

IRACE ARCHITECTURE P.C.

15 Elm St.
Warwick, New York 10990

iracearchitecture.com
iraceAIA@yahoo.com

P. 845-988-0198
C. 845-798-2430

February 14, 2024

TO: Village of Warwick
66 Main St.
Warwick, NY 10990

RE: Proulx Residence
#9 Campbell Rd.
Warwick, NY 10990

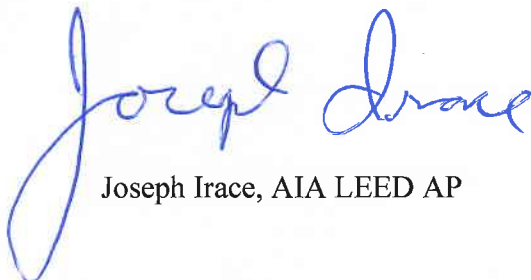
SUBJECT: LOT VARIANCE
SBL 213-1-8

Dear Z.B.A. Department,

Please see attached documents regarding a request for an Area Variance review regarding #9 Campbell Road proposed New Residence and Site Plan Review. I am including previously submitted forms to insure a complete application:

1. Building department Signed Letter 2-9-24
2. Variance Application
3. Sheet S-1 Proposed Site Plan
4. Survey
5. Site Plan Application, Check List and Proxy Statement
6. Water and Sewer Application
7. Building Permit Application
8. Short Environmental Assessment Form
9. County Review Form
10. Original Variance from 8-17-2009

Please send to us the Variance Mailing Letter and Addresses. Thank you for your consideration.


Joseph Irace, AIA LEED AP



77 Main Street
Post Office Box 369
Warwick, New York 10990
www.villageofwarwick.org



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK
INCORPORATED 1867

1/18/2024

RE: Application for construction of dwelling at 9 Campbell Rd.

Mr. & Mrs. Proulx,

Based on the plan/survey provided with the Building Permit Application and Planning Board Application that was submitted for the construction of a new home at 9 Campbell Rd, it will need at least one area variance to be built as indicated. Area variances are also required to keep the existing garage as proposed, which does not comply with zoning requirements and was constructed without necessary approvals. Specifically, the following area variances are required:

- Minimum Lot Area (20,000 sq. ft. required; 8,125 sq. ft. proposed)
- Lot Width (100 ft. required; 65 ft. proposed)
- Front Setback for Proposed Dwelling (35 ft. required; 31 ft. proposed)
- Front Yard for Proposed Dwelling (35 ft. required; 31 ft. proposed)
- Side Setback for Proposed Dwelling (20 ft. required; 12 ft. and 18 ft. proposed)
- Total Side Setback for Proposed Dwelling (50 ft. required; 30 ft. proposed)
- Side Yard for Existing Garage (10 ft. required; 6 ft. 7 in. proposed)
- Rear Yard for Existing Garage (10 ft. required; 5 ft. proposed)
- Street Frontage (80 ft. required; 65 ft. proposed)
- Maximum Development coverage (35% required; 43% proposed)
- Floor Area Ratio (0.25 required; 0.27 proposed)
- Village Code § 145-62.B: Distance between principal building and accessory building shall be no less than the height of the accessory building: provide the height of the existing garage to determine the required setback distance

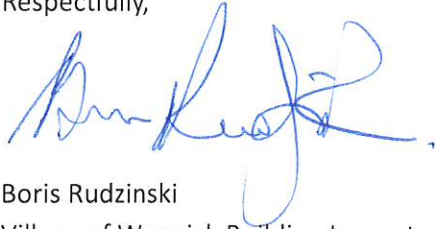
For this reason, the building permit application will be denied by the Building Department and will have to be reviewed and approved by the Zoning Board of Appeals.

Please submit the complete ZBA Application package including a Short Environmental Assessment Form utilizing the DEC EAF Mapper (<https://gisservices.dec.ny.gov/eafmapper/>) and fees & escrow to be put before the ZBA at the earliest scheduled meeting date.

All information has to be provided to the Planning/Zoning Board Secretary Kristin Bialosky at least three (3) weeks prior to the Zoning Board of Appeals meeting at which review is sought.

If you have any further questions, please feel free to contact the Planning Board Secretary.

Respectfully,



Boris Rudzinski

Village of Warwick Building Inspector/Code Enforcement

77 Main Street/PO Box 369

Warwick, NY 10990

Phone: (845) 986-2031

Email: building@villageofwarwick.org

AREA VARIANCE

The following information is submitted to support of the application (the law does not require that all of the questions be answered in the negative to obtain a variance)

- 1) Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by the granting of the variance(s) you request
____ Yes ☒ No

State the reason for your answer: PROPOSING A SINGLE FAMILY

HOME SIMILAR TO OTHERS IN THAT NEIGHBORHOOD

- 2) Can the benefit you seek be achieved by some feasible method, other than the variance(s) ____ Yes ☒ No

State the reason for your answer: THE SITE IS TOO SMALL

TO MEET THE SETBACKS.

- 3) Is the requested variance(s) substantial? ____ Yes ☒ No

State the reason for your answer: ASKING FOR THE MINIMAL

SETBACKS TO CONSTRUCT A 1250 S.F. FOOTPRINT PLUS FRONT + REAR PORCH.

- 4) Will the proposed variance(s) have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? ____ Yes ☒ No

State the reason for your answer: THE SITE IS A FLAT LAWN.

NO TREES OR LAND WILL BE REMOVED. THE PROPOSE HOME IS SIMILAR SIZE + LOOK TO OTHERS.

- 5) Is the alleged difficulty self-created? ☒ Yes ____ No State the reason for your answer: THE OWNER CANNOT BUILD A

HOME WITHOUT VARIANCE. THE LOT IS 65'

WIDE AND THE TOTAL SIDE SETBACKS ARE 50'

ZONING BOARD OF APPEALS
VILLAGE OF WARWICK, NEW YORK

Petition

Name LAILA + PETER PROULX

Address 9 CAMPBELL ROAD Tele: 845-721-5500

City & State WARWICK, NEW YORK Zip: 10990

Location of Property 9 CAMPBELL ROAD, VILLAGE OF WARWICK

Zone or Use R - RESIDENTIAL

Section 213 Block 1 Lot 8

Applicant is _____ Owner _____ Tenant ☒ Other _____
Attorney

Or
Representative JOSEPH IRACE ARCHITECT Tele 845-798-2930

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 Joseph Irace

- 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? PREVIOUS OWNER 'DEMETROUES' 08/17/09

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.



