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County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

Local Referring Board: Village of Warwick Board

Applicant: Patrick Corcoran

Project Name: 43 Wheeler Avenue

Proposed Action: Site Plan and Special Use Permit for new construction of three-family residence

Reason for County Review: Within 500 feet of NYS Route 94/17A

Date of Full Statement: October 10, 2023

Referral ID #: WRV 02-23M

Tax Map #: 207-5-1

Local File #: none provided

Comments:

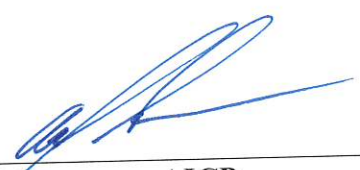
The Department has received the above referenced site plan and special use permit and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Parking: The applicant proposes the construction of three two-bedroom apartments in a three-family residence, with one parking space provided per unit. The Village of Warwick Code §145-70.A.3.a schedule of requirements sets the number of parking spaces at 2 per unit in a multifamily dwelling where the unit has at least two bedrooms. We advise the Village to ensure that sufficient parking is provided, either onsite or offsite with a Shared Parking Agreement in place.

County Recommendation: Local Determination

Date: November 2, 2023

Prepared by: Megan Tennermann, AICP, Planner


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As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning.

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VILLAGE OF WARWICK
CLERK