

RESOLUTION OF APPROVAL
FOR SITE PLAN APPROVAL
FOR
ILYSA MEMMER
36 COLONIAL AVENUE
SBL 208-1-3

Nature of Application

Ilysa Memmer has applied for site plan approval for the conversion of an existing single-family residence into an "Office, Professional/Business/Government" with site improvements including the creation of 6 parking spaces.

Zoning District

The subject property is located in the R zoning district and Limited Office Overlay (LO). The proposed use appears to be an "Office, Professional/Business/Government" which is a permitted use in the LO district and subject to use group "j." The proposed use is permitted subject to site plan.

Plans

The Application materials considered included the following:

1. Application, received August 21, 2025, revised September 23, 2025
2. Short Form Environmental Assessment form revised September 23, 2025
3. Site Plan prepared by Paul Gdanski PE, revised September 15, 2025

History

Date of Application

The subject application was received on August 21, 2025 and was first heard by the Planning Board on September 9, 2025.

GML 239 Referral

This application was subject to review by the Orange County Planning Department. By letter dated October 20, 2025, the County Planning Department indicated "Local Determination."

SEQRA

The proposed action is a Type II action pursuant to SEQR (See 6 NYCRR 617.5(c)(18)).

Public Hearing

A duly noticed public hearing was held and closed on October 14, 2025.

Findings

The Planning Board finds that the proposed action is consistent with the intent of the Limited Office Overlay as set forth in § 145-25(A) of the Village's zoning code. During the

October 14, 2025, the Planning Board reviewed each of the 15 standards applicable to development within the Limited Office Overlay and found that the proposed action satisfied each of the criteria. See § 145-25(B).

Resolution of Approval

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 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. "As-built" plans shall be provided to the Village Engineer for review and approval upon completion of the improvements. The Village Engineer may require a preliminary "as-built" plan sooner if he/she determines that such a preliminary "as-built" plan is required to ensure the suitability and safety of the ongoing construction.
9. 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

10. Applicant to address the outstanding comments of Engineer Keith Woodruff, dated October 8, 2025, prior to signing of the site plan.
11. Applicant to maintain 2 existing trees in lieu of arborvitae shown on the site plan.
12. Parking shall be screened from neighboring properties and generously landscaped. The landscaping shall be maintained in perpetuity.
13. All exterior lighting, including lighting fixtures, lighting of walks and of parking areas shall be accomplished with low level fully shielded lighting in a residential style.
14. There shall be no parking, storage or standing of any commercial vehicles or construction equipment, except as otherwise permitted in residential districts, and no outdoor display of goods, outdoor storage of materials, or outdoor storage of equipment.

15. No alteration to the exterior of the principal residential building or accessory building used for the proposed activity shall be made which changes the character thereof as a residential premises except that a single sign, not exceeding two (2) square feet in area, shall be permitted, subject to all other applicable sign regulations of this Chapter. Any new construction undertaken to accommodate the proposed activity shall also be wholly consistent with the character of a residential premises.
16. The proposed use shall not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
17. No offensive noise, vibration, glare, dust, odors, heat, fumes, smoke, or electrical interference shall be detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises.
18. In no case shall the proposed use be open to the public at times earlier than 8:00 AM or later than 8:00 PM.
19. The volume of deliveries or truck traffic shall be less than an average of three (3) per day.

Motion by Member Brown, Second by Member Olsen

In Favor 5 Against 0 Abstain 0 Absent 0

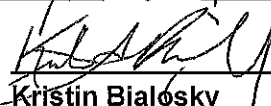
Resolution vote: October 14, 2025

Resolution Ratified: _____



**JESSE GALLO, Chairman
VILLAGE OF WARWICK PLANNING BOARD**

Filed in the Office of the Planning Board Clerk on this 4th day of November 2025


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 November 5, 2025


**Raina Abramson, Clerk
Village of Warwick**