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May 8, 2025

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 10 COTTAGE ST SUBDIVISION
CLEMENT & HELEN TRUITT
WO# 1802.85**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 10 Cottage St - Subdivision project:

- Application for Subdivision, Checklist, and Short EAF, dated 04/22/2025
- Subdivision Plan prepared by John A. McGloin, PLS, dated 11/18/2024

Introduction:

The proposed action involves a 2-lot residential subdivision of the property located at 10 Cottage Street. The existing parcel currently contains a two-story structure of approximately 1,818 square feet, with the property records indicating the dwelling to be a two-family structure, property class 220.

The existing tax lot (210-3-13.1) is situated within the Village's Residential (R) zoning district, with no portion of the parcel within the Village's designated Historic District nor within a mapped FEMA Floodway or Floodplain.

Attached hereto is a copy of the Property Description Report from the Orange County Records which provides information on the size of the dwelling as well as list the year the dwelling was constructed of approximately 1900.

This parcel was previously subdivided into 2 tax parcels in 1989, filed in the office of the Orange County Clerk as map number 9645 on September 20, 1989. A reduced scale copy of this filed map is attached hereto. This previous 2-lot subdivision approval was subject to area variances, of unknown amounts, from the Zoning Board of Appeals, that were granted on March 7, 1989.

Review Comments:

1. The provided Short Environmental Assessment Form (SEAF) should be completed by utilizing the online NYSDEC EAF Mapper service as some questions will be pre-populated with information provided by the mapper service.
2. SEAF question #15 should be answered 'Yes', and list Indiana Bat.
3. SEAF question #20 should be answered 'Yes' and list NYSDEC site code 336061, 26 Railroad Avenue – New Grange Properties, closed on December 2006.
4. Applicant to verify if the existing dwelling at 10 Cottage Street is a single family or two-family residence and provide a note on the plan detailing this information.
5. The subdivision application will require numerous area variances from the Zoning Board of Appeals prior to Planning Board approval, including but not limited to:
 - a. Lot Area (20,000 sq.ft.)
 - b. Lot Width (100 feet)
 - c. Front Setback (35 feet)
 - d. Front Yard (35 feet)
 - e. Side Setback (20 feet)
 - f. Street Frontage (80 feet)
 - g. Lot Depth (125 feet)
 - h. Floor Area Ratio (0.25)
6. The Zoning Requirements provided on the plan should be updated to provide the calculated Floor Area Ratio for each proposed lot, as it appears that Lot #2 will exceed the 0.25 threshold ($1,818 / 6,287 = 0.28$).
7. The plans provided are missing critical design information (grading, water, sewer, and construction details). This information should be provided before a more in-depth review can be performed.

Additional review comments may be issued upon the submission of detailed design plans for the proposed development.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney



Property Description Report For: 10 Cottage St, Municipality of V. Warwick, Warwick

No Photo Available

Status: Active
Roll Section: Taxable
Swis: 335405
Tax Map ID #: 210-3-13.1
Property Class: 220 - 2 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 220 - 2 Family Res
Zoning Code: 00206
Neighborhood Code: 02222
School District: Warwick Valley
Total Assessment: 2025 - Tentative \$28,200
 2024 - \$28,200

Total Acreage/Size: 146 x 89
Land Assessment: 2025 - Tentative \$6,100
 2024 - \$6,100
Full Market Value: 2025 - Tentative \$335,700
 2024 - \$316,900
Equalization Rate: ----
Deed Book: 11059
Grid East: 529746

Property Desc: Int Cottage & North St
Deed Page: 1165
Grid North: 883031

Area

Living Area: 1,818 sq. ft. **First Story Area:** 917 sq. ft.
Second Story Area: 901 sq. ft. **Half Story Area:** 0 sq. ft.
Additional Story Area: 0 sq. ft. **3/4 Story Area:** 0 sq. ft.
Finished Basement: 0 sq. ft. **Number of Stories:** 2
Finished Rec Room: 0 sq. ft. **Finished Area Over Garage:** 0 sq. ft.

Structure

Building Style: Old Style **Bathrooms (Full - Half):** 2 - 0
Bedrooms: 4 **Kitchens:** 2
Fireplaces: 0 **Basement Type:** Full
Porch Type: Porch-covered **Porch Area:** 105.00
Basement Garage Cap: 0 **Attached Garage Cap:** 0.00 sq. ft.
Overall Condition: Normal **Overall Grade:** Economy
Year Built: 1900 **Eff Year Built:**

Owners

Clement J Truitt, II Helen M Truitt
 45 Wheeler Ave 45 Wheeler Ave
 Warwick NY 10990 Warwick NY 10990

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
5/8/2003	\$183,500	220 - 2 Family Res	Land & Building	Priovolos, James	Yes	Yes	No	11059/1165

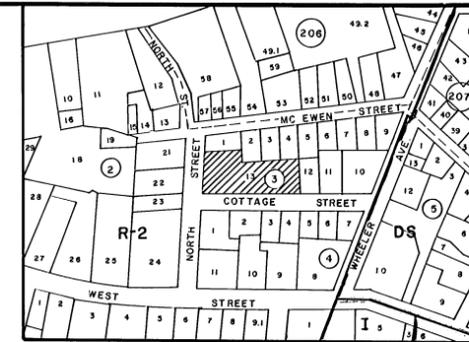
Improvements

Structure	Size	Grade	Condition	Year
Porch-covered	5 × 21	Average	Normal	1900
Porch-coverd	5 × 19	Average	Normal	1900

Taxes

Year	Description	Amount
2025	County	\$1,895.20
2024	County	\$1,847.91
2024	School	\$4,854.13
2024	Village	\$1,275.59

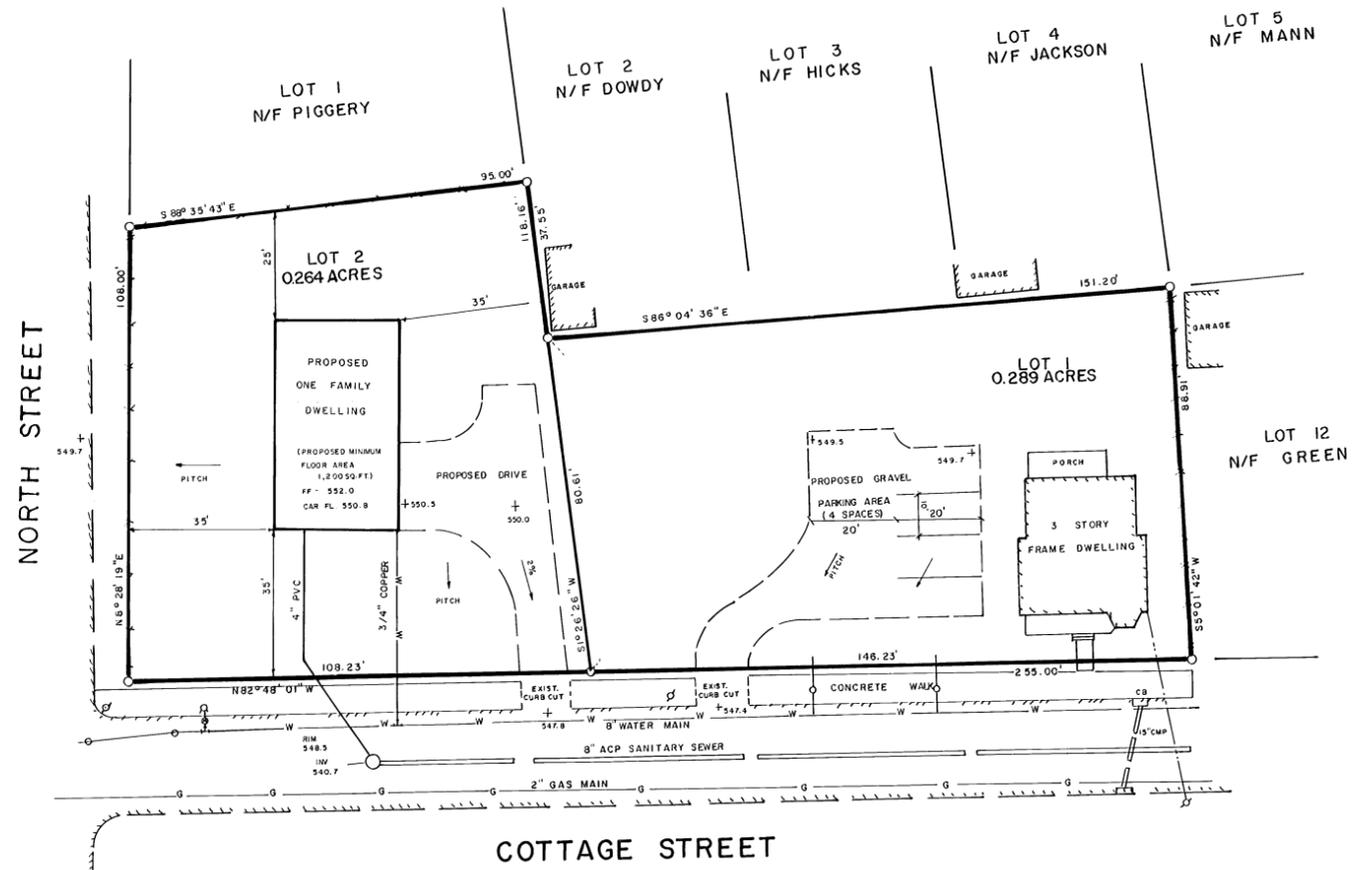
*** Taxes reflect exemptions, but may not include recent changes in assessment.**



