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71 Clinton Street
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phone: (845) 457-7727
fax: (845) 457-1899

Warwick Office:
17 River Street
Warwick, NY 10990
phone: (845) 986-7737
fax: (845) 986-0245

www.EngineeringPropertiesPC.com

March 29, 2021

VILLAGE OF FLORIDA ZONING BOARD OF APPEALS
33 SOUTH MAIN STREET
FLORIDA, NY 10921

ATT: CHRISTINE BOADEKER, CLERK TO BOARDS

RE: SCI MANAGEMENT PROPERTY
ROE STREET
TAX LOT 101-5-21.1

Dear Christine –

We have enclosed a ZBA application for several area variances involving a vacant property located on Roe Street. The applicant, SCI Management, LLC, seeks approval to build a new single-family home on the property. Variances are requested for lot area, lot width, and total lot width. As discussed in the application, we feel that it is feasible to build a home on the site without adversely affecting the character of the neighborhood.

We have enclosed a check for the application fee and ten copies of the following information for you review:

1. Completed application form, included Short EAF
2. Our ZBA application plan, dated 3/29/21
3. A photograph of the project site
4. A contract of sale for the property
5. A list of the names of all property owners located within 300 feet of the property.

I have contacted the Building Department to request a notice of disapproval.

Sincerely,
Engineering & Surveying Properties, P.C.

David A. Getz, P.E.
Chief Engineer

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cc: SCI Management, LLC

REAL PROPERTY TAX SERVICE AGENCY

255 Main Street
Goshen, New York 10924
(845) 291-2490

Steven M. Neuhaus
County Executive

February 5, 2021

SCI MANAGEMENT INC.
25 Allik Way #520
Spring Valley, NY 10977

The Orange County Legislature has accepted your bid by resolution on the property(ies) listed below. **PAYMENT IN FULL BY CERTIFIED BANK CHECK OR MONEY ORDER** as indicated below will be due on or before **February 25, 2021**

Please return full payments **made payable to the parties as indicated below highlighted in yellow.**

TOWN	**Warwick (Village of Florida)**	
PARCEL	101-5-21.1	
AMOUNT DUE	$ 15,000.00	
LESS DEPOSIT	$ 1,500.00	
NET AMOUNT DUE	**$ 13,500.00**	**PAYABLE TO ORANGE COUNTY COMMISSIONER OF FINANCE**
FILING FEE	**$ 180.00**	**PAYABLE TO ORANGE COUNTY CLERK**

The County requires your Social Security Number(s) or Tax ID Number(s) to file the deed for the property(ies) purchased. **Our records show this number as EIN#832145602. If this information is incorrect, please notify us ASAP so we can change our records.**

MAIL all payments to:

O.C. Real Property Tax Service
Attn: Janet F.
255 Main Street
Goshen, NY 10924

Sincerely,

E. Ruscher jf

Eric Ruscher
Director

/jf

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VILLAGE OF FLORIDA, NEW YORK
APPLICATION TO THE ZONING BOARD OF APPEALS

APPLICANT(S) SCI Management Inc. TELEPHONE _____

ADDRESS 25 Allik Way #520, Spring Valley, NY ZIP CODE 10977

LOCATION OF PROPERTY Roe Street

ZONING DISTRICT R1 SECTION 101 BLOCK 5 LOT 21.1

APPLICANT IS: __OWNER_____TENANT_____OTHER contract purchaser

ATTORNEY_____TELEPHONE _____

(OR OTHER LEGAL REPRESENTATION OF APPLICANT)

ADDRESS_____ZIP CODE_____TELEPHONE _____

ENGINEER: David Getz, Engineering & Surveying Properties, P.C.
17 River St., Warwick, NY 10990, 845-986-7737

CHECK LIST OF APPLICATION REQUIREMENTS

1. **Must be Filed 15 days before the scheduled meeting (the 2nd Monday of each month), AND**
2. One copy of this application form, completed in full, **AND**
3. Application fee of two hundred dollars ($200), payable to the Village of Florida, **AND**
4. Ten copies of a plot plan showing streets, set-backs, existing and proposed buildings, **AND**
5. One of more recent photographs of front and back of any existing structure(s), **AND**
6. A copy of the Notice of Disapproval from the Building Inspector and/or Planning Board, or other, **AND**
7. A copy of the deed to the property or an executed contract of sale, **AND**
8. A list of names and addresses of all owners (including husband and wife, if applicable) of all properties abutting that held by the applicant and all other owners within 300 feet form the exterior boundaries of the property set forth, as the names appear on the last completed assessment roll of the Village of Florida.

THE APPLICATION WILL NOT BE ACCEPTED UNLESS ACCOMPANIED BY ALL OF THE ABOVE REQUIRED SUPPORTING MATERIALS

PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS

1. Are the existing premises presently occupied? No Seasonally?_____Year-round? _____Owner Occupied?
2. Has improvement construction or addition work been started?_____YES__X__NO.
3. Is a STOP WORK ORDER in effect as of the date of this application_____YES__X__NO.
4. Has a previous appeal been made with respect to this decision of the Building Inspector or with respect to the property?_____YES __X__NO. If Yes, was such appeal in the form of

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a requested interpretation_____YES_____NO, or a requested variance_____YES ___NO.

5. Are the lands or buildings within five hundred (500) feet of:
   A. Boundary of any City, Town or Village?__X_____YES_____NO.
   B. Boundary of any existing or proposed State of County park or other recreation area? _____YES__X____NO.
   C. Right-of-way or any existing or proposed State or County parkway, roadway or highway?_____YES__X_____NO.
   D. 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?_____YES__X___NO.
   E. 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?_____YES__X____NO.

6. State the Nature of the Appeal:

Area variances are need for the proposed construction of a single-family residence on a vacant lot on Roe Street.

7. Type of Appeal:_____An interpretation of the Zoning Law or Zoning Map.
   __X_____A variance to the Zoning Law.

8. Nature of the Request:

Section of Law	Concerning	Purpose	From	To
Bulk requirements	Lot area	New home	20,000 sf	16,391 sf
Bulk requirements	Lot width	New home	100 feet	66 feet
Bulk requirements	Both side yards	New home	45 feet	40 feet

9. State the reasons for applying for the Appeal (ex. Practical or economic difficulties).
   See Attached Questionnaire

The applicant must sign this document before a Notary Public.

STATE OF NEW YORK
COUNTY OF ORANGE

Sworn before me this 25th day of March, 2021.

DAVID BREUER
NOTARY PUBLIC - STATE OF NEW YORK
No. 01BR6026185
Qualified in Rockland County
Commission Expires June 7, 2023

Notary Public

Applicant's Signature

APPLICATION FEE: $200.00 DATE PAID:_____ CHECK #_____

AREA VARIANCE

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

I. 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__X____No

State the reasons for your answer

As shown on the Neighborhood Plan on the applicant drawing, the location and size of the proposed dwelling is consistent with the character of the existing residential neighborhood. The narrow side of the home will face the street, so the applicant will choose a home design that is attractive from the street, and does not simply look like the "side" of a house.

2. Can the benefit you seek be achieved by some feasible method, other than the variance(s)? Yes____No __X__

State the reason(s) for your answer.

The existing lot dimensions cannot be changed.

3. Is the requested variance(s) substantial Yes_X__No_____

State the reason(s) for your answer.

Numerically, the requested variances are substantial. However, in terms of impact on the character and density of the existing neighborhood, they are not significant.

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_X__

State the reason(s) for your answer.

The proposed house location is mildly sloped and requires minimal earthwork and clearing. Public water and sewer utilities exist in Roe Street.

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

Name of Action or Project:
ZBA application for SCI Management property

Project Location (describe, and attach a location map):
SBL 101-5-21.1, Roe Street, Village of Florida, Orange County

Brief Description of Proposed Action:
Area variances are requested to allow for the construction of a one-family dwelling on a vacant property located within the R1 zone.

Name of Applicant or Sponsor:	Telephone:
SCI Management Inc.	E-Mail:

Address:
25 Allik Way #520

City/PO:	State:	Zip Code:
Spring Valley	NY	10977

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Florida building permit	☐	☑

3. a. Total acreage of the site of the proposed action? 0.34 acres
   b. Total acreage to be physically disturbed? 0.2 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.34 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

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	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑
_____		
_____		

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑
_____		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑
_____		

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
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:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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? Short-eared Owl, Northern H...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes, a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____		
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: _____	☑	☐
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: _____	☑	☐
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: _____	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

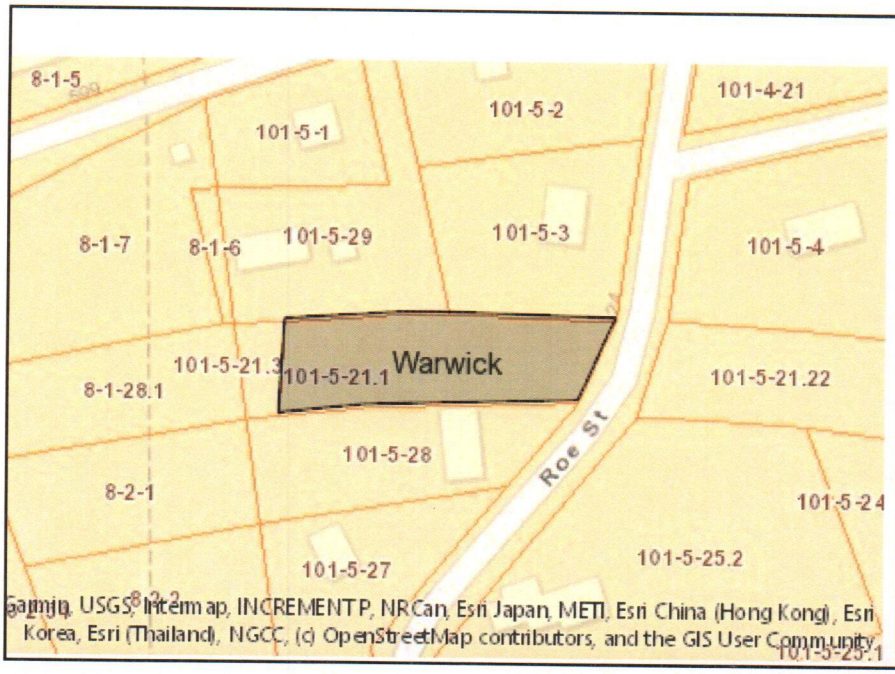
Applicant/sponsor/name: David A. Getz, P.E. Date: 3/29/21

