

July 3, 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 Tim and Amy Smith
25 Park Avenue
214-5-3

I have reviewed the application of Tim and Amy Smith to permit construction of a single-story addition. In preparation of this memorandum, I have reviewed:

- Application, signed May 20, 2025
- Survey prepared by John McGloin, dated June 14, 1990, last revised May 5, 2025

I offer the following comments:

Comment	Status
1. The Property is located in the R zoning district. Single-family homes are a permitted use and fall under use group “b”.	For Information
2. I note and concur with the comments of Keith Woodruff, dated June 6, 2025.	
3. The proposed addition requires site plan approval because it does not comply with the bulk table. See § 145-90 (1). The proposed addition will require an area variance	For Information

reducing the side yard set back from 20 feet to 7.4 (a variance of 12.6 feet).	
4. A public hearing is required (See § 145-93). Applicant shall mail notice of public hearing at least ten days before the public hearing to property owners within 300 feet of the site.	For Information
5. SEQR: This action is a Type II (See 6 NYCRR 617.5 (c) (11) and no further environmental review is required	For Information
6. The application is not subject to GML 239 review	For Information
7. The subject site is a corner lot pursuant to § 145-54. Applicant to designate which yard is the side yard and rear yard and note such designation on the site plan. At present, it appears it is the intention that the addition be located in the side yard.	
8. Building Inspector confirmed garage is pre-existing non-conformity. 145-62 requires a separation of 15 feet between principal and accessory structures. Provided the proposed addition does not increase the existing non-conformity, a variance from 145-62 will not be required. Applicant and engineer to confirm.	

Next action: Recommend referring to Zoning Board of Appeals subject to confirmation that proposed development coverage does not exceed 35%