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November 6, 2025

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

ATT: JESSE GALLO, CHAIRMAN

**RE: JEWETT 2-LOT SUBDIVISION
27 VAN DUZER PLACE
SECTION 204 BLOCK 1 LOT 19
WO# 1802.97**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the Jewett 2-Lot Subdivision project:

- Cover Letter, Application & Checklist, dated October 22, 2025
- Short Form EAF
- Subdivision Plan, prepared by Kirk Rother, dated 09/23/25

Introduction:

The proposed action involves the subdivision of an existing 18.4± acre parcel into two (2) single family residential lots, consisting of 6.18± acres and 12.2± acres respectively, for the construction of a second dwelling located on Lot #2.

The existing parcel is located within the Village's Residential (R) zoning district and the Village's Historic District. Additionally, no portion of the property is within, or adjacent to, a regulated FEMA Special Flood Hazard Area (SFHA).

The existing dwelling on the parcel (204-1-19) currently utilizes numerous easements across the adjoining property identified as Section 204 Block 1 Lot 20, including a 15' wide overhead electric easement, 15' wide water easement, and a 20' wide sewer easement to the Village of Warwick. The proposed second dwelling would attempt to utilize many of these same easements for water, electric, sewer, and a new easement for access.

Review Comments:

1. Question 12b from the Short Form EAF has identified the property as being located in, or adjacent to, an area designated as sensitive for archaeological sites. Applicant to submit project to SHPO for investigation.
2. Question 15 from the Short Form EAF has identified the project may contain endangered or threatened species, more specifically Indiana Bats. The Plans shall provide a note detailing the time of year restriction for the removal of all trees as mitigation for the bats.
3. Site Plans should be updated to provide proposed grading for the proposed driveway and dwelling on Lot #2. Additionally, the plans should depict the limit of earth disturbance activities and removal of existing trees.
4. Applicant to provide copies of the existing easement language for review.
5. The Site Plan shall be updated to detail the numerous existing easements and identify the proposed easements to serve the 2-lot subdivision development.
6. The architectural plans for the dwelling for proposed Lot #2 shall be reviewed and approved by the Village's Architectural and Historic District Review Board (AHDRB).

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney