

RESOLUTION OF APPROVAL
FOR AMENDED SITE PLAN
FOR
DAVID AND CECILLE JONES
24 HOWE STREET
SITE PLAN APPROVAL
SHED

SBL 210-14-13

Nature of Application

David and Cecille Jones have applied for site plan approval pursuant to 145-90 (A)(1) to authorize the construction of an accessory shed 10' by 24' at 24 Howe Street (SBL 210-14-13)

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 R district and falls under use group "b".

Plans

The Site Plan materials being considered consist of the following:

1. Application received May 12, 2025 and attachments thereto.
2. Site Plan prepared by Cecelia Lillard dated May 13, 2025, last revised September 9, 2025
3. Decision and Order of the Zoning Board of Appeals, dated December 8, 2025

History

The present application was initially filed on May 12, 2025 and first heard by the Planning Board on June 10, 2025. The application was referred to the Village of Warwick Zoning Board of Appeals, which, after a public hearing rendered a decision and order dated December 8, 2025 granting a variance to reduce the rear and side yard setbacks from 10 feet to 3 feet and reduce the distance between the proposed structure and the residential structure from 15 feet to 14.7 feet.

GML 239 Referral

This application is not subject to referral to Orange County Department of Planning pursuant to GML § 239 et. Seq.

SEQRA

The proposed action is a Type II action per 6 NYCRR 617.5(c)(12) (construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density) and no further environmental review is required.

Public Hearing

A public hearing on this application was convened on February 10, 2026. No public comment was received during the public hearing.

Findings

The Planning Board has determined that after considering the public health, safety and welfare of the public in general, the surrounding neighborhood and of the property owners, that the project satisfies the objectives and design standards as set forth in § 145-91. Specifically, the Board finds that the proposed shed

is consistent with the style and scale of the surrounding neighborhood. The project will not alter existing access and traffic patterns.

Resolution of Approval,

NOW, THEREFORE, THE PLANNING BOARD RESOLVES to grant approval to the site plan application of David and Cecille Jones 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 extensions having been granted this conditional approval shall lapse. This approval is subject to § 145-98 of the Village of Warwick Code.
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. Shed shall not be used as habitable space.

Specific Conditions

10. The plans shall be amended to satisfy the review comments provided by the Village Engineer dated January 7, 2026 and Village Attorney, dated January 13, 2026.

Motion by Member Brown, Second by Member Holland

In Favor 4 Against 0 Abstain 0 Absent 1 (Member Barber)

Dated: February 10, 2026



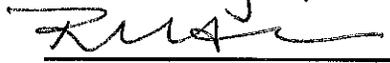
Jesse Gallo, Chairman
Village of Warwick Planning Board

Filed in the Office of the Planning Board Clerk on this 12th day of February, 2026



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 February 13, 2026



Raina Abramson, Clerk
Village of Warwick