	REQUIREMENTS	EXISTING	PROPOSED
ZONE	R	R	R
MIN. LOT AREA	20,000 SQ. FT.	8,125 SQ. FT.	8,125 SQ. FT.
MIN. AVG. LOT WIDTH	100	65	65
MIN. AVG. LOT DEPTH	125	125	125
FRONT SET BACK	35'	-	31'
REAR SET BACK	35'	-	52' ±
ONE SIDE SET BACK	20'	-	12' ±
TOTAL SPE SET BACK	50'	-	30' ±
BUILDING HEIGHT	35'	-	28' ±
MAX. LOT COVERAGE	35%	28%	43%
FLOOR AREA RATIO	25%	12%	27%

GENERAL NOTES

OWNER / APPLICANT:
LAILA & PETER PROULX
(845) 721-5506

LOCATION: 9 CAMPBELL ROAD, VILLAGE OF
WARWICK, NEW YORK
ORANGE COUNTY
SECTION - 213, BLOCK - 1, LOT - 8

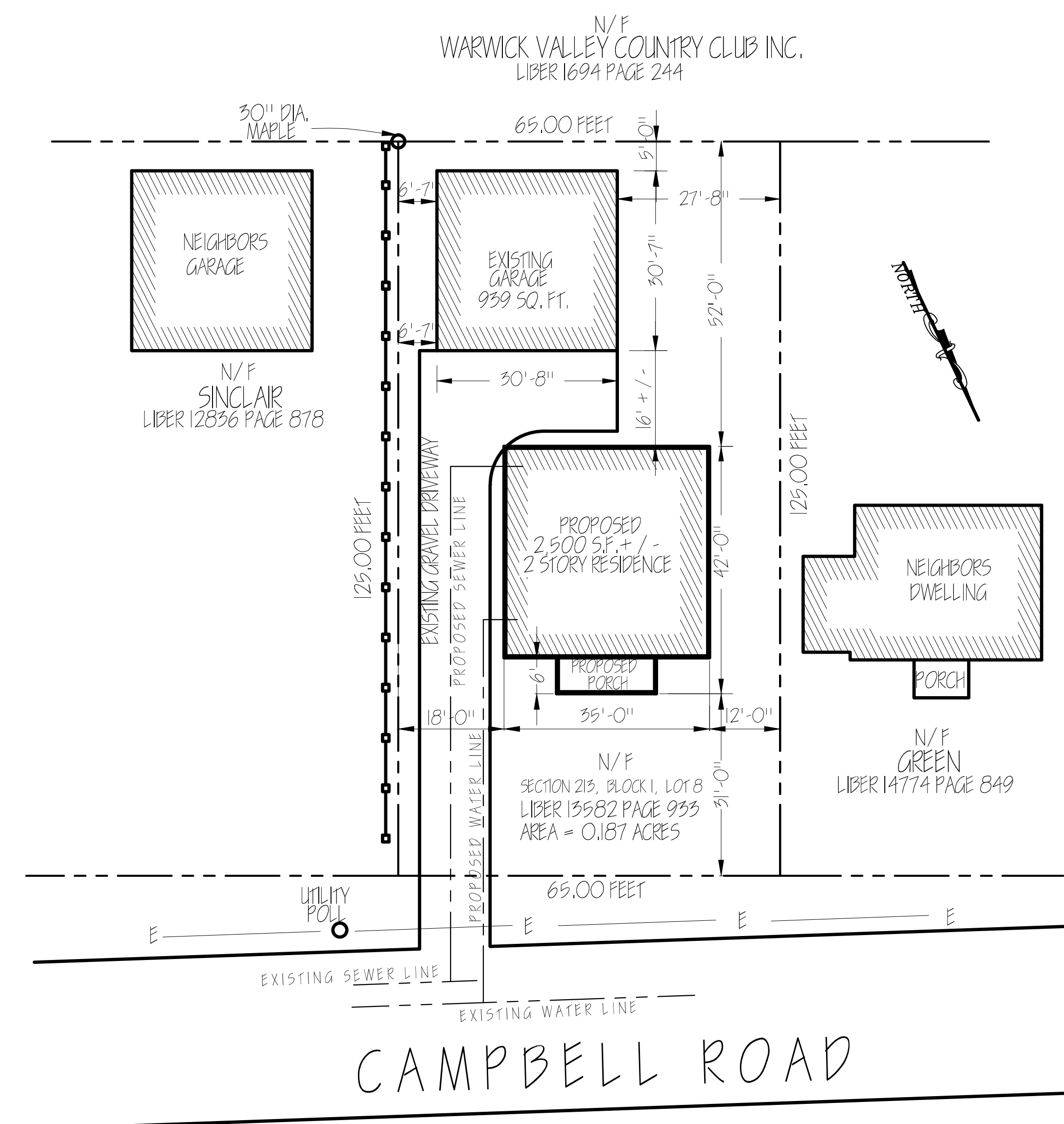
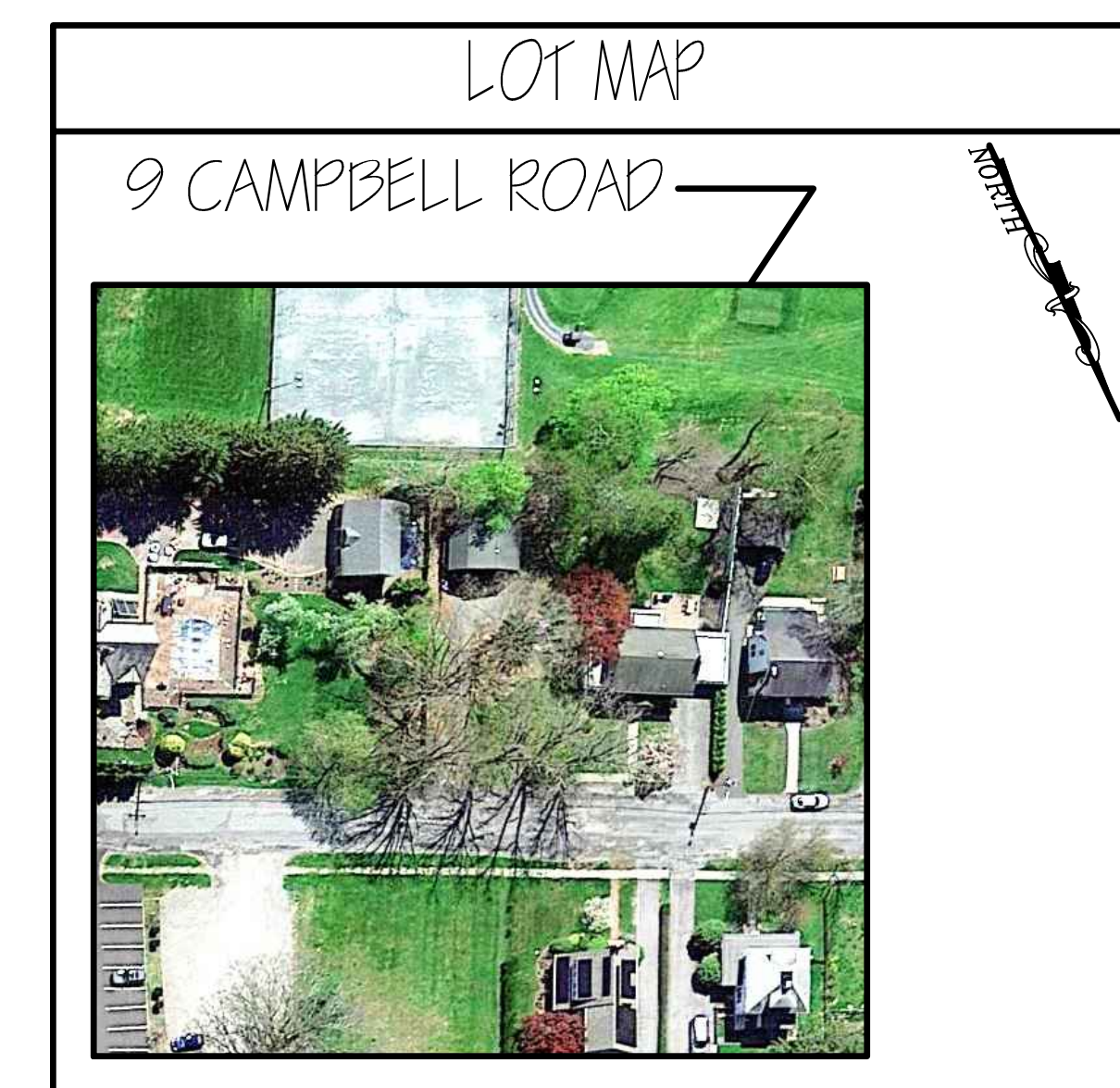
SITE INFORMATION BASED ON SURVEY BY:
JOHN A. MCGLOIN - PROFESSIONAL LAND
SURVEYOR

32 COLONIAL AVE.
WARWICK, NEW YORK

DATED: MARCH 17, 2023

EXISTING :
TWO CAR GARAGE APPROX 939 SQ.
FT. WITH AN ATTIC STUDIO

PROPOSED:
EXIST GARAGE TO REMAIN AND PROPOSE A
TWO STORY, 2,500 SQ. FT. 3 BEDROOM
RESIDENCE

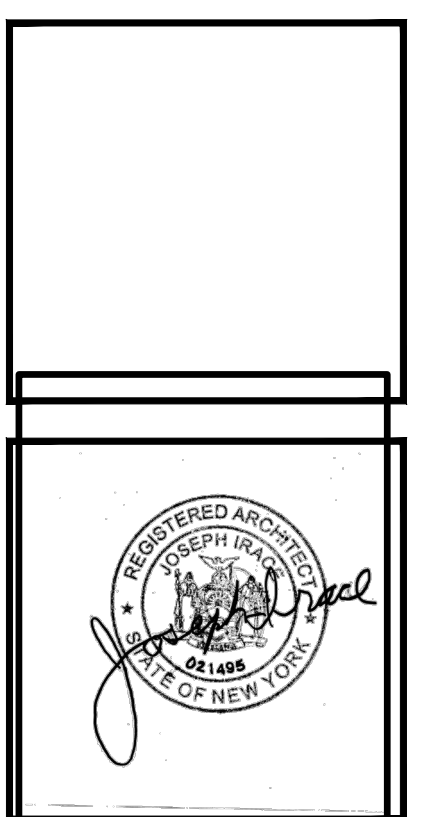


<h1 style="margin: 0;">APPROVAL BLOCK</h1>	
<p><u>APPROVED FOR FILING:</u></p>	
<p>OWNER _____</p>	<p>DATE _____</p>
<p>APPROVED AS A FINAL PLAT BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK.</p>	
<p>CHAIRMAN _____</p>	<p>DATE _____</p>

PRELIMINARY - OCTOBER 4, 2023
SUBMITTAL #1 - JANUARY 3, 2024

IRAC
ARCHITECTURE
15 ELM STREET
WARWICK, NEW YORK 10990
P-845-9888-0198
F-845-9888-0298

PROPOSED RESIDENCE FOR THE;
ROULX PROPERTY
9 CAMPBELL ROAD, WARWICK, NEW YORK
SITE PLAN & EXISTING CONDITIONS



Drawn by	Job #
EC	2306035
Date	
	JANUARY 4, 2024
Scale	
	AS NOTED

S-1

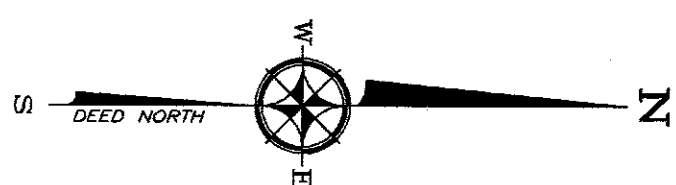
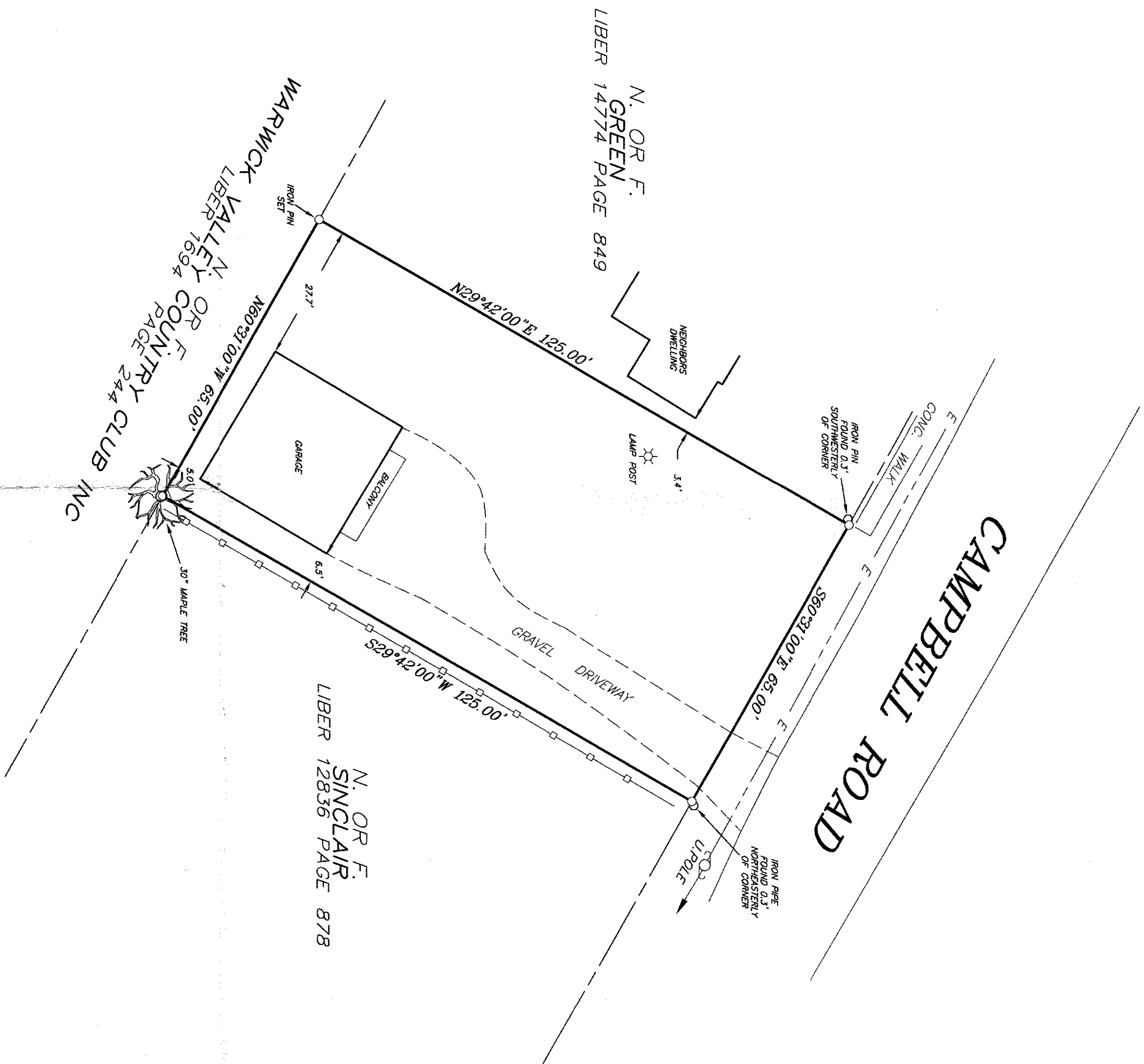
JOHN A. MCGLOIN, N.Y. LIC.#49683
PROFESSIONAL LAND SURVEYOR
32 COLONIAL AVENUE
WARWICK, NEW YORK 10990

ORANGE COUNTY, N.Y.
AREA = 0.1874ACRES

ACTUAL FIELD

10

ELEMENTS



Village of Warwick Planning Board 77
Main Street, PO Box 369
Warwick, New York 10990
Tel: (845) 986-2031, ext. 7
Email: planning@villageofwarwick.org

OFFICE USE ONLY:

Date Received: _____

App. Fee Received: _____

Escrow Received: _____

APPLICATION FOR SITE PLAN
(Preliminary Review / Final Approval / Amendment to Site Plan)

[All information must be completed. If not applicable, note N/A. Must be signed & notarized.]

1. Project Name PROULX RESIDENCE
2. Tax map designation: Section 213 Block 1 Lot 8
3. Zoning District – please circle: R LO MR-SC CCRC CB GC LI TND PAC AD
**See Article II Zoning Districts and Zoning Maps. *All applications are subject to ARB review, except as specified by the VC.*

4. Is the property located in the Historic District? Yes _____ No ✓
**See Historic District Map. If 'yes', applicant must complete an AHDRB application and go before the AHDRB.*

For questions 5 – 10 use Article III Use Regulations of the V. of Warwick Zoning Code, Table of General Use Requirements

5. Type of Existing Use: GARAGE
6. Proposed Type of Use: RESIDENCE
7. Circle Applicable Category for Project's Proposed Use: P* C* S* P
8. Proposed Project's Use Group(s): b
9. Proposed Project's Special Conditions: — **last column in Table of General Use Requirements*
10. Per Article III Use Regulations of the Village of Warwick Zoning Code, Table of General Use Requirements, does the project additionally require:

- Conditional Use Permit: Yes / No ✓
**If 'yes' applicant must complete a Conditional Use Permit Application.*
**Applicants to review ARTICLE XI Conditional Use Review and Approval & Article XII Conditional Use & Special Use Permit Use Standards.*

- Special Use Permit: Yes / No ✓
**If 'yes' applicant must complete a Special Use Permit Application*
**Applicants to review Article XII Conditional Use & Special Use Permit Use Standards.*

11. Type of Project: check one
- ☒ Preliminary Site Plan Review
- ☐ Final Site Plan Review
- ☐ Amendment to Approved Site Plan

12. Application Fee(s), payable to the Village of Warwick, submitted as separate checks with the application:

- Application for Preliminary Site Plan Review Fee: ✓ \$350.00 Check # 732
- Supplementary Final Site Plan Fee: \$150.00 Check # _____
- *Supplementary Fee in combination with initial Preliminary Site Plan Review Application Fee will satisfy Application for Final Site Plan Fee.*
- Application for Final Site Plan Fee: \$500.00 Check # _____
- Application for Amendment to Site Plan Fee: \$350.00 Check # _____

13. **Escrow Fee**, payable to the Village of Warwick, submitted as separate checks with the application:

- Base Escrow (Preliminary/Final /Amendment): \$2,000 Check # _____

**Applicants must also complete the attached Escrow Account for Consultant Review Form.*

**Base escrow for Preliminary Site Plan Review will be applied toward Final Site Plan escrow.*

14. Applicant's Name JOSEPH IRACE AIA Phone 845-988-0198
 Address 15 ELM ST. WARWICK, N.Y. Email IRACE AIA @YAHOO.COM
 (Street Number & Name) (Post Office) (State) (Zip Code)
- Owner's Name LAILA PROULX Phone 845.721.5506
 Address 9 CAMPBELL ROAD Email LAILA PROULX@YAHOO.COM
 (Street Number & Name) (Post Office) (State) (Zip Code)
- Applicant's Representative's Name JOSEPH IRACE Phone 845.988.0198
 Address 15 ELM ST. WARWICK Email IRACE AIA@YAHOO.COM
 (Street Number & Name) (Post Office) (State) (Zip Code)
- Plan Preparer's Name IRACE ARCHITECT Phone 845 988.0198
 Address 15 ELM ST. WARWICK Email IRACE AIA @YAHOO.CO
 (Street Number & Name) (Post Office) (State) (Zip Code)
- Attorney's Name - Phone _____
 Address _____ Email _____
 (Street Number & Name) (Post Office) (State) (Zip Code)
- Meeting Notification Name - Phone _____ Email _____
15. Total acreage 0.187 ACRE Number of lots 1
16. This application is for the use and construction of A RESIDENCE

17. Is any variance from Article IV Bulk Requirements requested? ☒ Yes ☐ No

If so, for what? Set BACKS, AREA

18. Has the Zoning Board of Appeals granted any variance or has the Village Board granted any special use permit concerning this property? ☒ Yes ☐ No

If so, list Applicant Name DEMETROUES 08/17/19 (Attach entire ZBA & VB approval.)

19. Estimated area of disturbance 1200 SQ.FT.

TO BE SIGNED AND NOTARIZED

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

COUNTY OF _____
STATE OF _____ SS:

I, _____, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Sworn before me this

Signature _____

_____ Day of _____ 20 _____

Title _____

Notary Public

PROXY STATEMENT (Completion required ONLY if applicable)

COUNTY OF Orange
STATE OF New York SS:

Peter Proulx, being duly sworn, deposes and says that he resides
at 17 Scenic View Road, Monroe NY 10950 in the County of Orange and
State of New York (Owners Address)

And that he is the (owner in fee) Owner of the 9 Campbell Road, Warwick NY
(Official Title)

(corporation which is the owner in fee) of the premises described in the foregoing application and that he has authorized Joe Irace to make the foregoing application for Planning Board approval as described herein and to represent him on all Planning Board matters.

Sworn before me this

3rd Day of Jan 2024


Owner's or Official's Signature

Marisa Dollbaum
Notary Public

MARISA DOLLBAUM
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DO6424842
Qualified in Orange County
My Commission Expires 11/08/2026

VILLAGE OF WARWICK PLANNING BOARD
PRELIMINARY / FINAL SITE PLAN / AMENDMENT TO SITE PLAN
CHECKLIST

The following items shall be submitted with a completed checklist to the Planning Board secretary at least 3 weeks prior to the Planning Board Meeting before consideration for being placed on a Planning Board agenda.

INITIAL SUBMISSION

- ☒ Project Cover Letter, including a narrative describing the existing and proposed use(s) of the property.
- ☒ Completed Application for Preliminary / Final Site Plan Approval / Amendment to Approved Site Plan
- ☒ Application fee payable to the Village of Warwick. The memo on the application fee check must indicate the project name and type of payment.
- ☒ Escrow deposit payable to the Village of Warwick. The memo on the escrow deposit check must indicate the project name and type of payment.
- ☐ Completed Escrow Account for Consultant Review Form.
- ☒ Prior approved site plan, if applicable
- ☐ Deed and if applicable, confirmation of corporate ownership and proxy.
- ☒ Short or Full Environmental Assessment Form (EAF), as appropriate, completed using the NYSDEC online mapper.
https://www.dec.ny.gov/permits/357.html#EAF_Part_1;
https://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf
- ☐ Permit Application for Development in Flood Hazard Areas, if applicable.
- ☒ Six collated sets of the Site Plan (4 full size sets, 2 of 11"x17" reduced sets, and entire submittal emailed to planning@villageofwarwick.org in pdf format) bearing the signature and seal of a NYS licensed land surveyor or professional engineer. Refer to Site Plan Requirements for additional requirements.

SUBSEQUENT SUBMISSIONS

Subsequent submissions shall include a cover letter with itemized responses to the Planning Board's review comments and six sets of plans as described above.

SUPPORTING DOCUMENTS

The applicant shall submit reports, correspondence and/or approvals by other agencies, and other documents regarding the proposed project. These might include:

- Correspondence from the Village Board, Architectural and Historic Review Board, and Zoning Board of Appeals
- Environmental Reports (e.g. wetlands, endangered species, site remediation)
- Cultural resources reports
- Traffic studies
- Stormwater Pollution Prevention Plan (SWPPP) or other drainage studies
- Copy of all offers of cession, covenants, deed restrictions, and easements in effect or proposed.

SITE PLAN REQUIREMENTS

1. ☒ Title block including the project name, the name, address, license number, seal, and signature of the design professional who prepared the drawings, and the dates of preparation and of each revision.
2. ☒ Property boundaries and right-of-way locations, certified by a licensed land surveyor.

