

TO: Village of Warwick Trustees
Village of Warwick Mayor ✓
Village of Warwick Planning Board
Village of Warwick Board of Appeals
Village of Warwick Architectural and Historic Review Board.

RECEIVED

AUG 02 2023

VILLAGE OF WARWICK
CLERK

DATE: July 31, 2023

RE: Proposed construction site plan for 43 Wheeler Ave (Patrick and Hazel Corcoran request)

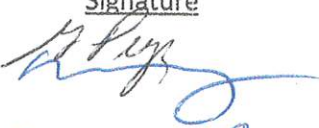






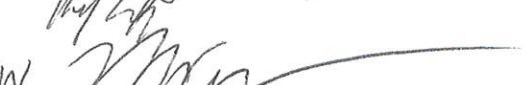
We the undersigned are concerned citizens residing on Wheeler Ave on the block that includes 43 Wheeler Ave. It is our understanding that the Corcoran family wants to build a 2-story apartment building on this site. It is also our understanding that this property could be developed as a *commercial* property which may include a larger building "foot-print" and be up to three stories in height.

We firmly believe that a commercial building would not be compatible with or appropriate for our family-oriented residential neighborhood. In the Village's "Central Space Strategy" report (p. 13), a resident survey supported *Main Street* area development with "infill buildings with retail on the ground floor and office or residential units on the second floor." However the report also reported: "With the exception of Wheeler Avenue and McEwen Street, the suggestions followed the Main Street pattern above."

In addition, on Page 12 of the Village's 2022 Comprehensive Plan, Goal Q1 seeks "to ensure new development in the Residential and Commercial zones is in character with the existing built environment in terms of scale, materials, etc., while maintaining a diversity of price points in Village housing."

We respectfully request that the Corcoran plans for an apartment building be approved and that a commercial building not be allowed.

Yours truly,

Name	Signature	Wheeler Ave Address
GERARD PIAZZA KEITH MURPHY		41 ³⁷
Margaret Murphy		41
HELEN TRUITT		45
GERMAN S COLOD		45
MATT CURTIS		46
MELODY BROWN		38
KEKE LYND		44
MATHEW CAREW SARAH CAREW		50
		48

III. Recommended Actions & Implementation

The essence of this Comprehensive Plan is its recommended actions, each created specifically to enable the Village to accomplish the various goals of the Plan. The recommended actions are listed under their corresponding goals.

Recommended Actions: Quality of Place

GOAL Q1: SAFEGUARD THE QUALITY OF RESIDENTIAL EXPERIENCE IN THE VILLAGE

RECOMMENDED ACTION: *Create a more comprehensive and simplified system of design standards/guidelines to manage the Village's sense of place.* The quality of a place can be largely maintained or improved by managing a limited number of factors: noise, light, greenspace, transportation access and the built form. The Village has a tradition of managing these factors effectively. However, the formal mechanisms for doing so are located in a wide variety of places in current zoning, which may make it difficult for applicants and planners to understand which tools are available and how and when they may be applied. One way to improve this situation would be to create a stand-alone section of the zoning law that addresses Village design standards. This could include using the design standards from the Traditional Neighborhood Design Overlay District as design guidelines to ensure new development in the Residential and Commercial zones is in character with the existing built environment in terms of scale, materials, etc., while maintaining a diversity of price points in Village housing. The TND design standards are a powerful tool for maintaining the residential character of neighborhoods. These standards could also be used as voluntary guideline, rather than mandatory standards for other parts of the Village. *

RECOMMENDED ACTION: *Strengthen provisions that buffer residential areas from commercial intrusions.* Design standards in the Village's current zoning states that "residential uses proposed adjacent to a residential district or residential uses shall be reviewed with regard to the impact of the development on such district or use. The Planning Board shall encourage the use of a combination of landscaping, buffers, berms, screens, visual interruptions, and common building materials to create attractive transitions between buildings of different architectural styles and uses."¹ While such a flexible approach has its merits, the Village should provide greater specificity to the buffers required for commercial properties abutting residential districts, establishing specific yard setbacks and or landscaping requirements in such circumstances.

RECOMMENDED ACTION: *Regularly monitor the occupancy rates of the Village's subsidized senior housing and ensure that its zoning is appropriate to foster the continued occupancy and vitality of these units.*

RECOMMENDED ACTION: *Work with the Town to designate key parcels of open space to be incorporated into a greenbelt around the Village.* The two municipalities can both benefit by jointly

¹ Village of Warwick Zoning Law, February 17, 2009, 145-91 Objectives and Design Standards, I-2, page 146,

3. Charrette Results - Synthesis Map

A large portion of this study was dedicated to obtaining the public's input on their perceptions of the future vision of Warwick. To obtain this input Vision Day 1999 was held on March 6, 1999. Although the majority of the results can be found in Section IV, some results relate directly to land use and are discussed here.

The second half of the four hour workshop was to garner input on where residents shop and conduct everyday business, what they perceive as special features of downtown, where open space should be preserved or added, and where infill retail and office development should take place. In addition, residents were asked specific questions with regard to future development of key activities including a new post office, library, farmers market and a new parking structure.

The process to collect the information was very detailed. Workshop participants were assigned to one of 12 tables each with approximately 10 people. Each table had a base map showing building footprints, streets, driveways, parking areas, the creek and other water bodies, and the railroad tracks. They were given three exercises to work through and their thoughts were recorded onto three different pieces of tracing paper that overlaid the map. The SYNTHESIS PLAN on the following page is a integration of the various exercises.

Generally, the synthesis map illustrates how residents currently relate to downtown. For example, when asked where they perceived "Main Street" to be a number of different streets were highlighted. These include Main Street, Oakland, Railroad Avenue, First Street, South Street including a portion of South Street Extension, High Street, Church Street, Forester Avenue, West Street, and Colonial Avenue from Main Street to Forester. The intent of this question was to learn where people most frequently visit for shopping and purchasing of goods. Highlighting the different "Main Streets" also illustrates current pedestrian circulation pattern to and within downtown.

Residents also expressed their desires for infill buildings with retail on the ground floor and office or residential units on the second floor. With the exception of Wheeler Avenue and McEwen Street, the suggestions followed the Main Street pattern above. *

When asked about open space, residents highlighted the Wawayanda Creek, the Village Green adjacent to the historic train station, the historic church and the Park, and outlying areas including the Welling and Kennedy properties.