

TOWN OF WARREN
ADMINISTRATIVE REVIEW
CONDITIONAL USE REVIEW – FOREST RESERVE
#2008-14-CU-AR COHEN

000203

The applicants, Arnold & Marcia Cohen are requesting an amendment to their Conditional use Permit #2006-04-CU issued by the DRB May 3, 2006. Their request is to: 1) modify the landscaping plan; 2) reduce the width of the drive way turnout(East facing) from 30 feet to 14 feet; modify the retaining wall from 65' to 14' and 4) reduce the number of screening trees on the Eastern boundary from thirty (30) to eighteen (18). This change is in response to a revised agreement with the abutting neighbor, Monteverde First Corp.

This requested amendment meets the requirements found under Sec. 9.8 Municipal Administrative Requirements,(F) Administrative Review (1) (d). As such, all abutting land owners and each member and alternate of the Development Review Board were given written notice with proof of mailing 11/25/08, published notice in the Valley Reporter on 11/26/08, and posted notice in three public places in the municipality, including posting of the notice within view of the public right(s)-of-way nearest to the subject property.

The Administrative Officer found the following:

- Monteverde First, a neighboring land owner, was a partner in the original conditions regarding the landscape screening and retaining wall and are in agreement with the proposed modifications to those conditions as evidenced by an email dated 11/11/08 from Melvin Frankel, Attorney for and VP of Monteverde First Corp to Architect James Groom.
- The requested changes in the landscape plan, retaining wall, number of screening trees and modification of the width of the driveway turnout, does not violate any of the requirements under either Article 2, Zoning Districts & District Standards, Table 2.1, Forest Reserve District nor Article 5, Development Review, Section 5.3 Conditional Use Review Standards.

The Administrative Officer hereby approves, based on the above findings, the application for an amendment to permit # 2006-04-CU.

Administrative Officer

 12/15/08
Miron C. Malboeuf date

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