

**RESOLUTION OF APPROVAL
FOR SITE PLAN
FOR
RANDI AND ROBERT BARLOW
19 Poplar Street
SBL 206-1-38**

Nature of Application

Randi and Robert Barlow have applied for site plan approval which seeks to authorize the construction of an addition to an existing single-family house located at 19 Poplar Street. The parcel is located on one tax lot identified on the Tax Maps of the Village of Warwick as Section 206, Block 1, Lot 38.

Zoning District

The property affected by this resolution is located in the Residential (R) zoning district of the Village of Warwick. The proposed use is permitted within the Residential Zoning District subject to site plan approval.

Plans

The Site Plan materials being considered consist of the following:

1. A two-sheet set of plans entitled "Site Plan for Randi Barlow & Robert Barlow" prepared by John A. McGloin, PLS, dated July 2, 2024, last revised September 11, 2024
2. A Short form EAF, dated September 3, 2024
3. Application

History

Date of Application

The present application for amended site plan approval is dated September 23, 2024, and was filed with the Planning board on or about the same date.

The Planning Board undertook its first review of the application on October 9, 2024.

GML 239 Referral

This application is not subject to referral pursuant to GML 239 et seq.

SEQRA

The Planning Board determined that the proposed action is a Type II action pursuant to the New York State Environmental Quality Review Act (SEQR) and its implementing regulations so no further environmental review is required.. See 6 NYCRR 617.5(c)(11).

Public Hearing

A public hearing on this application was convened on November 12, 2024. At that meeting, no members of the public spoke in favor or against the project. No written public comment was received.

Action by the Zoning Board of Appeals

By decision dated, August 27, 2024 (Signed September 5, 2024), the Zoning Board of Appeals granted the following area variances:

- Reduction of the side yard setback from 20 feet to 9.6 feet
- Reduction of the required setback between the principal building and the accessory garage from 15.3 feet to 2.4 feet (from the porch) and 4 feet, 5 inches from the dwelling.

Findings

Project

The Planning Board has determined that final approval of the site plan will substantially serve the public convenience, safety and welfare in that the permitted construction of the proposed addition is in the best interest of the applicant and the Village.

Resolution of Approval.

NOW, THEREFORE, THE PLANNING BOARD RESOLVES to grant final approval to the site plan application of RANDI BARLOW and ROBERT BARLOW as depicted on the plans identified above upon conditions outline below, and the Chairperson (or his designee) is authorized to sign the plans upon satisfaction of those conditions below noted to be conditions precedent to such signing.

General Conditions

1. This approval is conditioned upon the applicant submitting all necessary copies of the plans to be signed, as required to the Village of Warwick Planning Department.
2. This approval is further conditioned upon the applicant paying or depositing into escrow all applicable review, inspection and any other applicable fees.
3. This approval is further conditioned upon the applicant delivering (prior to signing of the plans) proof, in writing, that all fees- engineering, legal and otherwise- in regard to this project have been fully paid.
4. The plans shall not be signed until proof satisfactory to the chair, has been presented showing that all conditions of this approval have been fulfilled or otherwise satisfied.
5. All conditions of this conditional approval shall be fulfilled within twelve (12) months from the date set forth at the foot of this resolution unless the applicant shall, within said twelve (12) month period and prior to expiration of said time, file with the Planning Board a request for an extension of this conditional approval and prove to the satisfaction of the Planning Board that such extensions is justified based upon such matters as are outside the control of the applicant. Upon expiration of said twelve (12) month period without any extensions having been granted this conditional approval shall lapse.
6. All conditions precedent to this approval shall be satisfied prior to issuance of a Building Permit for the new structure.
7. No approval is intended to be given or is given by this resolution for site plan elements depicted on adjoining properties.
8. Construction hours at the project site shall be limited to the hours of 7:00 am and 7:00 pm on weekdays and 8:00 am and 7:00pm on Saturdays. There shall be no construction on Sundays.

Specific Conditions

9. The plans shall be amended to satisfy the review comments provided by the Village Engineer dated October 1, 2024, and the Planning Board Attorney dated October 9, 2024.

10. This approval is subject to the terms and conditions of the Decision of the Zoning Board of Appeals dated August 27, 2024.

In Favor 5 Against 0 Abstain 0 Absent 0

Dated: 11/20/24



Jesse Gallo, Chairman
Village of Warwick Planning Board