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## Orange County Department of Planning

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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 Planning Board

**Applicant:** Warwick LLC

**Project Name:** 8 Forester Ave. – Amended Site Plan

**Proposed Action:** Site Plan Review and Special Use Permit for the conversion of an existing medical office into a Multi-Unit Dwelling with six total units located in the CB Central Business District.

**Reason for County Review:** Within 500' of a State Road and a County Road (NYS Route 17A/94 & County Route 13)

**Date of Full Statement:** November 17, 2023

**Referral ID #:** WRV 05-23M

**Tax Map #:** 207-3-3

**Local File #:** None Provided

#### Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We previously provided the below comments for our initial review of the project in October 2023. We would like to reiterate the following advisory comment:


1. Housing

- The applicant is proposing the creation of six one-bedroom apartments. The Department recommends that one of the housing units in this development should be affordable to people making 80% of the County's median household income.

**County Recommendation:** Local Determination

**Date:** November 22, 2023

**Prepared by:** Obed Varughese  
Planner

  
Alan J. Sorensen, AICP  
Commissioner of Planning

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](http://www.orangecountygov.com/planning).