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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 of Trustees

Applicant: Village Board

Project Name: 8 Forester Avenue

Proposed Action: Site Plan and Special Use Permit for conversion of existing building with first floor offices to three one-bedroom apartments on the first floor and three one-bedroom apartments on the second floor

Reason for County Review: Within 500 feet of County Route 13 and NYS Route 17A/94

Date of Full Statement: October 18, 2023

Referral ID #: WRV 04-23M

Tax Map #: 207-3-3

Local File #: none provided

Comments:

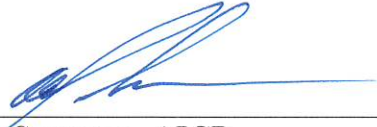
The Department has received the above referenced site plan and special use permit and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Housing Affordability: The applicant is proposing the creation of six one-bedroom apartments. We advise that this is an opportunity to ensure that housing within the Village is affordable to residents of the Village, and suggest that the rent for one of the units should be set at a level affordable to people making 80% of the Village's median household income. Housing is considered to be affordable if the combined cost of rent/mortgage, utilities, and other services such as trash pickup is less than or equal to 30% of a household's gross income. In 2023, that would mean that the cost of the "affordable" unit should be not greater than \$1,979.

County Recommendation: Local Determination

Date: November 3, 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
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