

RESOLUTION OF APPROVAL
FOR SITE PLAN
FOR
LAILA AND JOSEPH PROULX
9 CAMPBELL ROAD
SBL: 213-1-8

Nature of Application

The Applicant has applied for site plan approval pursuant to § 145-90 to permit construction of a single-family home and alterations to an existing garage located at 9 Campbell Road.

Zoning District

The property affected by this resolution is located in the Residential (R) zoning district of the Village of Warwick. The proposed uses are permitted uses within the Residential Zone subject to site plan approval. The proposed project requires area variances from the Village of Warwick Zoning Board of Appeals.

Plans

The Site Plan materials being considered consist of the following:

1. A three (3) sheet set of plans entitled Site Plan prepared by Friedler Engineering, PLLC, dated, July 17, 2024, last revised August 12, 2024

History

Date of Application

The present application for amended site plan approval is dated July 23, 2024. The Planning Board undertook its first review of the application on August 8, 2024.

GML 239 Referral

This application was referred to the Orange County Planning Department for review pursuant to GML 239 et seq. By letter dated September 9, 2024, the OCPD indicated local determination.

SEQRA

This is a Type II action under SEQRA. See 6 NYCRR 617.5(c)(11) and no further environmental review was required.

Zoning Board of Appeals

The Village of Warwick Zoning Board of Appeals by decision signed May 30, 2024, (Resolution May 28, 2024), granted the following area variances:

Dimension	Required	Proposed	Variance
Lot Area	20000 sq ft	8125 sq ft	11875 sq ft
Minimum Lot Width	100 ft	65 ft	35 ft
Minimum Front Yard	35 ft	31 ft	4 ft
Minimum Side Yard	20 ft	12 ft	8 ft
Total Side Yard	50 ft	32 ft	18 ft
Street Frontage	80 ft	65 ft	15 ft
Maximum Development Coverage	35%	40%	5%

Public Hearing

A public hearing on this application was convened on September 10, 2024 and closed that same evening. One neighboring property owner spoke. She did not voice an objection to the project as proposed.

Findings

The Planning Board has determined that final approval of the site plan will substantially serve the public convenience, safety and welfare in that the permitted construction of the proposed single-family home and alterations to an existing garage is in the best interest of the applicant and the Village.

The Planning Board desires to enhance the existing sidewalk system. The board discussed at length whether the applicant should be required to put sidewalks in front of the proposed residence. The Board determined, however, that sidewalks are unnecessary as they would not connect to any other sidewalks and no other property on that side of Campbell Road has sidewalk.

Resolution of Approval

NOW, THEREFORE, THE PLANNING BOARD RESOLVES to grant final approval to the amended site plan application of Laila and Joseph Proulx as depicted on the plans identified above upon conditions outline below, and the Chairperson (or his designee) is authorized to sign the plans upon satisfaction of those conditions below noted to be conditions precedent to such signing.

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 of the 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.

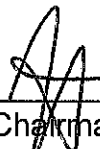
6. All conditions precedent to this approval shall be satisfied prior to issuance of a Building Permit for the new structure.
7. No approval is intended to be given or is given by this resolution for site plan elements depicted on adjoining properties.
8. Construction hours at the project site shall 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.
9. The Chairman shall be authorized to sign the site plan upon receipt of written confirmation from the Village Engineer and Planning Board Attorney that the final site plan confirms to the terms of this approval.

Specific Conditions

10. This approval is subject to the terms and conditions of the Decision of the Village of Warwick Zoning Board of Appeals dated May 30, 2024.
11. Applicant to address all outstanding comments as set forth in the memorandum of Keith Woodruff, Engineering & Surveying Properties dated September 4, 2024.

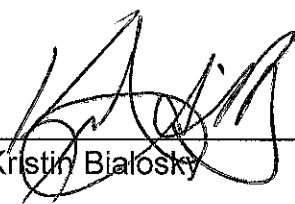
In Favor 3 Against 0 Abstain 2 (Member Bolland and Member Holland) Absent 0

Dated: 9/19/24



JESSE GALLO, Chairman
VILLAGE OF WARWICK PLANNING BOARD

Filed in the Office of the Planning Board Clerk on this 19th day of September, 2024



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 September 20, 2024

A handwritten signature in black ink, appearing to read 'Raina', written over a horizontal line.

Raina Abramson, Clerk

Village of Warwick