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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: Alice and Dennis Rutherford

Project Name: 30 Brady Road

Proposed Action: Site Plan and Special Use Permit for demolition of existing single family residence and new construction of two-story multifamily residential building with four total units and appurtenant improvements

Reason for County Review: Within 500 feet of the Town of Warwick/Village of Warwick boundary

Date of Full Statement: November 21, 2025

Referral ID #: WRV 08.1-25M

Tax Map #: 218-1-4

Local File #: none provided

Comments:

The Department has received the above referenced site plan and special use permit and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

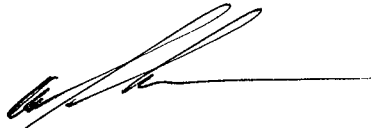
Compliance: The proposed redevelopment of the site removes a nonconforming residence and replaces it with a multifamily building that complies with all setback regulations as shown on the preliminary site plan submitted for this project. The project scale is in keeping with other homes in the area and appears to be well designed to create visual interest. We advise the Village to have the applicant prepare a landscaping plan showing the required parking lot screening; this may require an area variance.

Housing Affordability: Replacement of a single-family residence with a multi-family residence in this way allows the Village to provide affordable housing opportunities for people in the workforce. We commend the Village and the applicant for their provision of “missing middle” housing; small multifamily residences that fit in with traditional neighborhood design. We advise the Village that one of the housing units in this development at minimum should be affordable to people making 80% of the area median household income; in that case, this would mean that a household could not spend more than \$1625 per month on rent and utilities or mortgage and utilities.

County Recommendation: Approval

Date: December 30, 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.