

RESOLUTION OF APPROVAL
FOR SITE PLAN
FOR
NATASHA WALKOWICZ-SHEA
21 WOODSIDE DRIVE
SBL: 203-2-3

Nature of Application

The Applicant has applied for site plan approval pursuant to § 145-90 to permit construction of two proposed additions and alterations to the front porch to an existing single-family home located at 21 Woodside Drive.

Zoning District

The property affected by this resolution is located in the Residential (R) zoning district of the Village of Warwick. The proposed uses are permitted uses within the Residential Zone subject to site plan approval. The proposed project requires area variances from the Village of Warwick Zoning Board of Appeals.

Plans

The Site Plan materials being considered consist of the following:

1. A two-sheet set of plans entitled Site Plan for Natasha Walkowitz-Shea prepared by John McGloin, Professional Land Surveyor, last revised August 16, 2024.

History

Date of Application

The present application for amended site plan approval is dated July 12, 2024. The Planning Board undertook its first review of the application on August 8, 2024.

GML 239 Referral

This application is not subject to referral to the Orange County Planning Department for review.

SEQRA

This is a Type II action under SEQRA. See 6 NYCRR 617.5(c)(11) and no further environmental review was required.

Zoning Board of Appeals

The Village of Warwick Zoning Board of Appeals granted an area variance by decision signed June 26, 2024 (Resolution June 25, 2024), in which the minimum side yard setback was reduced from 20 feet to 12.1 feet.

Public Hearing

A public hearing on this application was convened on September 10, 2024, and closed that same evening. At that meeting, a neighboring property owner requested that rainwater from the roof leaders be drained away from her property. The project proposes to drain water toward Woodside Drive.

Findings

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 additions and alterations to the front porch to an existing single-family home 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 amended site plan application of NATASHA WALKOWICZ-SHEA 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 an extension 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.
9. The Chairman shall be authorized to sign the site plan upon receipt of written confirmation from the Village Engineer and Planning Board Attorney that the final site plan confirms to the terms of this approval.

Specific Conditions

10. This approval is subject to the terms and conditions of the Decision of the Village of Warwick Zoning Board of Appeals dated June 25, 2024.


In Favor 5 Against 0 Abstain 0 Absent 0

Dated: 9/19/24




JESSE GALLO, Chairman
VILLAGE OF WARWICK PLANNING BOARD

Filed in the Office of the Planning Board Clerk on this 19th day of September, 2024



Kristin Bialosky
Planning Board Secretary

I, Raina Abramson, Clerk of the Village of Warwick, does hereby certify that the foregoing resolution was filed in the Office of the Village Clerk on September 20, 2024



Raina Abramson, Clerk
Village of Warwick