VICINITY MAP SCALE 1" = 200'

NOTES:

1. BEING LOT 13 OF BLOCK 3 AS SHOWN ON SECTION 210 OF THE VILLAGE OF WARWICK TAX MAPS.
2. OWNER OF RECORD: JAMES & CHRISTINE PRIOVOLOS
24 JONES ROAD
WARWICK, N. Y. 10990
3. ZONE - R-2 USE GROUP "r"
MINIMUM REQUIREMENTS
AREA - 17,500 SQ. FT.
FRONT YARD - 35 FT.
REAR YARD - 35 FT.
SIDE YARD - 20 FT.
BOTH SIDES - 50 FT.
LOT WIDTH - 100 FT.
LOT DEPTH - 125 FT.
4. NUMBER OF LOTS - 2
5. TOTAL AREA = 0.553 ACRE
6. MARCH 7, 1989 THE BOARD OF APPEALS OF THE VILLAGE OF WARWICK GRANTED A NUMBER OF VARIANCES FOR JAMES & CHRISTINE PRIOVOLOS.
7. TOTAL DEVELOPMENT COVERAGE FOR LOT NO. 2 SHALL NOT EXCEED 35% AS PER THE ZONING ORDINANCE OF THE VILLAGE OF WARWICK.
8. LOTS TO BE SERVICED BY VILLAGE WATER AND SEWER



CERTIFIED TO:
 JAMES & CHRISTINE PRIOVOLOS TO BE A COMPLETE & ACCURATE SURVEY BASED ON AN ACTUAL FIELD SURVEY COMPLETED JULY 6, 1989.
Robert H. Schmick
 ROBERT H. SCHMICK, P.L.S.

Subdivision Plat Approved by the Planning Board
 Warwick, N. Y. 10990
Robert H. Schmick

ZONING BOARD OF APPEALS VARIANCE

It is the decision of this Board that the strict application of the provisions of the Zoning Law would deprive the applicants of the reasonable use of their land, and that a granting of the variance sought herein would be in harmony with the general purpose and intent of the Zoning Law, and would not detract from the general character of the neighborhood, therefore

BE IT RESOLVED this 7th day of March, 1989, by the Board of Appeals of the Village of Warwick, that the within application for the above area variances is hereby granted, on the condition that applicants seek subdivision approval from the Planning Board in accordance with the submitted plot plan.

ORANGE COUNTY CLERK
 FILED
 89 SEP 20 PM 12:16

*Map 9645
 Map filed Sept. 20, 1989
 According to Deput. Clerk*

APPROVED FOR FILING:

OWNER _____ DATE _____

APPROVED AS A FINAL SUBDIVISION PLAT BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK:

CHAIRMAN _____ DATE _____

FINAL PLAT

DAVID S. McDOUGALL, P.E. CONSULTING ENGINEER	ROBERT H. SCHMICK, WARWICK, N.Y. PROFESSIONAL LAND SURVEYOR	
SUBDIVISION OF PROPERTY FOR PRIOVOLOS		
VILLAGE OF WARWICK ORANGE COUNTY, N.Y.		
REVISIONS: 6-1-89 7-17-89	CHECKED BY: DSM	
		DATE: 7-18-88
		PROJECT: 87-175 646

PRIOVOLOS