



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727

www.EngineeringPropertiesPC.com

September 4, 2024

**VILLAGE OF WARWICK PLANNING BOARD
77 MAIN STREET
WARWICK, NY 10990**

ATT: JESSE GALLO, CHAIRMAN

**RE: 9 CAMPBELL ROAD
PROULX PROPERTY (SBL 213-1-8)
WO# 1802.78**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the Proulx Property project:

- Response Letter from Friedler Engineering, PLLC, dated 08/12/24
- Site Plans prepared by Friedler Engineering, PLLC, last revised 08/12/24

Introduction:

The proposed action involves the construction of a new three (3) bedroom single-family dwelling located at 9 Campbell Road. The parcel currently contains a 939± sq.ft. garage structure with an "attic studio." The proposed project will also remove approximately 251± sq.ft. of the existing garage structure to provide 10', or more, in the rear and side yard setbacks to the adjoining properties.

The existing tax lot is situated within the Village's Residential (R) zoning district, with no portion of the parcel located within the Village's designated Historic District nor within a mapped FEMA Floodway or Floodplain. The Village's Traditional Neighborhood Design (TND) zoning district abuts the property to the south.

The applicant has also obtained multiple Area Variances from the Village of Warwick Zoning Board of Appeals on May 28th, 2024 for the following: lot area, lot width, front yard setback, side yard setback, total side yard setback, street frontage, and maximum development coverage. The language from this ZBA decision has been incorporated into the Site Plans, refer to sheet 3 of 3.

Review Comments:

1. The Site Plan Checklist submitted with the original Planning Board application on July 23rd, 2024 was left blank, see files submitted here (<https://villageofwarwick.org/9-campbell-road/>) Please provide a completed Site Plan Checklist for the project.
2. The plans specify the use of a 1" ABS pipe for the proposed water service to the dwelling. This type of plastic pipe is not approved for the transmission of potable water. Type "K" copper, or other approved pipe material and size should be utilized (Previous Comment #5).
3. Provide the size and material of the proposed sewer service to the proposed dwelling. Additionally, provide the Lowest Sewerable Elevation (LSE) for the dwelling and any necessary construction details for the construction and connection to the sewer main (Previous Comment #6).
4. Notes #2 & #3 within the Pipe Bedding Details, should be modified to specify a minimum pipe diameter of 4" with a minimum slope of 2%, for the sewer services.
5. Planning Board to determine if the construction of a concrete sidewalk along Campbell Road is required. (Previous Comment #7).
6. Note #2 of the Water Service Notes should be updated to reflect the Village of Warwick.
7. At the August 13th PB Meeting it was determined the project was a Type II action for SEQR, thus the Short form EAF provided on sheet 2 of 3 is no longer required, and can be removed.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney