



Steven M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
Tel: (845) 615-3840
Fax: (845) 291-2533

Alan J. Sorensen, AICP
Commissioner

www.orangecountygov.com/planning
planning@orangecountygov.com

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

Local Referring Board: Village of Warwick ZBA

Applicant: Laila and Peter Proulx

Project Name: 9 Campbell Road

Reason for County Review: Within 500' of NYS Route 17A

Date of Full Statement: March 7, 2024

Proposed Action: Area variances:

- 1- Reduce minimum lot area from 20,000 sf to 8,125 sf;
- 2- Reduce minimum lot width 100 feet to 65 feet;
- 3- Reduce front yard setback from 35 feet to 31 feet;
- 4- Reduce the side yard setbacks for the proposed residence from 20 feet to 12 feet and 18 feet;
- 5- Reduce the total side yard setback for the proposed residence from 50 feet to 30 feet;
- 6- Reduce the side yard for the garage from 10 feet to 6 feet, 7 inches;
- 7- Reduce the rear yard for the garage from 10 feet to 5 feet;
- 8- Reduce the street frontage from 80 feet to 65 feet;
- 9- Increase the maximum development coverage from 35% to 43%;
- 10- Increase the floor area ratio from .25 to .27;
- 11- Reduce the required setback distance between a principal and accessory building under Village Code § 145-62.B from 22 feet to 16 feet.

Referral ID #: WRV 01-24M

Tax Map #: 213-1-8

Local File #: None Provided

Comments:


The Planning Department has reviewed the submitted materials regarding the appeal for 11 area variances sought for the purpose of constructing a single-family residence and to keep an existing garage that does not comply with the Zoning Code. While the Zoning Board of Appeals must weigh the local issues in balancing the needs of the appellant with the potential impacts on the surrounding area, it does not appear that intermunicipal or countywide impacts would result if the board finds that granting relief is warranted in this matter.

County Recommendation:

Local Determination

Date: March 19, 2024

Prepared by: Kate Schmidt
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.