

August 8, 2024

MEMO

TO: Village of Warwick Planning Board
Applicant

CC: Kristin Bialosky, Planning Board Clerk
Keith Woodruff, Village Engineer

FROM: Elizabeth K. Cassidy, Esq.

RE: Attorney comments on application of Natasha Walkowicz Shea
21 Woodside Drive Warwick, NY 10990
203-2-3

I have reviewed the application of Natasha Walkowicz Shea for site plan approval to construct 2 additions together with modifications to the existing porch. I offer the following comments:

Comment	Status
1. The Property is located in the R zoning district. The project obtained area variances from the Zoning Board of Appeals on June 25, 2024. The conditions of the variance should be incorporated into any approval.	For Information
2. Application is not subject to GML 239	For Information
3. I note the comments of Keith Woodruff, dated August 2, 2024	For Information
4. A public hearing is required (See § 145-93). Applicant shall mail notice of public hearing at least ten days before the public hearing to property owners within 300 feet of the site.	

5. SEQR: This action is a Type II (See 6 NYCRR 617.5 (c) (11) and no further environmental review is required	For Information
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Recommended Action at August 13, 2024 meeting:

Set public hearing