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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 Laila and Peter Proulx
9 Campbell Road
213-1-8

I have reviewed the application of Laila and Peter Proulx for Site Plan approval to allow the construction of a single-family residence.

In preparation of this memorandum, I have reviewed the following:

- Cover letter of Friedler Engineering, dated July 24, 2024
- Site Plan Application, signed July 23, 2024
- Short Form Environmental Assessment Form, dated July 18, 2024
- Determination of the Zoning Board of Appeals dated August 17, 2009
- Determination of the Zoning Board of Appeals dated May 28, 2024

I offer the following comments:

Comment	Status
1. The Property is located in the R (Residential) zoning district.	For Information
2. Application is subject to GML 239 Review due to the site's proximity to NYS Route 17A/94. Although it is a single family home, variances are required triggering review.	

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
6. Plan Comments <ul style="list-style-type: none"> • Applicant to submit a complete site plan checklist • Applicant to address any screening along rear lot line (adjoins Warwick Valley Country Club) 	
7. The conditions of the ZBA's variance should be incorporated into any conditions of approval.	

Recommended Action at August 13, 2024 meeting:

Authorize referral pursuant to GML 239 and set public hearing