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December 4, 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:

- Site Plan prepared by John A McGloin, last revised 11/18/2025

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 36.75' 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.

The Site Plans, as submitted, have incorporated the necessary information and adequately addressed all of the previous review comments issued by our office.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers

Keith Woodruff, CFM, CPESC  
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney