



Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

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Alan J. Sorensen, FAICP  
Commissioner

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December 30, 2025

Kristin Bialosky  
Village of Warwick Planning Board  
77 Main Street, P.O. Box 369  
Warwick NY 10990

Re: Request for lead agency status of **30 Brady Rd**

Dear Kristin,

The Orange County Planning Department is in receipt of a lead agency coordination request for the Project listed above. We have no interest in becoming the lead agency on this project, but we would like the opportunity to review any additional SEQR information that is provided by the applicant of this project. This information should include an EAF and a full-scale site plan at a minimum, both of which have been submitted with the planning board application for this project. However, we are offering the below preliminary comments, based on the provided information:

- **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.
- **Housing Affordability:** The Department recommends 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.

Thank you for giving us the opportunity to respond to your request. We look forward to reviewing any additional information related to the application when it is referred to us for our comments. The planner from our office that will be reviewing this project is Megan Tennermann, AICP; questions, comments, or additional information should be directed to her at (845) 615-3855 or [mtennermann@orangecountygov.com](mailto:mtennermann@orangecountygov.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Alan J. Sorensen".

Alan J. Sorensen, FAICP  
Commissioner