3. ☒ Name(s) & address(es) of owner(s) and applicant(s).
4. ☒ Parcel(s) tax map ID (Section, Block and Lot)
5. ☒ Vicinity map. Show zoning district boundaries, if applicable
6. ☒ Bulk table showing zoning district(s), applicable use group(s), and bulk requirements together with compliance information.
7. ☐ Required yards and setbacks drawn on the plan.
8. ☒ North arrow, written and graphic scale.
9. ☒ The proposed use, location, height, and designs of all existing and proposed buildings and structures, including exterior renderings and details.
10. ☒ Locations of existing utilities on and near the project site.
11. ☒ Approval block near the lower right-hand corner.

The Planning Board can waive one or more of the following site plan elements that it deems to be not applicable to the proposed project:

12. ☐ Existing contours, at intervals of two feet or less, extending at least 50 feet beyond the property boundary.
13. ☐ Existing watercourses, intermittent streams, wetland areas, rock outcrops, trees with a diameter of 8 inches or more 3 feet above ground level, wooded areas, and any other significant features.
14. ☐ Location and description of all existing and proposed site improvements, including but not limited to drainage pipes, drains, culverts, ditches, bridges or other drainage works, retaining walls, curbs, pavement, sidewalks, and fences. Provide applicable details.
15. ☐ Wetland boundaries, including the name and address of delineator and date of delineation, and jurisdictional agency (NYSDEC or USACE).
16. ☐ Boundaries of areas subject to flooding as per the FEMA Flood Insurance Study.
17. ☐ Proposed contours, at intervals of two feet or less, with spot grades as needed to clarify proposed grading.
18. ☐ Finished floor elevations.
19. ☐ Proposed divisions of buildings into different uses.
20. ☐ Road design layout information, profiles, and details.
21. ☐ Existing and proposed water supply facilities, including profiles of proposed water mains.
22. ☐ Existing and proposed sanitary sewer facilities, including profiles of proposed sewer mains.
23. ☐ Erosion control measures, including locations, maintenance notes, and details.
24. ☐ The location, type, and screening details for solid waste disposal facilities and containers.
25. ☐ Existing signs, and locations and details of proposed signs.
26. ☐ Landscaping plans and details.
27. ☐ Lighting plans, details, and manufacturer's information on proposed fixtures.
28. ☐ Design of parking and loading areas, with calculations.
29. ☐ Locations of any outdoor storage facilities, with details of proposed screening measures.
30. ☐ Locations, height and design of lighting, power and communications facilities.
31. ☐ Location of fire and other emergency zones including location of nearby fire hydrants. Provide defined access and egress drives with truck turning radius shown where necessary.
32. ☐ Location, height, design and direction of all exterior rooftop structures and facilities including placement of any generators, exterior equipment, exhaust systems, noise baffles and appropriate screening.
33. ☐ Location and design of all parking and access facilities as are required for the handicapped pursuant to the NYS Building Code.
34. ☐ Inventory and quantity of hazardous materials anticipated for on-site storage and/or use.
35. ☐ Plans for the disposal of construction and demolition waste, whether on-site storage and/or use.

- 36. ☒ Sight distances at each proposed driveway or roadway.
- 37. ☒ Profiles of all driveways in excess of ten percent slope.
- 38. ☒ Maximum number of employees, maximum seating capacity, hours of operation, etc. specific to the proposed use(s).
- 39. ☒ Match lines.
- 40. ☒ Locations of traffic safety devices and directional flow of traffic shown.
- 41. ☒ For projects involving more than one phase, a site plan indicating the ultimate development of the entire property.
- 42. ☒ Special mitigation measures required by the SEQRA review process, whether conducted by the Planning Board or another agency.

This list is provided as a guide only and is for the convenience of the applicant. The Village of Warwick Planning Board may require additional notes or revisions prior to granting approval. The applicant shall review the Village Code and all applicable State, including SEQRA documents in accordance with NYCRR §617 and Federal requirements for additional information required.

Preparer's Acknowledgement:

The plat for the proposed plan has been prepared in accordance with this checklist and the Village of Warwick Ordinances, to the best of my knowledge.

By: _____

Signature of Licensed Professional

Date: _____

1/3/24

Printed Name: _____

JOSEPH IRACE AIA

Village of Warwick Building Department
77 Main Street/P.O. Box 369
Warwick, NY 10990

WATER AND SEWER PERMIT APPLICATION

Date: 1/3/24

Property Owner Information

Name: LAILA + PETER PROULX
Street Address: 9 CAMPBELL ROAD
City/State and Zip: WARWICK, N.Y. 10990

Mailing Address: _____
City/State and Zip: _____

Telephone Number: _____ Cell: 845.721.5500
Email: LAILA PROULX @ YAHOO.COM

Location of Proposed Construction

Property-Section/Block/Lot 213 - 1 - 8
Street Address 9 CAMPBELL ROAD
Nature of Use Property RESIDENCE + GARAGE
Number of Dwelling Units Served by Water Connection 1

Proposed Construction (use the back of this page if more space is needed)

Water Service Pipe Diameter 1" Ø Water Line Length 90' +/-
Sewer Line Length 90' +/- Approximate Anticipated Water Usage _____ gal/day
Describe Location & Nature of Proposed Line (Provide Plan) SEE SITE PLAN

Fees (For Office Use/Circle all that Apply)

Water Fees:

Water Fees	Amount	Service Required (check all that apply)	Payment Received (Check # / Cash)	Date Payment Received
Water Service Application Fee per tap	\$1,600			
Cost of service pipes and tap up to and including 1" service	\$9,000			
Cost of service pipes over 1" service	Actual Cost to Village			
Cost of service pipes with service line in excess of 12', per linear foot	Actual Cost to Village			
Water Inspection Fee per tap	\$1,200			

Water Meter Installation Fees:

Water Meter Installation Fees	Amount	Service Required (check all that apply)	Payment Received (Check # / Cash)	Date Payment Received
Meter installation charges up to and including 1"	\$1,200			
Meter installation exceeding 1"	Actual cost to Village			

Sewer Fees:

Sewer Fees	Amount	Service Required (check all that apply)	Payment Received (Check # / Cash)	Date Payment Received
Sewer Permit Application Fee, per tap	\$1,200			
Sewer Tap-In Fee, per tap	\$7,000			
Service line in excess of 12', per linear foot	\$150			
Sewer Inspection Fee, per tap	\$1,000			

Total Fees: \$ _____

Customer Certification

I certify that I am the property owner, or an agent of the owner, of the address listed on this application, and that the information provided is true and correct. I certify that I understand the terms of this application as stated on the information sheet, and agree to all terms.

Lala Prodx

Printed Name – Property Owner

Bala Prodx

Signature – Property Owner

1/5/23

Date

 Boris Rudzinski
 VOW Building Inspector

 Mike Moser
 VOW DPW Supervisor

 Christopher Bennett
 VOW Water Distribution Supervisor

 Date

 Date

 Date
Water Billing Office Use Only

1. Date Received by Water Billing Department: _____ 2. Date Account Created in Edmunds: _____
 3. Date Work Order Created for Installation: _____ 4. Date New Meter Details Entered in Edmunds: _____

Village of Warwick Building Department
77 Main Street/PO Box 369
Warwick, NY 10990
(845) 986-2031 Ext. 107 FAX (845) 987-1215
building@villageofwarwick.org

BUILDING PERMIT APPLICATION

Date: 10/3/23

Property Owner Information:

Name: LAILA & PETER PROULX
Street Address: 9 CAMPBELL ROAD
City/State and Zip: WARWICK, N.Y. 10990
Telephone Number: _____ Cell 845. 721. 5506
Email: LAILAPROULX @ YAHOO , COM

Contractor Information:

Name: _____
Street Address: _____
City/State and Zip: _____
Telephone Number: _____ Cell _____
Email: _____

Architect or Engineer Information:

Name: JOSEPH IRACE AIA
Street Address: 15 ELM STREET
City/State and Zip: WARWICK, N.Y. 10990
Telephone Number: 845. 988. 0198

Location of Proposed Construction:

Street Address: 9 CAMPBELL ROAD
Is this location in a floodway? NO Is this location in a flood zone? NO

Proposed Construction (use the back of this page if more space is needed):

PROPOSED 2,500 S.F. TWO STORY
3 Bed Room HOME

Estimated Cost of Construction: \$ 500,000

Permit Fee (basic) \$ _____ *See Village of Warwick Schedule of Fees
Additional Fee: \$ _____ *See Village of Warwick Schedule of Fees
Additional Fee: \$ _____ *See Village of Warwick Schedule of Fees

Total Fee \$ _____

I certify that I am the property owner, or an agent of the owner, of the address listed on this application, and that the information provided is true and correct. I certify that I understand the terms of this application as stated on the information sheet and agree to all terms.

Date: 10/3/23 Property Owners Signature: Joseph Irace (Representative)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
PROPOSE PROULX RESIDENCE			
Name of Action or Project: PROULX AREA VARIANCE			
Project Location (describe, and attach a location map): 9 CAMPBELL ROAD, WARWICK, N.Y.			
Brief Description of Proposed Action: PROPOSED NEW RESIDENCE TO BE BUILT ON EXIST LOT, NEED WATER + SEWER. EXIST 2 CAR GARAGE TO REMAIN IF ALLOWED,			
Name of Applicant or Sponsor: JOSEPH IRACE AIA		Telephone: 845.988.0198 E-Mail: IRACEAIA@YAHOO.COM	
Address: 15 ELM STREET			
City/PO: WARWICK, N.Y.		State: N.Y.	Zip Code: 10990
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO <input type="checkbox"/>
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO <input type="checkbox"/>
If Yes, list agency(s) name and permit or approval: VARIANCE + BUILDING PERMIT			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			
0.187 acres 1,200 SQ FT 0.187 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:						
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands				
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
16. Is the project site located in the 100-year flood plan?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
a. Will storm water discharges flow to adjacent properties?		<table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>					
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		<table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>					
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Joseph Irace AIA</u> Date: <u>1/3/24</u></p> <p>Signature: <u>[Signature]</u> Title: <u>ARCHITECT</u></p>						



PRINT FORM



Steven M. Neuhaus
County Executive

Orange County Department of Planning
Submittal Form for Mandatory Review of Local Planning Action
as per NYS General Municipal Law §239-l,m, & n

Referral ID#:
(County use only)

This form is to be completed by the local board having jurisdiction. Submittals from applicants will not be accepted unless coordinated with both the local board having jurisdiction and the County Department of Planning.

Please include all materials that are part of a "full statement" as defined by NYS GML §239-m (i.e. "all materials required by and submitted to the referring body as an application on a proposed action").

Municipality:

VILLAGE OF WARWICK

Local Referring Board:

Z.B.A.

Applicant:

JOSEPH IRNE AIA

Project Name:

PROULX VARIANCE

Location of Project Site:

9 CAMPBELL ROAD
WARWICK, NY 10990

Tax Map #:

213

Tax Map #:

1

Tax Map #:

8

Local File No.:

Size of Parcel:

1.187 ACRE

"If more than one parcel, please include sum of all parcels."

Reason for County Review:

Current Zoning District (include any overlays):

R

Type of Review:

☐ Comprehensive Plan Update/Adoption

☐ Zoning Amendment

☐ Zoning District Change from _____ to _____

☐ Ordinance Modification (cite section): _____

☐ Local Law

☐ Site Plan

Sq. feet proposed (non-residential only): _____

☐ Subdivision

Which approval is the applicant currently seeking?

SKETCH / PRELIM / FINAL (circle one)

Number of lots proposed: _____

Which approval is the applicant currently seeking?

SKETCH / PRELIM / FINAL (circle one)

☐ Special Use Permit

☐ Lot Line Change

☒ Variance

AREA / USE (circle one)

☐ Other

Is this an update to a previously submitted referral? YES / NO (circle one)

Local board comments or elaboration:

Signature of local official

Date

Title

Municipal Contact Phone Number: _____

If you would like the applicant to be cc'd on this letter, please provide the applicant's address:

JOSEPH IRNE, 15 ELM STREET, WARWICK NY 10990

Please return, along with full statement, to: Orange County Dept. of Planning 124 Main St. Goshen, NY 10924

Question or comments, call: 845-615-8840 or email: planning@orangecountygov.com

DETERMINATION OF THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF WARWICK, NEW YORK

WHEREAS, MICHAEL & KERRY DEMETROULES have applied to this Board for a variance of the Bulk Area Requirements of the Code, and

WHEREAS, a public hearing on this application and the amended application of said applicants were held at 77 Main Street, Warwick, New York on 5/18/08 and continued on 9/16/08, 1/20/09, 6/15/09, 7/20/09 and 8/17/09, and

WHEREAS, at aid hearing(s) all interested persons were given an opportunity to be heard, the Board finds as follows:

FINDINGS OF FACT

1. The Estate of Welling Thomas is the owner of premises located at 9 Campbell Road, Warwick, New York, designated on the Village tax map as Section 213 Block 1 Lot 8.

2. The application has been made for a variance of the Zoning Law reducing lot area from 20,000 sq. ft to 9,000 sq. ft.; lot width from 100 ft to 65 ft.; total yard setback from 50 ft. to 35 ft.; street frontage from 80 ft. to 65 ft. for the purpose of construction of a 30 ft. X 44 ft. single family dwelling and reduction of side yard setback from 10 ft. to 6.9 feet and rear yard setback from 10 ft. to 3.6 ft. for an existing garage.

3. An inspection of the site, and the evidence and testimony as summarized from the meeting(s) show that:

The original application was filed by Kerry Demetroules to convert an existing garage on tax lot #8 to a single family dwelling (sfd). The garage was the sole structure on the lot and illegal because it was an accessory and not a principal use, and apparently, less than 10 feet from the rear and 1 side line. No survey was produced showing the garage "as built", the only survey produced showed the garage as "staked out".

It was determined that the lot was actually owned by the Welling Thomas Estate and permission for the variance request was ultimately filed by the Estate.

As the meetings progressed, the application evolved from conversion of the existing garage into a sfd to leaving the garage as is and constructing a 30 foot X 44 foot, 2-story sfd in the approximate center of the lot. Ultimately, the Board, applicant and concerned neighbors appeared to agree that the best plan would be to either remove the garage entirely and construct a sfd in the approximate center of the lot or move the garage to the approximate center of the lot and convert it to a sfd and perhaps expand it. The maximum footprint of the building was to be not more than 30 feet X 44 feet and a 2-story sfd was thought to be the best configuration. The time within which construction could begin was discussed and a 6 month extension of Section 145-152.L was deemed reasonable under the circumstances.

Under the final scenario, the following variances would be required: reduction of lot area from 20,000 sq. ft. to 9,000 sq. ft., lot width from 100 ft. to 65 ft., 1 side setback from 20 feet to 17 ½ (+/-) feet and total side yard setback from 50 ft. to 35 ft., and street frontage from 80 ft. to 65 ft.

There was concern that (+/-) was vague so that the Board decided to place a limitation of 6 inches.

A. An undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variances. The large (30 foot X 30 foot) existing garage which appears to have less than the required setbacks and an apparent detriment to the adjacent property owner will be removed. The character of the neighborhood will not be changed by allowing an additional sfd on the lot. Even though the lot area is less than required by the Code, it is typical of other lots in the neighborhood.

B. The benefit sought by the applicant (construction of a sfd) cannot be achieved by some method, feasible for the applicant to pursue, other than the variances. No other land is available to enlarge the lot.

C. The requested variances are numerically substantial. However, this is an existing lot and typical of many lots in the neighborhood.

D. The proposed variances will not have an adverse effect or impact upon the physical or the environmental conditions in the neighborhood or district.

E. The alleged difficulty is self-created. The lot line could be eliminated.

F. These area variances should be granted based upon a consideration of the benefit to the applicant as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

G. The minimum variances necessary and adequate and at the same time, will preserve and protect the character of the neighborhood and the health, safety and welfare of the community have been requested.

4. The proposed action is an Unlisted action and will not result in any significant adverse environmental impact for the reasons hereinbefore set forth.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED, that it is determined, based on the information and analysis presented to the Board, that the proposed action will not result in any significant adverse environmental impact.

The foregoing resolution was submitted by Pamela Arace and seconded by John Prego

For the Resolution Against the Resolution Abstaining Absent


John Graney				X
John Prego	X			
Pamela Arace	X			
Jonathan Burley	X			
Matthew Blaskovich	X			

NOW, THEREFORE, BE IT RESOLVED, that the application for the following Bulk Area variances be granted: reduction of lot area from 20,000 sq. ft. to 9,000 sq. ft., lot width from 100 ft. to 65 ft., 1 side setback from 20 feet to 17 ½ (+/- 6 inches) feet, total side yard setback from 50 ft. to 35 ft., and street frontage from 80 ft. to 65 ft.; and that a 6 month extension of Section 145-152.L be granted thereby giving the applicants 12 months from the date of granting the variances to commence construction. The variances are conditioned upon (1) the sfd having a footprint of not larger than 30 feet X 44 feet and being a 2-story building, and the side setbacks being 17 ½ (+/- 6 inches) feet on both sides and (2) the applicants razing the garage or moving it to the approximate center of the lot and converting it to a sfd, and thoroughly removing the concrete pad and restoring that area to its natural condition, and no CO shall be granted before the condition is satisfied.

The foregoing resolution was submitted by Matthew Blaskovich and seconded by Pamela Arace

	For Resolution	Against Resolution	Abstaining	Absent
John Graney				X
John Prego	X			
Pamela Arace	X			
Jonathan Burley	X			
Matthew Blaskovich	X			

Dated: Warwick, New York
August 17, 2009



JOHN PREGO, Asst. Chairman

Unless construction is commenced and diligently prosecuted within 12 months of the date of the granting of a variance, such variance shall become null and void.

Construction cannot commence until a building permit is issued.

RT II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? ☐ Yes ☒ No If yes, coordinate the review process and use the FULL EAF.

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

None

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

None

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?

☐ Yes ☒ No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☒ No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☒ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Village of Warwick Zoning Board of Appeals

Name of Lead Agency

8/17/09

Date

Print or Type Name of Responsible Officer in Lead Agency

Asst Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

NGIS

Reset