

June 10, 2026
Revised January 13, 2026

MEMO

TO: Village of Warwick Planning Board
Applicant

CC: Kristin Bialosky, Planning Board Clerk
Keith Woodruff, Village Engineer

FROM: Elizabeth K. Cassidy, Esq.

RE: Attorney comments on application of David and Cecille Jones for site plan approval to authorize construction of a 10 x 24 shed (with variances)
24 Howe Street, Village of Warwick
210-14-13

I have reviewed the site plan application of David and Cecille Jones for site plan approval to install a 10 x 24 prefabricated shed at 24 Howe Street. New material from my June 10, 2026 memorandum may be found in bold

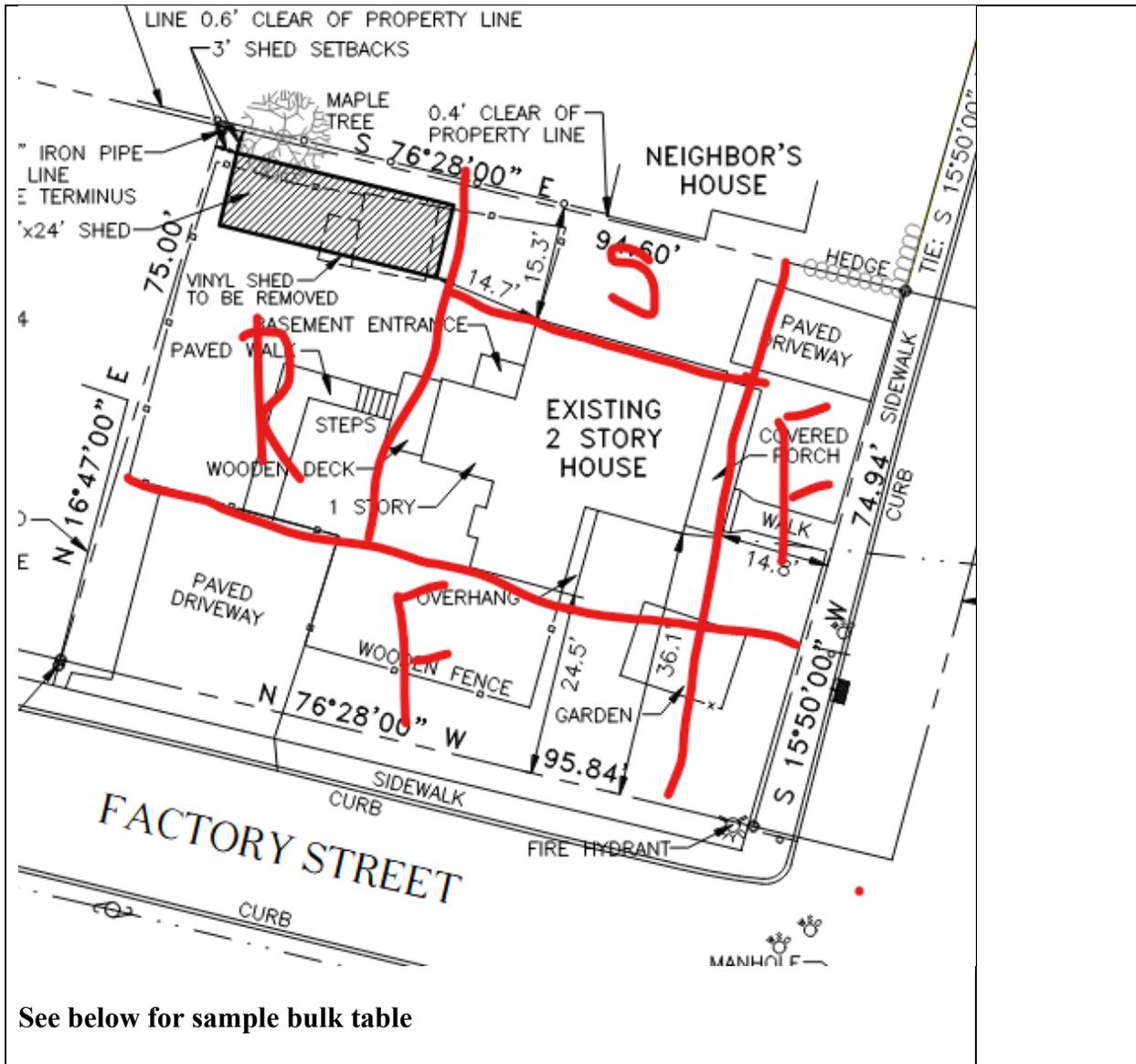
In preparation of this memorandum, I have reviewed the following:

- Application and checklist dated May 7, 2025
- Short Form Environmental Assessment Form, dated May 7, 2025
- Site Plan, dated May 13, 2025
- Site Plan prepared by Jones Shed dated September 9, 2025
- **Decision and Order of the Zoning Board of Appeals dated December 8, 2025**

I offer the following comments:

Comment	Status
1. The Property is located in the Residential (R) zoning district subject to Use Group "b".	For Information
2. Site plan approval is required pursuant to § 145-90 (A)(1) because the proposed shed does not comply with the bulk standards.	For Information

<p>3. I note the comment memoranda of Keith Woodruff dated June 6, 2025 and January 7, 2026</p>	
<p>4. The property is a corner lot. Applicant to designate side and rear yards. See 145-54.</p> <p>1-13-2026 – (Repeat Comment). The yards fronting on both Factory Street and Howe Street are to be front yards and to be noted on the bulk table.</p> <p>The Factory Street front yard is a pre-existing non-conforming condition.</p>	
<p>5. Per 145-62, The distance between a principal building and an accessory building shall be no less than the height of the accessory building but in no event less than fifteen (15) feet. Applicant to confirm compliance.</p>	<p>Variance Granted. Comment addressed</p>
<p>6. Applicant to confirm intended use of the shed. In the event the shed is intended to serve a home occupation, shed to comply with requirements of § 145-120.3</p> <p>1-13-2026 – To be a condition of approval.</p>	
<p>7. Bulk table to be corrected as follows:</p> <ul style="list-style-type: none"> • Rear yard to 10' • Alterations to development coverage as a result of the larger shed. • Shed setback to be reflect side yard and rear yard <p>1-13-2026 – Bulk Table to be corrected prior to signature of the site plan as follows:</p> <p>Identify Front yard for Factory Street. A diagram is found below. Correct yard vs. set back. There are two different dimensions with the yard being generally more restrictive than the set back.</p>	



See below for sample bulk table

8. Previous variance to be provided.

1-13-2026 repeat comment

9. Application subject to area variances: side yard and rear yard.

1-13-2026 – By decision and order dated December 8, 2025, the ZBA, the ZBA granted the following area variances:

1. Rear yard from 10 feet to 3 feet
2. Side yard from 10 feet to 3 feet.

Comment Addressed

3. Distance between proposed accessory structure and existing residential structure from 15 feet to 14.7 feet.	
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These comments are based upon a preliminary review of the submitted materials. Our office reserves the right to provide additional comment upon further submission.

Bulk Table			
	Required	Existing Proposed	Existing
Minimum Lot Area	20,000	7,130	7,130*
Lot Width	100	89.16	89.16*
Front Setback/Yard(Factory Street)	35	24.5	24.5*
Front Setback/Yard (Howe Street)	35	14.8	14.8*
Side Setback	20 feet	15.3	15.3*
Total Side Setback	50 feet	N/A Corner Lot	N/A Corner Lot
Side Yard	10 feet	15.3	3!
Rear Setback	35 feet	38.2	38.2
Rear Yard	10 feet	3	3!
Street Frontage	80 feet	74.94	74.94*
Development Coverage (%)	35	15	18.5
FAR	.25	.26	.26*
Building Coverage			
Lot Depth	125 feet	94.6	94.6*

* Pre-existing non conformity

! ZBA Variance Granted 12-8-2025