

KIRK ROTHER, P.E.
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August 20, 2018

Village of Warwick Village Board
77 Main Street
Warwick, NY 10990

**Re: Special Use Permit Application
Village View Estates Cluster Subdivision
Wood Side Drive and Locust Street
Tax Parcels 201-1-1.1, 1.2, 1.3, & 2**

Dear Mayor Newhard and Village Trustees:

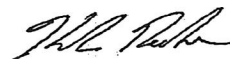
Village View Estates is seeking Realty Subdivision approval for a 45 lot residential cluster subdivision on approximately 21 acres of land fronting on Woodside Drive and Locust Street within the Village of Warwick. The property currently holds preliminary subdivision approval for a 28 lot single family subdivision as issued by the Village of Warwick Planning Board.

In accordance with Section 145-29 of the Village Code entitled *Residential Cluster Development*, the applicant is to submit a Yield Plan that is to be used as the basis of determining the base lot count. In this instance the Planning Board has agreed that the approved 28 lot subdivision can serve as the Yield Plan. Upon agreement of the Yield Plan Section 145-29(D)(4) further states that "additional units over the number which was established by the Yield Plan shall be subject to a Special Use Permit of the Village Board and subject to a Fee established by the Village Board as provided in the Village Schedule of Fees". The Village View Estates Cluster subdivision proposes 45 single family lots resulting in 17 additional units above the 28 lots established on the Yield Plan.

In consideration of the forgoing, attached herewith please find a Special Use Permit application for the 17 additional dwelling units depicted on the Cluster Subdivision Plan.

Kindly place this matter on the next available Village Board agenda for consideration. Should you have any questions, or require any additional materials, please feel free to contact this office.

Respectfully,



Kirk Rother, P.E.

Enclosures
Cc: Client
Village of Warwick Planning Board

RECEIVED

SEP 14 2018

VILLAGE OF WARWICK
VILLAGE CLERKS OFFICE

Village of Warwick
Special Use Permit Application

RECEIVED

SEP 14 2018

Date received 9/14/18
App. Fee \$200 - V#1740

VILLAGE OF WARWICK
VILLAGE CLERKS OFFICE

- 1) Applicant's name Village View Estates, LLC
2) Address 4 Fosse Court, Airmont, NY 10952
3) Tele. No. # Cell # 845-222-1812
4) Project Location Woodsides Drive + Locust Street
5) Sec. Lot & Blk 201-1-1.1, 1.2, 1.3 + 2
6) Describe Proposed Project Cluster Subdivision, Village View Estates
Special Use Permit application pursuant to Village Cluster Regulations
7) Square Footage of Parcel 20.3 acres

8) Has any variances, site plans or subdivisions been granted for the proposed property Subdivision
approval pending
If so please attach any copies of variances or Resolutions to this application form.

Signatures must be notarized

Signature of Applicant [Signature] Date 7/31/18
Robert Silber, Member

Signature of Property Owner same Date 9/12/18
[Signature]

Notary Seal: Deonna L. Footman

State of New York
County of Orange
On the 12th day of Sept year 2018

DEONNA L. FOOTMAN
Notary Public, State of New York
Registration No. 01FO6377660
Qualified in Orange County
Commission Expires 07/09/2022

Owner and/or applicant are responsible for payments of any and all consultant's fees.