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June 6, 2025

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 25 PARK AVENUE
TIMOTHY & AMY SMITH
WO# 1802.88**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 25 Park Ave project:

- Application, Checklist & Short EAF, dated 05/20/2025
- Site Plan prepared by John A McGloin, last revised 05/05/2025

Introduction:

The proposed action includes an addition to the existing single-family residence located at 25 Park Avenue. As detailed from the provided Site Plans, the applicant proposes to construct an approximately 12' x 30' single-story addition to the southern side of the dwelling. The proposed addition will yield a separation of approximately 7.4' from the southern property line shared with the property located at 21 Park Avenue (Gleason).

The existing tax lot (214-5-3) 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. A table of the bulk requirements for Use Group "b" should be added to the plans that details the existing and proposed dimensions to confirm compliance with the zoning code.
2. The limit of the front, rear and side setbacks for the property should be added to the plans.
3. The depth of the proposed addition should be added to the plans, which is listed in the planning board application as 30 feet.
4. The Development Coverage for the property for the existing and proposed conditions should be calculated and provided on the plans.
5. An area variance will be required from the Zoning Board of Appeals for the proposed encroachment into the side yard setback.
6. Applicant to confirm the proposed addition will not impact existing underground utilities (water, sewer, gas, etc) to the residence. Provide a note on the plans detailing this.
7. The existing fence on the property currently terminates on the southern side of the dwelling in the location of the proposed addition. Applicant to detail the fence modifications, if any.
8. The Village of Warwick Planning Board approval box should be added to the plans.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney