

KIRK ROTHER, P.E.

CONSULTING ENGINEER, PLLC

5 SAINT STEPHENS LANE

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WARWICK, NY 10990

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August 20, 2018

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

Town of Warwick Town Board
132 Kings Highway
Warwick, NY 10990

**Re: Annexation Petition for
Village View Estates Cluster Subdivision**

Dear Messrs. Newhard and Sweeton, Trustees and Councilmen:

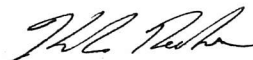
Village View Estates is currently seeking Realty Subdivision approval for a 45 lot cluster subdivision on approximately 21 acres of land fronting on Woodside Drive and Locust Street within the Village of Warwick. Village View Estates is also the owner of adjacent land in the Town of Warwick lying to the north, west and south of the village parcel. The town lands which lie to the south of the village parcel can generally be described as forming an irregularly shaped "wedge" that juts into the village lands from west to east.

In order to create a more desirable subdivision plan, as well as to avoid crossing a Class C stream with a second subdivision access road, the Applicant proposes to annex the aforescribed wedge of land from the Town of Warwick to the Village of Warwick. The area proposed to be annexed is currently vacant land having a size of approximately 0.6 acres. If annexed approximately 0.10 acres of would be used for a proposed subdivision access road and right of way which would ultimately be dedicated to the Village for use as a public street, approximately 0.25 acres would be used as a single family home site and approximately 0.25 acres would be made a part of the project's permanent open space.

In support of the above, attached herewith please find a Joint Petition for Annexation, a map and legal description of the area proposed for annexation, and an overall map of the proposed Cluster Subdivision with the area in question highlighted in red.

Kindly place this matter on your respective Board's next available agenda for consideration. Should you have any questions, or require any additional materials, please feel free to contact this office.

Respectfully,



Kirk Rother, P.E.

Enclosures
Cc: Client

RECEIVED

AUG 22 2018

**VILLAGE OF WARWICK
VILLAGE CLERKS OFFICE**

VILLAGE BOARD OF THE VILLAGE OF WARWICK
ORANGE COUNTY: STATE OF NEW YORK

TOWN BOARD OF THE TOWN OF WARWICK
ORANGE COUNTY: STATE OF NEW YORK

**JOINT PETITION FOR
ANNEXATION**

-----X
IN THE MATTER of the Petition of

VILLAGE VIEW ESTATES, LLC

for the annexation of certain territory from the TOWN
OF WARWICK to the VILLAGE OF WARWICK,
COUNTY OF ORANGE, STATE OF NEW YORK

-----X

**TO: THE VILLAGE BOARD OF THE VILLAGE OF WARWICK, NEW YORK and
THE TOWN BOARD OF THE TOWN OF WARWICK:**

Pursuant to General Municipal Law Article 17, the petitioner VILLAGE VIEW ESTATES, LLC (hereinafter "Village View") petitions for annexation of territory from the Town of Warwick, New York (the "Town") to the Village of Warwick, New York (the "Village"):

1. The petitioner proposes and petitions that Village Board permit and allow to be annexed to the Village the territory presently located in the Town and described as follows:

Section 43, Block1, Lot 4.2 designated on the Tax Maps of the Town (the "Territory")

2. The petitioner proposes and petitions that your Town Board permit and allow the Territory to be annexed to the Village.

3. The petitioner herein is the owner of the Territory and the majority of assessed valuation of the real property in the Territory, assessed upon the last preceding Town Assessment Roll of the Town.

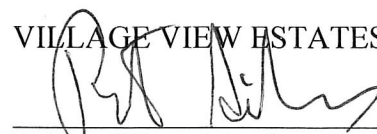
4. The Territory is vacant land and is not inhabited.
5. Annexed hereto and marked Exhibit "A" is an outline map of Territory to be annexed.
6. Annexed hereto and marked Exhibit "B" is a certificate signed by the assessor of the Town responsible for the preparation of the last preceding assessment role of the Town certifying that the petitioner is the owner of a majority in assessed valuation of the real property in the Territory proposed to be annexed to the Village and now situated in the Town as shown on the last preceding assessment role of the Town.

WHEREFORE, your Petitioners pray that the Village and the Town take such steps and such actions as may be necessary to grant the relief sought in this petition.

Dated: Goshen, New York
July 31, 2018

Respectfully,

VILLAGE VIEW ESTATES, LLC

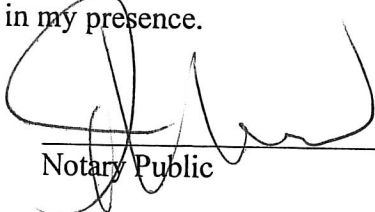


Robert Silber, Member
4 Fosse Court
Airmont, New York 10952
(845) 222-1812

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

I, Jay R. Myrow, being duly sworn, says: I reside at 31 Hawthorne Ave, Warwick
New York; I know each of the person whose name is subscribed to the above sheet having one NY
(1) signature, and he subscribed the same in my presence.

(0990)


Notary Public

JAY R. MYROW
Notary Public, State of New York
No. 02MY6053208
Qualified in Orange County
Commission Expires January 8, 2019

John A. McGloin

PROFESSIONAL LAND SURVEYOR
P.O. BOX 636 32 COLONIAL AVENUE
WARWICK, NEW YORK 10990
(845) 986-1262 FAX: (845) 986-1577

Village View Estates LLC
Proposed Annexation From
The Town of Warwick to
The Village of Warwick

Beginning at a point in the Lands now or formerly Village View Estates LLC (liber 5663 page 41 where the same is intersected by the Municipal Boundary line between the Town of Warwick & the Village of Warwick and running thence through the lands now or formerly Village View Estates LLC (liber 5663 page 41) and along the Municipal boundary line between the Town of Warwick and the Village of Warwick N76°02'00"E a distance of 525 plus or minus feet to a point; thence through and along the same 184 plus or minus feet to a point; thence along the lands now or formerly Reynolds & Falcinelli (liber 14380 page 27) and in continuation along the lands now or formerly Dasrats (liber 12154 page 1494) S79°14'44"W a distance of 330 plus or minus feet to a point; thence through the lands now or formerly Village View Estates LLC (liber 5663 page 41) N39°40'35"W a distance of 57.82 feet to the point of beginning.



VILLAGE VIEW CLUSTER SUBDIVISION

VILLAGE OF WARWICK ORANGE COUNTY, NY



LOCATION MAP
SCALE: 1" = 2,000'

SHEET INDEX

SHEET #1	COVER SHEET
SHEET #2	SUBDIVISION PLAT
SHEET #3	SUBDIVISION PLAN
SHEET #4	SUBDIVISION PLAN
SHEET #5	SUBDIVISION PLAN
SHEET #6	SUBDIVISION PLAN
SHEET #7	ROAD A PROFILE
SHEET #8	ROAD A PROFILE
SHEET #9	ROAD B PROFILE
SHEET #10	EROSION CONTROL PLAN
SHEET #11	DETENTION POND DETAILS
SHEET #12	BIORETENTION AREA DETAILS
SHEET #13	DETAILS
SHEET #14	DETAILS
SHEET #15	NORTH CULVERT CROSSING PLAN

BULK REQUIREMENTS

R-1 ZONE

CLUSTER DEVELOPMENT

	MINIMUM REQUIRED		MAXIMUM ALLOWED
LOT AREA (S.F.)	10,000	BUILDING HEIGHT (FT.)	35
LOT WIDTH (FT.)	50	LOT COVERAGE (%)	35
FRONT YARD (FT.)	15		
REAR YARD (FT.)	25		
ONE SIDE YARD (FT.)	5		
BUILDING SEPERATION (FT.)	10		

GENERAL NOTES:

- VILLAGE OF WARWICK TAX MAP DESIGNATION: SEC. 201, BLK. 1, LOTS 1.1, 1.2, 1.3 & 2.
- TOTAL AREA OF PARCELS IN VILLAGE: 20.3+ ACRES.
- TOTAL AREA TO BE ANNEXED INTO VILLAGE FROM TOWN: 0.62+ ACRES.
- TOTAL AREA OF PROPOSED PARCELS IN VILLAGE: 20.92+ ACRES.
- ENTIRE PARCEL IS LOCATED IN THE R-1 ZONING DISTRICT.
- TOTAL NUMBER OF RESIDENTIAL LOTS WITHIN THIS SUBDIVISION: 45
- PARCEL IS LOCATED WITHIN THE WARWICK VALLEY CENTRAL SCHOOL DISTRICT.
- PROPOSED SUBDIVISION TO BE SERVED BY VILLAGE OF WARWICK PUBLIC WATER & SEWER.
- BOUNDARY & TOPOGRAPHY INFORMATION SHOWN TAKEN FROM DRAWING ENTITLED: "SURVEY OF PROPERTY FOR RALPH FREDERICK" PREPARED BY JOHN MCGLOIN, P.L.S. ON APRIL 6, 1993.
- A.C.O.E. WETLANDS AS FLAGGED & VERIFIED BY: PETE TORGERSOIN IN AUGUST 2017.
- PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 60 DAYS OF THE LAST APPROVAL OF THE FINAL PLANS.
- ALL UTILITIES SHALL BE INSTALLED UNDER GROUND.
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER) SHALL NOT BE CHANGED.

OPEN SPACE AREAS CALCULATION

TOTAL AREA OF PARCEL*	= 20.92+ ACRES
TOTAL OPEN SPACE AREA	= 6.15+ ACRES
% OPEN SPACE	= 29+/-
* SEE GENERAL NOTES #2, #3 & #4.	

RECORD OWNER / APPLICANT

ROBERT SILBER
VILLAGE VIEW ESTATES, LLC
4 FOSSE COURT
AIRMONT, N.Y.

VILLAGE VIEW CLUSTER SUBDIVISION

VILLAGE OF WARWICK,
ORANGE COUNTY, NEW YORK

COVER SHEET

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC

5 St. Stephens Lane, Warwick, NY 10990
(845) 988-0620

DATE	REVISIONS
03-10-18	ADD SPRING
04-04-18	ADDITIONAL DESIGN
05-01-18	DETAILED DESIGN
10-05-17	GENERAL REVISIONS
03-20-17	REV. PER VILLAGE ENGINEER'S COMMENTS
02-12-16	INITIAL PREPARATION

DATE	REVISIONS	KIRK ROTHER, P.E.	N.Y.S. LIC. NO. 079053	DATE
D.O.T. SHEET #	D.E.C. SHEET #	D.O.T. SHEET #	D.E.C. SHEET #	D.O.T. SHEET #
N.A.	N.A.	N.A.	N.A.	N.A.
CAD # 04170	PROJECT #	SCALE		1 OF 15
CLUS 1-17	04170.0	AS SHOWN		

LEGEND	
EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED BUILDING SETBACK	---
EXISTING STONEWALL	---
EXISTING WIRE FENCE	---
EXISTING OVER HEAD UTILITIES	---
EXISTING UTILITY POLE	---
EXISTING WETLAND LIMIT	---
EXISTING STREAM	---
EXISTING TREELINE	---

TOWN OF WARWICK
LAND PROPOSED TO BE
ANNEXED INTO THE
VILLAGE OF WARWICK