Signature: David A Getz Title: project engineer

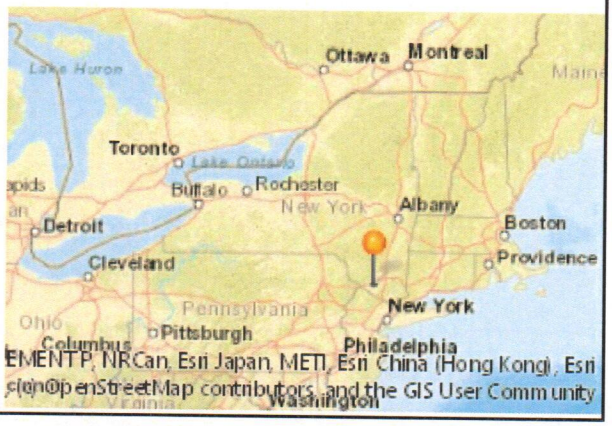
PRINT FORM

EAF Mapper Summary Report

Tuesday, March 23, 2021 6:08 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Short-eared Owl, Northern Harrier, Upland Sandpiper
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

SCI MANAGEMENT PROPERTY - PROPERTY OWNERS WITHIN 300 FEET

TOWN OF WARWICK

8-1-54	Jian Hua Ruan & Fay Nan Chan 546 56th Street, Brooklyn, NY 11220
8-1-8	Joseph Jr. & Marlene Lysack 143 Union Corners Road, Warwick, NY 10990
8-2-4	Union Free School District 51 North Main Street, Florida, NY 10921

VILLAGE OF FLORIDA

101-1-6	Peterco LLC PO Box 489, Florida, NY 10921
101-4-20	Patricia & Thomas Hoeg 76 Jayne Street, Florida, NY 10921
101-4-21	Joseph M. Mruczek 80 Jayne Street, Florida, NY 10921
101-4-22	Adam Clark & Mia Cassimus 17 Roe Street, Florida, NY 10921
101-5-1	Kevin & Geraldine Hayes PO Box 1138 Warwick, NY 10990
101-5-2	Wayne & Elizabeth Dietz 1 Golden Hill Terrace, Florida, NY 10921
101-5-21.22	Arnold J. Bieling PO Box 575, Florida, NY 10921
101-5-21.3	Delores & George Arkel 28 Roe Street, Florida, NY 10921
101-5-23.1	Marie Olsen, Trustee, Nowak 2013 Family Trust 78 Willet Street, Florida, NY 10921

VILLAGE OF FLORIDA

101-5-24	Kaylie & Nicholas Villanacci 82 Willet Street Ext, Florida, NY 10921
101-5-25.1	Kenneth R Rejmaniak 86 Willet Street, Florida, NY 10921
101-5-25.2	Edward & Brenda Lempka PO Box 552, Florida, NY 10921
101-5-26	John & Marion Kowalyk 92 Willet Street, Florida, NY 10921
101-5-27 8-2-2	Peter & Christine Wanczyk 32 Roe Street, Florida, NY 10921
101-5-28 8-1-28.1 8-2-1	County of Orange, Att: Real Property 255 Main Street, Goshen, NY 10924
101-5-29 8-1-6, 7	Charles Tran Property LLC 47 John Street, Middletown, NY 10940
101-5-3	Carl Heter (LE) et ak & Ruth Ann Petrosky 24 Roe Street, Florida, NY 10921
101-5-4	Bernard Heter, Jr. 81 Jayne Street, Florida, NY 10921
101-5-5	Paula N Kujawski & Susan A Kleveno, Trustees Dolores P Palmer Irrev Trust 75 Jayne Street, Florida, NY 10921
104-1-1 8-2-3	Vincent R Lempka 34 Roe Street, Florida, NY 10921

SCI MANAGEMENT PROPERTY