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Alan J. Sorensen, FAICP
Commissioner

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January 5, 2026

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

Re: Request for lead agency status of **27 Van Duzer Pl**

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:

- **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.

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.

27 Van Duzer PI Subdivision—Lead Agency

Sincerely,

A handwritten signature in black ink, appearing to read 'A. J. Sorensen', with a long horizontal flourish extending to the right.

Alan J. Sorensen, FAICP
Commissioner