

MEETING WILL TAKE PLACE AT VILLAGE HALL @ 7:00PM

VILLAGE OF WARWICK ZONING BOARD OF APPEALS AGENDA

JANUARY 18, 2022

Acceptance of the October 19, 2021 meeting minutes

62 COLONIAL AVE.

INTERPRETATION

STEPHEN GROSS

Next scheduled meeting: March 15, 2022

RECEIVED
OCT 15 2021
VILLAGE OF WARWICK
VILLAGE CLERKS OFFICE

ZONING BOARD OF APPEALS
VILLAGE OF WARWICK, NEW YORK

Petition

Name STEPHEN M. GROSS

Address 71 COLONIAL AVE.

Tele: 845-986-5350

City &
State WARWICK, NY

Zip: 10970

Location of
Property 62 COLONIAL AVE.

Zone or
Use RESIDENTIAL

Section 206 Block 1 Lot 13

Applicant is _____ Owner _____ Tenant X Other _____
Attorney _____
Or
Representative _____ Tele _____

THIS APPLICATION WILL NOT BE ACCEPTED UNLESS
ACCOMPANIED BY:

- A) Survey or Plot Plan showing street(s), set-back(s), building(s) and dimensions
- B) Any other details or exhibits applicable to the situation
- C) State the hardship and/or practical difficulty involved. (Attach additional sheets if necessary)

Applicants Signature Stephen M. Gross

1) The applicant hereby appeals to the Board of Appeals of the Village of Warwick from:

a. ☒ An order, requirement, decision, or determination made by the Building Inspector

b. ☐ Other: _____

2. Has an application been made for a Building Permit or a Certificate of Occupancy?
☒ Yes ☐ No If "Yes", attach a copy of the application and/or copy of Order, Requirement, Decision or Determination of the Building Inspector denying or revoking same.

3. State whether the applicant has made an application for a prior variance of any kind affecting the premises:

☐ Yes ☐ No

4. The names and addresses of all owners, including husband and wife, as the case may be, of property abutting that is held by the applicant and all other owners within 300 feet from the exterior boundaries of the property set forth above, as the names of said owners appear on the last completed assessment roll of the Village of Warwick, are annexed hereto. These property owners must be notified by Certified Receipt Mail at least five (5) days prior to the Public Hearing in accord with Article IX, Section 9.3.3 Village of Warwick Zoning Ordinance as amended.

5. Has this Board rendered a decision upon a request for the same or similar relief sought herein for this property?

☐ Yes ☒ No

If Yes when? _____

6. If the lands or buildings are within five hundred (500) feet of any of the following five items, circle the applicable number:

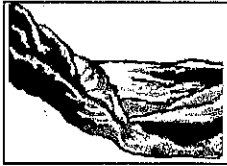
☒ 1) Boundary of the Town of Warwick

☐ 2) Boundary of any existing or proposed State or County Park or other Recreation area

☒ 3) Right-of-Way of any existing or proposed State or County Parkway, Thruway, Expressway, Road or Highway

☐ 4) Right-of-Way of any existing or proposed stream or drainage channel owned by the County or for which the County has established channel lines

☐ 5) Boundary of any existing or proposed State or County owned land on which a public building or institution is or is proposed to be situated.



*Hudson Highlands
Environmental
Consulting*

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Warwick, N.Y. 10990
HudsonHighlandsEnviro.com

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October 15, 2021

Village of Warwick Zoning Board of Appeals
77 Main Street
Warwick, NY 10990

Re: 62 Colonial Avenue

Dear Honorable Members of the Board:

I own the home located at 71 Colonial Avenue, directly across the street from the lot at 62 Colonial Avenue, where construction was recently commenced for the construction of a single family dwelling. I am writing to formally appeal the decision of Boris Rudzinski, acting in his capacity as the Village of Warwick Code Enforcement Officer, to issue a building permit (Attachment 1) to Manfred Altstadt for the development of Lot 208-1-13 for a 7570 square foot single family dwelling. I am joined in this appeal by three other neighbors to the parcel, Jason Friedman and Lisa Howard of 6 Benedict Drive, and Irene Gatto of 4 Benedict Drive. My reasons for filing this appeal are explained in detail below, but can be summarized as follows:

1. The development of this lot should have been subject to site plan approval by the Planning Board, and was not.
2. The development of this lot required a tree removal plan that should have accompanied the application for a building permit.
3. The massive amount of tree removal that was allowed to occur violated both the Village of Warwick tree removal regulations, as well as the conditions attached to the original subdivision approval granted in 2000.
4. The work that was allowed to occur resulted in the illegal disturbance and filling of wetlands in violation of the Army Corps of Engineers permit that was granted for the limited placement of two driveways across the wetlands for the entire subdivision.

