



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727
www.EngineeringPropertiesPC.com

June 6, 2025

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 24 HOWE STREET
DAVID & CECILLE JONES
WO# 1802.87**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 24 Howe St. project:

- Application, Checklist & Short EAF, dated 05/07/2025
- Site Plan, dated 05/13/2025

Introduction:

The proposed action includes the construction of a new shed accessory structure on the property located at 24 Howe Street. As detailed from the provided Site Plan, the applicant proposes to remove an existing shed structure and construct a 10' x 24' shed in the northwest corner of the property. The proposed accessory structure will yield a separation of approximately 3.0' from the northern property line, 22 Howe St. (Sherer), and 3.0' from the western property line, 31 John St. (Roma).

The existing tax lot (210-14-13) 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. Single (one) family residences are a permitted use within the Residential (R) zoning district and shall utilize Use Group "b" for the Bulk Requirements.

Review Comments:

1. The Proposed Site Plan submitted for the project, dated 05/13/2025, does not provide information on whom prepared this plan. However, the provided Application for Site Plan lists a Cecelia Lillard of Florida, NY as the plan preparer. Applicant to clarify.
2. The Site Plan should be updated to provide the date the survey was completed by Margaret M Hillriegel, PLS.
3. The Table of Bulk Requirements provided on the site plan should be corrected to list the required minimum rear yard of 10 feet.
4. The development coverage of the property should be calculated for the existing and the proposed conditions to ensure the property does not exceed the maximum of 35%.
5. Will the accessory shed structure be screened from neighboring properties? It appears that the adjoining property to the north currently has a chain link fence, of unknown height.
6. A copy of the signed and sealed record survey of the property performed by Margaret Hillriegel PLS should be provided to the Board.
7. The Application lists the prior property owner (Marry Warrener) obtained a variance from the Village ZBA in 2013. Applicant to provide a copy of this variance for the Board's review.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney