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County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-1, m, &n

Local Referring Board: Village of Warwick Planning Board

Applicant: Elizabeth and Freeborn Jewett III

Project Name: 27 Van Duzer Pl

Proposed Action: Minor Subdivision to create two lots from one existing developed lot

Reason for County Review: Within 500 feet of NYS Routes 17A and 94

Date of Full Statement: November 21, 2025

Referral ID #: WRV 09.1-25N

Tax Map #: 204-1-19

Local File #: none provided

Comments:

The Department has received the above referenced minor subdivision 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:

Environmental Constraints: The proposed project is in an area known to contain habitat suitable for endangered or threatened species, including 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 tree harvesting times, among other measures.

Conservation Easement: There is an existing conservation easement located on Proposed Lot 2. No information regarding this easement was provided with the application. We advise the Village to determine the entity that holds and/or monitors this easement and have them review this proposed development for its potential impact to the conservation area.

Shared Driveway Agreement: Proposed Lot 2 will only have access to Van Duzer Place from a shared driveway crossing Proposed Lot 1. We advise the Village that a Shared Driveway Agreement should be put in place as part of the final recording of the subdivision. The final recorded map should also acknowledge the location of the utility easements crossing the property and verify that Proposed Lot 2 will have the right to access those services.

Historic Resources: The site is within the Warwick Village Historic District and is in an area likely to have archeological resources. We advise the Village to require the applicant to contact the New York State Office of Parks, Recreation and Historic Preservation to determine what measures need to be taken during construction to preserve the integrity of the site and any historic or archeological resources located on it.

Environmental Remediation: The site is approximately 1725 feet away from the site of a printing press that has an unlined lagoon for ink sludge that shows elevated levels of lead, chloroform and multiple other chemicals, which is in turn located 500 feet northwest of the Village of Warwick municipal water supply wells. Investigations determined that the sludge is not hazardous and therefore it is unlikely to have a negative impact on the proposed development.

County Recommendation: Local Determination

Date: January 5, 2026

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.