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March 5, 2024

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 18 GALLOWAY ROAD
DAVID & AMY SLITER (SBL 213-8-7 & 9)
CORWIN INC. (SBL 213-8-6)
WO# 1802.79**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 18 Galloway Road project:

- Cover letter from John A McGloin, dated 2/23/24.
- Planning Board Application, dated 2/23/24.
- Short EAF, signed 2/23/24.
- Lot Line Change Plan prepared by John A McGloin, dated 2/23/24.

Introduction:

The proposed action involves the exchange of a small portion of land between the neighboring properties, 12-16 Galloway Road & 18 Galloway Road, by virtue of a lot line change and consolidation. The purpose of the project is to eliminate the existing encroachment from the property identified as 12-16 Galloway Road (Corwin Inc), across the western property line of 18 Galloway Road (Sliter) property. Please refer to the enclosed aerial photo of the project site from the Orange County GIS website, showing the approximate property boundaries.

All three (3) existing tax lots are situated within the Village's Residential (R) zoning district. Additionally, none of the three (3) tax lots are located within the Village's designated Historic District or within a mapped FEMA Floodway or Floodplain.

It is our understanding that no construction or land disturbance is proposed.

Review Comments:

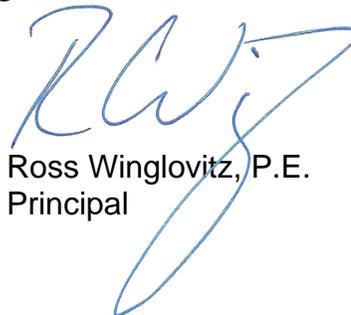
1. Since no construction is proposed for this action, the Board may elect to waive the elements related to site disturbance and construction from the Subdivision Plan Requirements checklist.
2. The location of the existing utilities (water, sewer, gas, electric, etc) servicing both properties should be provided on the plan to ensure the modification of the lot lines will not impact those existing services.
3. A table should be provided on the plan detailing each of the five (5) tax lots, within the Village and Town of Warwick, and its representative owner for clarity.
4. The Lot Line Change Plan details the modification to Town of Warwick tax parcels 52-1-22 and 52-1-23, which will require application and approval from the Town of Warwick Planning Board.
5. Applicant should address the fencing and evident use encroachments by Corwin Inc to the south of the Sliter property.
6. Questions 12a and 12b on the Short EAF should be answered "Yes". The Village's designated Historic District contains properties on the opposite side of Galloway Road.
7. Question 15 on the Short EAF should be answered "Yes", and list Indiana Bat. As this action does not propose the removal of trees, no further action is advised.
8. Planning Board attorney Robert Dickover has provided a memo regarding legal aspects of the application.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ
Senior Engineer



Ross Winglovitz, P.E.
Principal

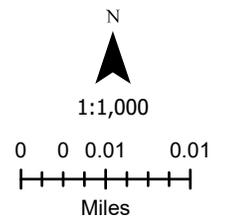
cc: Robert Dickover, Planning Board Attorney

18 Galloway Rd



March 5, 2024

- Address Points
- Municipal Boundaries
- Parcel Boundaries



CREDITS: Orange County, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, OCGIS, New York State, Maxar, Microsoft, Esri Community Maps Contributors, Orange County, NY, New
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