

June 6, 2025

MEMO

TO: Village of Warwick Planning Board
Applicant

CC: Kristin Bialosky, Planning Board Clerk
Keith Woodruff, Village Engineer

FROM: Elizabeth K. Cassidy, Esq.

RE: Attorney comments on application of David and Cecille Jones for site plan approval to authorize construction of a 10 x 24 shed (with variances)
24 Howe Street, Village of Warwick
210-14-13

I have reviewed the site plan application of David and Cecille Jones for site plan approval to install a 10 x 24 prefabricated shed at 24 Howe Street

In preparation of this memorandum, I have reviewed the following:

- Application and checklist dated May 7, 2025
- Short Form Environmental Assessment Form, dated May 7, 2025
- Site Plan, dated May 13, 2025

I offer the following comments:

Comment	Status
1. The Property is located in the Residential (R) zoning district.	For Information
2. Site plan approval is required pursuant to § 145-90 (A)(1) because the proposed shed does not comply with the bulk standards.	
3. I note the comment memorandum of Keith Woodruff dated June 6, 2025.	

4. The property is a corner lot. Applicant to designate side and rear yards. See 145-54.	
5. Per 145-62, The distance between a principal building and an accessory building shall be no less than the height of the accessory building but in no event less than fifteen (15) feet. Applicant to confirm compliance.	
6. Applicant to confirm intended use of the shed. In the event the shed is intended to serve a home occupation, shed to comply with requirements of § 145-120.3	
7. Bulk table to be corrected as follows: <ul style="list-style-type: none"> • Rear yard to 10' • Alterations to development coverage as a result of the larger shed. • Shed setback to be reflect side yard and rear yard 	
8. Previous variance to be provided.	
9. Application subject to area variances: side yard and rear yard.	

These comments are based upon a preliminary review of the submitted materials. Our office reserves the right to provide additional comment upon further submission.