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April 8, 2026

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

**ATT: JESSE GALLO, CHAIRMAN**

**RE: 67 SOUTH STREET  
OVERLOOK DRIVE WARWICK, LLC  
SECTION 211 BLOCK 10 LOT 9  
WO# 1802.98**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 67 South Street project:

- Application and Short Form EAF dated 03/11/2026
- Site Plan prepared by Schmick Surveying, Inc dated 02/23/2026

Introduction:

The proposed action involves the conversion of an existing two-story two-family residential dwelling to a proposed three-family residence, defined as a "Multiple Residence" within the Village Zoning Code.

The existing parcel is located within the Village's Residential (R) zoning district and within the Recommended Historic Overlay, but NOT within the Historic District. Additionally, the rear portion of the parcel is within the 100-year floodplain, a regulated FEMA Special Flood Hazard Area (SFHA), identified as Zone AE.

Review Comments:

1. Applicant to submit a project cover letter providing a detailed description of the property history and the proposed modification to be reviewed by the Planning Board.
2. Multiple Residence is a Special Permitted Use within the R zoning district that requires the application to comply with §145-127 of the Zoning Code, including but not limited to:
  - a. Minimum lot size of 22,500 square feet. As detailed on the Plans, the existing parcel is 7,377± square feet, thus a variance from the ZBA will be required.

- b. There shall be provided on the same lot, a suitably fenced children's play area containing not less than one hundred (100) square feet of ground area for each dwelling unit.
  - c. There shall be no parking areas between the front lot line and a principal residential building.
  - d. The number of dwelling units shall be calculated in accordance with the residential density requirements of §145-28.G(2)(a) of the Zoning Law.
  - e. Wherever space is provided for the parking of four (4) or more vehicles in the open, such spaces shall be individually identified by means of pavement markings. No parking space shall be located in any front yard or with(in) ten (10') feet of any lot line in side or rear yards.
3. Applicant to address the encroachment of the existing 2-car garage on the adjoining property to the north, identified as Section 211 Block 10 Lot 10.1 (Mathisen).
  4. Applicant to address the encroachment of the existing paved driveway access on the adjoining property to the south, identified as Section 211 Block 10 Lot 8 (Hooper).
  5. The following changes and/or additional information should be provided on the Plans:
    - a. List the existing and proposed use of the property.
    - b. Update the record owner information to match the provided deed, dated 3/21/26
    - c. Provide the number of existing and proposed bedrooms, per unit and total.
    - d. A calculation of the minimum number of parking spaces required, and provided, pursuant to §145-70 shall be provided.
    - e. The location of the mapped 100-year floodplain should be provided on the plan.
    - f. The proposed parking layout shall be revised to not park within the paved driveway that will potentially limit access to the parking spaces near the existing garages.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC  
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney