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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: Ilysa Memmer

Project Name: 36 Colonial Ave Site Plan

Proposed Action: Site Plan for new development of accessory parking lot

Reason for County Review: Within 500 feet of County Route 13 (Colonial Avenue) and NYS Routes 17A/94

Date of Full Statement: September 23, 2025

Referral ID #: WRV 07-25M

Tax Map #: 208-1-3

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 have no objection regarding the Village assuming Lead Agency status for this project. We would like to offer the following advisory comments:

Environmental Constraints: The proposed project is in an area known to contain habitat suitable for endangered or threatened species, including the Bog Turtle and the Indiana Bat. We advise the Town and the applicant to ensure that best practices are followed during construction, in order to minimize any accidental takings of these species. Best practices are likely to include times for tree harvesting, among other measures.

Historic and Archeological Resources: Wawayanda Creek flows approximately 520' east of the project site. Although the creek has no direct path over the project site, there is the possibility that the site contains historic or archeological resources from indigenous settlements nearby. Any such artifacts discovered during earthwork for the proposed parking area should be logged, and the Village may wish to require that the applicant obtain a letter from the New York State Office of Parks, Recreation and Historic Preservation regarding this project.

County Recommendation: Local Determination

Date: October 20, 2025

Prepared by: Megan Tennermann, AICP, 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.