

KIRK ROTHER, P.E.

CONSULTING ENGINEER, PLLC

5 SAINT STEPHENS LANE

Phone (845) 988-0620

WARWICK, NY 1099

Email krother@kirkrother.com

March 29, 2022

Maureen Evans, Secretary
Village of Warwick Planning Board
77 Main Street
Warwick, NY 10990

**Re: Village View Estates
Amended Cluster Subdivision
KRE Project #04170.0**

Dear Ms. Evans:

The applicant for Village View has reached a settlement agreement in the Article 78 proceeding that was brought against Village View Estates and the Village of Warwick. A stipulation of the agreement is that the scope of the project be reduced to 28 lots, thereby resulting in no increase in density from the originally approved 28 lot conventional subdivision plan. To that end, kindly let this letter serve to request that the matter be placed on the April 2022 Planning Board agenda to begin the process of amending the subdivision approval.

The amended plan continues to propose that the development be designed as a cluster type subdivision with associated open space. All proposed dwellings are now single-family dwellings each on their own respective lots. The loop road with five two-family dwelling units has been eliminated. The through road connection through the Town of Warwick continues to be proposed.

Attached are preliminary drawings depicting the amended 28 Lot Cluster Subdivision Plan together with a revised Long EAF. It is presumed that the Planning Board will reaffirm their prior SEQR findings since all of the potential impacts associated with the 28 Lot Cluster Plan are less than those of the 42-unit Reduced Scale Alternative Plan that was approved by the Board.

Should you require anything further at this time, please contact our office.

Respectfully,



Kirk Rother, P.E.

cc: Client
Jay Myrow, Esq.