

77 Main Street
Post Office Box 369
Warwick, New York 10990
www.villageofwarwick.org



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK
INCORPORATED 1867

1/18/2024

RE: Application for construction of dwelling at 9 Campbell Rd.

Mr. & Mrs. Proulx,

Based on the plan/survey provided with the Building Permit Application and Planning Board Application that was submitted for the construction of a new home at 9 Campbell Rd, it will need at least one area variance to be built as indicated. Area variances are also required to keep the existing garage as proposed, which does not comply with zoning requirements and was constructed without necessary approvals. Specifically, the following area variances are required:

- Minimum Lot Area (20,000 sq. ft. required; 8,125 sq. ft. proposed)
- Lot Width (100 ft. required; 65 ft. proposed)
- Front Setback for Proposed Dwelling (35 ft. required; 31 ft. proposed)
- Front Yard for Proposed Dwelling (35 ft. required; 31 ft. proposed)
- Side Setback for Proposed Dwelling (20 ft. required; 12 ft. and 18 ft. proposed)
- Total Side Setback for Proposed Dwelling (50 ft. required; 30 ft. proposed)
- Side Yard for Existing Garage (10 ft. required; 6 ft. 7 in. proposed)
- Rear Yard for Existing Garage (10 ft. required; 5 ft. proposed)
- Street Frontage (80 ft. required; 65 ft. proposed)
- Maximum Development coverage (35% required; 43% proposed)
- Floor Area Ratio (0.25 required; 0.27 proposed)
- Village Code § 145-62.B: Distance between principal building and accessory building shall be no less than the height of the accessory building: provide the height of the existing garage to determine the required setback distance

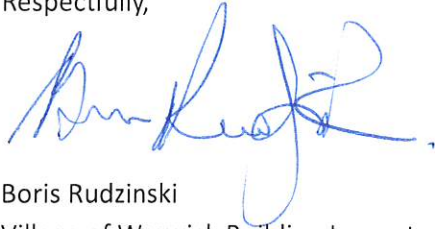
For this reason, the building permit application will be denied by the Building Department and will have to be reviewed and approved by the Zoning Board of Appeals.

Please submit the complete ZBA Application package including a Short Environmental Assessment Form utilizing the DEC EAF Mapper (<https://gisservices.dec.ny.gov/eafmapper/>) and fees & escrow to be put before the ZBA at the earliest scheduled meeting date.

All information has to be provided to the Planning/Zoning Board Secretary Kristin Bialosky at least three (3) weeks prior to the Zoning Board of Appeals meeting at which review is sought.

If you have any further questions, please feel free to contact the Planning Board Secretary.

Respectfully,



Boris Rudzinski

Village of Warwick Building Inspector/Code Enforcement

77 Main Street/PO Box 369

Warwick, NY 10990

Phone: (845) 986-2031

Email: building@villageofwarwick.org