Some history

This lot is one of ten lots approved as part of the Oak Knolls subdivision around 2000. The project sponsor was Michael Kennedy, operating, if my memory serves me correctly, under the name of Kere Associates. It was originally proposed as a 12-lot subdivision, but was reduced to a 10-lot subdivision after Kennedy failed to receive permission from the Army Corps of Engineers to allow four driveway crossings across federally regulated wetlands. Instead, permission was given for just two driveways, possibly under a standard Nationwide Permit. There were also deed restrictions attached to at least some of the lots at the time, including this lot, designated as Lot #1. Since the subdivision approval, the lot has been sold three times. For some unknown reason, the deed restrictions were not attached to the second and third sales. The lot is at the Gateway to the Village of Warwick on Colonial Avenue. Its eastern and southern property lines are coincident with the Village/Town boundary. The lot is also

contiguous to the federally designated Historic District, which is located directly across Colonial Avenue.

On the morning of Wednesday, September 8, 2021, a tree removal company showed up to work on the lot. Knowing the lot had been sold to someone who planned to build a house there, this did not come as a surprise. Later in the day, my wife asked, "Aren't they removing too many trees? It looks like they're clear-cutting." I took a look, and pointed to trees that were still standing, and that the equipment seemed to be driving around. I told her no, it looks like they have a plan, and they were leaving selected trees. But by the end of the next day, however, those trees, too, were gone.

After meeting a work deadline of my own on Thursday, September 9, I was finally available to take a closer look at what was going on across the street. I was horrified at what I saw. The lot was being completely clear-cut. The wetland in the front of the property, the boundary of which had been carefully marked out by the property owner, had been obliterated by being driven over repeatedly by the tree removal equipment.

I then called the Building Inspector on Friday morning, September 10, and asked if the owner had been given a permit to clear cut the property. He responded by asking me, "Are you telling me that a guy who is building a house on his land doesn't have the right to clear cut it?" I answered, "That's what I'm asking you! You're the Building Inspector. Does he have a permit to do that? Is it even allowed?" He then responded with "Oh," and went on to say that he got whatever permission he needed from whomever he needed it from. I then said, "But that's you! You give the permits for tree removal for building construction." He went on with some rambling response that essentially indicated that he didn't realize he alone was responsible for permitting tree removal.

He then also revealed that NO BUILDING PERMIT HAD YET BEEN ISSUED. I was incredulous. I asked him how then could the tree removal be happening without a permit? He claimed that they didn't require a building permit before allowing tree removal. That made ZERO sense to me. Why would *any* site work be allowed before it was determined that the project requiring the site work would even be permitted to occur?

After I got off the phone, I looked at the Village Code online to double check myself. Two things jumped out at me. § 131-4 entitled "**Tree removal plan to accompany building permit application**" reads:

*"No **building permit shall be issued** unless such person or corporation shows on an appropriate plan all proposed tree removals in relation to the survey stakes marking out a building foundation, garage, driveway, recreation area or any site that warrants tree removal. The species and condition of trees shall be reported to the **Building Inspector** of the Village of Warwick."*

From this, it is clear that tree removal associated with site development is tied to receiving a building permit, and that the Building Inspector is indeed the responsible party.

I then told him that the wetlands had also been destroyed by the heavy equipment removing the trees (See Attachment 4, Photo Gallery), he decided that he would come out to look. I was there. He then made more bizarre statements. He told me that the owner actually had a

building permit dating back to 2000. I asked, "How could he? He just bought the lot this year!" I then told him he was obviously referring to the *subdivision/site plan approval* that occurred in 2000, not a building permit. He shrugged his shoulders, saying that a building permit had been granted at the same time, and lamented how he as the Building Inspector is left out of Planning Board decisions. I told him that was impossible. Even my wife, who was standing nearby, said, "That was 21 years ago! It would have expired by now!" Sure enough, the Information Sheet for Building Permits notes, "*There is a \$50.00 fee for permit extensions for a maximum of six months.*" There's no way that, even if a building permit *had* been issued in 2000, it would still be valid today.

As the Building Inspector was walking the property, the property owner arrived, and told my wife and me that he had permission to do the tree removal because he had asked the Building Department if it was okay to do it, and they said yes. When I brought that up with the Building Inspector, he said he never said that to the property owner, and that it must have been someone else. But I again pointed out to him that he was the only one with the authority to make that determination. He then tried to assure me that even if the work was improperly done without a permit, the result would have been the same with a permit because the property owner would have been allowed to do everything he did. I replied, "That's not true. The tree code doesn't allow clear cutting."

The property owner also said that the tree cutters were now done, and he was having excavators come on the next day, Saturday, to begin excavating and leveling the property. I told the Building Inspector that he'd better tell the property owner that he couldn't continue the site work without a permit, to which, to my amazement, he responded, "Oh, I don't have a problem if he just wants to level off the property." My mouth dropped. I reminded him AGAIN that all this work was being done without ANY permits, and that it was his job to enforce the code. He told me that he would research it when he got back to the office, but doubted he'd be able to get it done before 4 PM (a half hour later). Shortly thereafter, he called me to say that no further work would be done until after a building permit was issued.

On Monday, I called the Building Department and asked Maureen, the Building Department secretary, what the status was. She said, "Yeah, I heard that you had a problem with what was going on out there." She said she thought someone was coming in that day to file a permit application. (Note: All this work was being done not only without a building permit, but even before an application was submitted!) But she also told me that they "*always*" allowed site clearing before a permit was issued. I asked, "How? That's against Village Code." She insisted I was wrong, and made some references to Dave Getz, the Village Engineer. She went on to say, "There's not even a wetland out there anymore." I asked her what she was talking about; that there were currently obvious flooded areas with wetland vegetation. She said, "Dave Getz just gave us new maps, and there's no wetland." I asked her, "What maps? It's a wetland that was delineated onsite and confirmed by the Army Corps. It's on the survey, and has even grown larger due to being dammed up by the two driveways that were installed for the subdivision." She yelled over to the Building Inspector and asked him what the maps were that showed there no longer any wetlands on the property. I heard him yell back, "FEMA maps." Again, I was incredulous. "Those are flood insurance maps! They have NOTHING to do with wetlands!"

As she had mentioned Dave Getz, I decided to call him for his opinion on everything. He had seen the site work driving by, and was curious about it. He couldn't believe it when I told him

that no permits had been issued. The short version of the rest of the conversation was that he completely agreed that no work should have been done without a permit being issued, that the tree removal was excessive, and that restoration should be required as a condition of the building permit. He was also dumbfounded that the Building Department personnel did not understand the purpose of the FEMA maps. He also told me that the original subdivision plans required that a 25-foot buffer of trees be kept along the property line with the neighboring home lying within the Town (the property line is also the Town/Village boundary). This was also not honored -- the remaining trees along that boundary leave a buffer of around 10 feet at their maximum, and far less in most places.

I also learned that Maureen responded to an inquiry from a member of the ARB with this message: *"An approved site plan with designated trees and wetlands is in the office and was followed and the Building Inspector was called in."* That raises even more questions. What "approved" site plan? By whom was the site plan "approved? What designated trees? Designated for what purpose? All the trees were clear cut. What about the wetlands? Yes, they're on the survey, but they were completely ignored by the tree removal company and largely destroyed. And the Building Inspector was called in? Does that mean when I called?

Dave Getz later called me to say that a landscape plan was being developed for submission to the Building Department that he thought would include some restoration, but didn't know for sure.

On September 17, 2021, the Building Permit (see Attachment 1) was issued to *"Develop approved lot and build new 7570 sq.ft. single family dwelling with 4 bedrooms, 5 full bathrooms, 2 half-baths, 3-car garage, in-ground pool and residential elevator."* No conditions were attached to the permit, and no mention was made of tree removal, or restoration of trees or the wetland.

Since the issuance of the permit, the lot has been heavily excavated, with large piles of excavated soil currently left onsite. The work was being done without *any* erosion control measures in place. I placed another call to the Building Inspector regarding the lack of erosion control, and later that day, some silt fence was installed. As I will detail later, this silt fence was improperly installed, and also failed to cover a sufficient area. It remains that way today. Even more wetland disturbance has occurred, this time in additional filling that was not authorized under the original ACOE permit. The extent of wetland filling will be detailed later in this letter. Construction has currently progressed to the point where the foundation is being installed.

1. The development of this lot should have been subject to site plan approval by the Planning Board, and was not.

In issuing the building permit, Mr. Rudzinski makes reference to "an existing approved subdivision site plan." Based on our personal conversations, Mr. Rudzinski is referring to the site plan indicated on the original Oak Knolls subdivision plan from more than 20 years ago. As seen in that site plan (Attachment 2), only a relatively small house was proposed with relatively minor regrading required in the immediate vicinity of the house. However, this is *not* the site plan that is being followed with the current construction. Rather, the home being built is 7,570 square feet, massively larger than what is indicated on the subdivision site plan, and nearly the entire site had to be excavated and graded. In short, except for a small portion of the driveway, the current site plan doesn't even resemble the original "approved subdivision site plan."

The new site plan therefore needs its own review and approval as an entirely newly proposed development plan for this parcel. In deciding whether that site plan can simply be reviewed and approved by the building inspector, Article IX, "Site Plan Review and Approval" of the Zoning Code states that the Village Board *"authorizes the Planning Board to review and approve, approve with modifications, or deny the Site Plan."*

As provided in § 145-90, *"Site Plan approval by the Planning Board shall be required for...(t)he erection or enlargement of all buildings in all districts."* While an exception is provided for one and two family dwellings on a lot located in a Residential Zone, this exception does not extend to parcels *"located in a Flood Zone as depicted on a FEMA Flood Insurance Map, State or Federal Wetland areas, Historic District, or the Village of Warwick Gateways."* As noted earlier, the lot in question is located directly at the Colonial Avenue Gateway to the Village, is contiguous to the Historic District, and contains federally regulated wetlands. It is therefore clear that the current site plan for this parcel should have been referred to the Village Planning Board for review and approval. This was not done, and still needs to be done.

2. The development of this lot required a tree removal plan that should have accompanied the application for a building permit.

§ 131-4 of the Village Code begins unequivocally stating *"Tree removal plan to accompany building permit application."* It continues, *"No building permit shall be issued unless such person or corporation shows on an appropriate plan all proposed tree removals in relation to the survey stakes marking out a building foundation, garage, driveway, recreation area or any site that warrants tree removal. The species and condition of trees shall be reported to the Building Inspector of the Village of Warwick."*

In the 9/17/2021 letter accompanying the building permit, Mr. Rudzinski states, *"Because there is an existing approved subdivision plan, there will be no requirement for a Tree Removal Plan to accompany the Building Permit Application to develop the property."*

There is no authority to support this statement. First, the Code makes no reference to "an approved subdivision plan" in any way, and certainly not as a basis to allow a waiver of the requirement of a tree removal plan as part of the building permit application. Second, as noted above, the *"existing approved subdivision plan"* from the Oak Knolls subdivision plan was not implemented. The site plan that was being implemented had never been approved by the Planning Board.

Third, even if the subdivision plan could be cited as a substitute for a tree removal plan, the originally approved subdivision/site plan contained a note stating that *"NO TREES SHALL BE REMOVED ON THE PROPERTY WITHIN 25' OF THE EASTERLY BOUNDARY OF LOT 1."* (See Attachment 3.) If Mr. Rudzinski is asserting that no tree removal plan is required because one essentially already existed, then, at a minimum, that plan should have been followed, and no trees were permitted to be removed within 25 feet of the easterly property boundary, which is also the Town/Village municipal boundary. This note, however, was not followed, and almost the entirety of the 15-foot buffer has been cleared (See Attachment 4, Photo Gallery). The current plans in fact instead indicate a fence to be placed along the property boundary where the 25-foot buffer of trees had been required to be preserved. Closer to Colonial Avenue, this 25-foot buffer is being replaced by a single mono-culture row of white spruce trees. I

mentioned this to an arborist who works in Warwick, and he immediately remarked, "Those white spruce trees won't survive. That's within an area of clay soils, and white spruce can't tolerate clay soil."

The original subdivision/site plan also depicts three specimen trees, a 49-inch white oak, a 24-inch black cherry, and a 15-inch sugar maple. None of these trees were left. I believe the white oak died and fell over in the 21 years that passed since that plan was developed, but that is further testament to why a tree removal plan is required to be submitted with an application for a building permit. Conditions change. In 21 years, some trees may die, while others that were smaller may have grown to specimen size. A new tree survey was warranted, along with a current proposed tree removal plan that reflected existing conditions.

3. The massive amount of tree removal that was allowed to occur violated both the Village of Warwick tree removal regulations, as well as the conditions attached to the original subdivision approval granted in 2000.

§ 131-5 of the Village Code, entitled "Removal of trees restricted," states:

"No live tree exceeding four inches in diameter shall be removed, except under the following circumstances:

- (1) If its presence would cause hardship or endanger the public or an adjoining property owner.*
- (2) In areas to be occupied by buildings, driveways or recreation areas, and within a distance of 15 feet around the perimeter of such building, depending on tree species and conditions to be determined by the Building Inspector.*
- (3) In areas having excessive cut or fill of land deemed inimical to tree survival as evaluated by the Building Inspector.*
- (4) In areas where selective thinning and timbering of trees would encourage the development of prime specimen trees. The selection of trees to be preserved shall be based on the recommendation of the Building Inspector."*

While trees in excess of a four-inch diameter could legitimately be removed in this instance under both paragraphs (2) and (3), it is clear that the tree removal restrictions in the Village Code were intended to discourage or even prohibit clear cutting. In this case, as already noted, the trees within 25 feet of the eastern boundary should not have been removed, but other trees should also have been left, including those in close proximity to the wetland where no excavation or grading was required, and should have been left as a buffer to the wetland. Trees should also have been left along the western property line where grading was not required, and along the rear part of the property, where they were reportedly removed for the sole purpose of "opening up the view" of the mountain.

A reasonable plan for tree removal and planting could have been developed during the required Planning Board review of the site plan. Even now, a proper Planning Board review could result in requirements to replace trees within the required 25-foot buffer along the eastern property line, restoration of trees within and around the wetland, and the restoration of trees in other parts of the landscape.

4. The work that was allowed to occur resulted in the illegal disturbance and filling of wetlands in violation of the Army Corps of Engineers permit that was granted for the limited placement of two driveways across the wetlands for the entire subdivision.

The site plan shows the wetland boundary as it existed at the time of the Oak Knolls subdivision. However, wetland boundaries change, and where there are development proposals on vacant properties, regulatory agencies typically require that wetlands be re-delineated after only a few years to reflect current conditions. This was needed on this parcel. The two driveways that had been placed across the wetland 20 years ago acted to partially impede flow, which resulted in pooling on the upstream side of the driveways and the expansion of the wetland in these areas. The new property owner, however, marked the boundary of the wetland as it was surveyed more than two decades ago. It didn't matter, though, as the company handling the tree removal completely ignored the boundary markers, and drove their heavy equipment through the wetland multiple times, destroying the wetland.

Following this, the property owner made promises to Mr. Rudzinski that he would restore the wetland, but no plan was submitted, and the building permit placed no condition on the permittee to do the restoration. Mr. Rudzinski indicated to me that he planned to "enforce" the wetland restoration and tree planting on the "back end" by not issuing the certificate of occupancy if things were not done to his satisfaction. However, without any conditions attached to the building permit requiring this work, it does not appear that this would be enforceable.

As noted earlier, the Oak Knolls subdivision was reduced from 12 lots to 10 because of the project sponsor's inability to obtain an ACOE permit for filling a sufficient amount of wetland to allow four driveway crossings. Once approval was received, the subdivision sponsor installed the two driveway crossings (Lots 1 and 2) allowed under the ACOE permit. No other filling was permitted. The current site work, however, included placing substantial additional fill within the wetland *adjacent* to the original driveway crossing installed for Lot 1. The total fill placed crossing the wetland is now approximately 45 feet wide (See Attachment 4, Photo Gallery), probably enough to have supported the two additional driveways that were denied, and is clearly in violation of the ACOE permit for the subdivision.

Further, when the silt fence was installed, it was placed above the marked wetland line representing the wetland as it existed 20 years ago, not as it existed today. As a result, the silt fence was placed straight through a portion of the expanded wetland. Wood chips and other fill were then spread up to the silt fence, filling in more wetland (See Attachment 4, Photo Gallery).

Other issues

The site work has included a massive amount of excavation. Currently, this soil is being stored in piles onsite with little to no erosion control around it. The New York State Department of Environmental Conservation (DEC) requires a mining permit for excavations in excess of 750 cubic yards of soil. A three-foot excavation just within the 7,570 square-foot footprint of the proposed house will exceed 750 cubic yards, and the excavation that occurred far exceeds that amount. If the currently stockpiled soils are to be removed to be used elsewhere, this excavation may be subject to a soil mining permit.

The erosion control measures onsite are limited to a length of silt fence above the western side of the wetland, and along part of the western property boundary. Notably, *no* silt fence was installed around the base of the large pile of excavated soil, or above the eastern portion of the wetland (See Attachment 4, Photo Gallery). Where it has been placed, the silt fence was improperly installed. While a trench was properly dug to place the bottom of the fence below grade, the soil was not backfilled against the fence, which allowed silt-laden runoff to pass under the fence and come up the other side. The silt fence was also installed *through* the wetland, allowing siltation and fill within the wetland on the uphill side of the fence (See Attachment 4, Photo Gallery).

Summary

From the initial clear cutting without a permit, to removing the 25-foot tree buffer, to driving heavy equipment across the wetland, and illegally filling in other areas of wetland, what has happened at this property is an example of everything that cannot be allowed to occur in the future on other properties in the Village of Warwick. The Building Department utterly failed to properly enforce the Village Code, and it cannot be allowed to stand, and set a precedent for other properties within the Village. It is for this reason that I am appealing the issuance of the Building Permit for Manfred Altstadt.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Stephen M. Gross".

Stephen M. Gross

List of Attachments

Attachment 1: Altstadt Building Permit

Attachment 2: Oak Knolls Subdivision/Site Plan for Lot 1

Attachment 3: Oak Knolls Subdivision/Site Plan note

Attachment 4: Photo Gallery

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clerk@villageofwarwick.org
building@villageofwarwick.org

VILLAGE OF WARWICK
INCORPORATED 1867

BUILDING PERMIT

Permit Number: 2021-0287

Tax Map Number: 208-1-13

Permit Date: 09/17/2021

Permit Fee: \$15,052.50

Owner: Manfred Altstadt 1438 Orange Tpke, Monroe, NY

Applicant: Manfred Altstadt

Contractor: Walker Companies, LLC

A permit is hereby issued by the Building Department of the VILLAGE OF WARWICK, COUNTY OF ORANGE, NEW YORK, for the structure or property described herein:

62 Colonial Ave

208-1-13

**This permit is issued to:
Manfred Altstadt**

The filed use for this permit:

Develop approved lot and build new 7570sq.ft. single family dwelling with 4 bedrooms, 5 full bathrooms, 2 half-baths, 3-car garage, in-ground pool and residential elevator

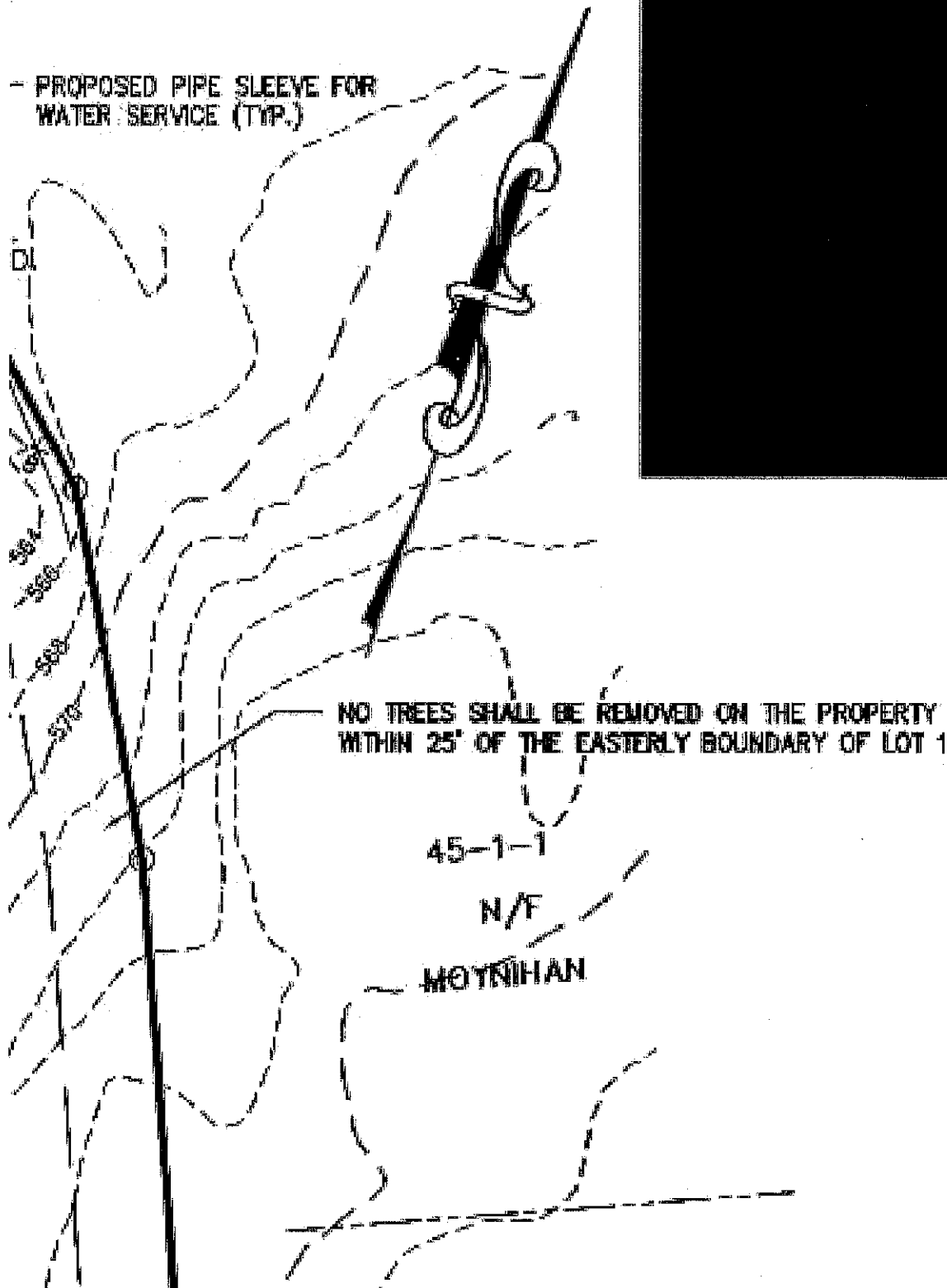
Boris Rudzinski

Village of Warwick Code Enforcement Official

Building permits are required to be visibly displayed at the work site and to remain visible until the project has been completed.

A permit under which no work has commenced within one (1) year after the issuance shall expire by limitation, and a new permit must be secured before work can begin. It is the responsibility of the owner and/or contractor to comply with all applicable Village Ordinances and to call for the required inspections at least one day in advance.

- PROPOSED PIPE SLEEVE FOR
WATER SERVICE (TYP.)



ORIGINAL OAK KNOLLS SUBDIVISION/SITE PLAN NOTE

PHOTO GALLERY



View from boundary of 4 and 6 Benedict Drive, Before & After



View from 6 Benedict Drive, Before & After



At 4 Benedict Property Line



At 6 Benedict Property Line



**Wetland at edge of 60 Colonial Avenue,
Showing Initial Encroachment by Chip Pile**



Silt Fence installed through Wetland

Note Failure of Silt Fence to Prevent Siltation of Wetland



Fill within Wetland up to Silt Fence



Driveway Crossing Wetland; Area on Right is Approved Wetland Fill from 20 years ago, Area on Left is New Fill.

Also Note No Erosion Control Around Soil Pile and Wetland on Left



Wetland Destruction from Heavy Equipment Driving Through Wetland

Name	StreetAddress	CityStateZip
Lisa Howard & Jason Friedman	6 BENEDICT DR	WARWICK NY 10990 ✓
Gatto Family Trust, Mark Gatto, Trustee	4 BENEDICT DR	WARWICK NY 10990 ✓
Joel Perez & Miriam Ramirez	2 BENEDICT DR	WARWICK NY 10990 ✓
Patrick & Lisa Moynihan	76 KINGS HWY	WARWICK NY 10990 ✓
Jacqueline Bradner	69 COLONIAL AVE	WARWICK NY 10990 ✓
Craig & Amy Schaffer	62 COLONIAL AVE	WARWICK NY 10990 ✓
Stephen M & Marcela T. Gross	71 COLONIAL AVE	WARWICK NY 10990 —
Chris Smith 30 Maple Ave. Warwick, NY	73 COLONIAL AVE	WARWICK NY 10990 ✓
Nicholas & Renee Mangold	75 COLONIAL AVE	WARWICK NY 10990 ✓