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VILLAGE OF WARWICK

INCORPORATED 1867

November 21, 2024

RE:19 Welling Pl,
Warwick NY 10990

Determination from Building Dept. regarding if Floor Area Ratio will be increased based on construction proposal

Dear Planning Board Members,

The 3rd story/Attic space is accessible by an interior set of stairs with a solid floor, and on that basis is included in the existing floor area calculations. The applicant proposes to increase the floor area of the second floor while at the same time, alter the roof line.

The revised roofline eliminates the prior attic space, replacing it with roof trusses. This effectively eliminates the area of the current attic floor to be removed from the floor area calculation. A cross section of the building showing both the existing conditions and proposed conditions is attached for reference.

As certified by the applicants NYS Licensed Architect, Christopher Collins, the Floor Area Ratio or existing vs, proposed is as follows:

Building Floor Area		
Level	Existing	Proposed
First Floor	2610	2610
Second Floor	1804.5	2610
Attic	806	0 - Roof Trusses
Total	5220.5	5220
Lot Area: 0.090 ± Acres or 3920.4 sq. ft.	FAR = 1.33	FAR = 1.33

In rendering this determination, I have relied on the following authority:

Definition of Gross Floor Area from Village of Warwick Zoning Code-

GROSS FLOOR AREA. The term "gross floor area" (GFA), as used herein, shall mean the gross floor area, including the exterior building walls, of all floors of a building or structure. GFA shall include all occupiable areas minus the following deductions:

[1] Vehicular parking and loading areas within the structure. 126 February 17, 2009

[2] Village of Warwick Zoning Law Floor area occupied by HVAC (heating, ventilating, and air conditioning), mechanical, electrical, communications, and security equipment or apparatus.

New York State Building Code 2020

Chapter 2 Definitions

[BE] FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

Building code section 1207.2 Minimum ceiling heights. Reads as follows-

Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet (2134 mm) above the finished floor.

Exceptions:

1. In one- and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center shall be permitted to project not more than 6 inches (152 mm) below the required ceiling height.

2. If any room in a building has a sloped ceiling, the prescribed ceiling height for the room is required in one-half the area thereof. Any portion of the room measuring less than 5 feet (1524 mm) from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.

3. The height of mezzanines and spaces below mezzanines shall be in accordance with Section 505.2.

4. Corridors contained within a dwelling unit or sleeping unit in a Group R occupancy shall have a ceiling height of not less than 7 feet (2134 mm) above the finished floor.

By virtue of the foregoing, it is my determination that the proposed F.A.R. of 1.33 is no greater than the existing F.A.R. of 1.33.

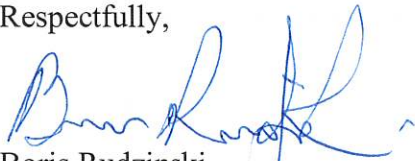
I further determine that the F.A.R. of 1.33 is a pre-existing non-conformity.

Pursuant to § 145-131 (C) of the Village of Warwick Zoning Code -

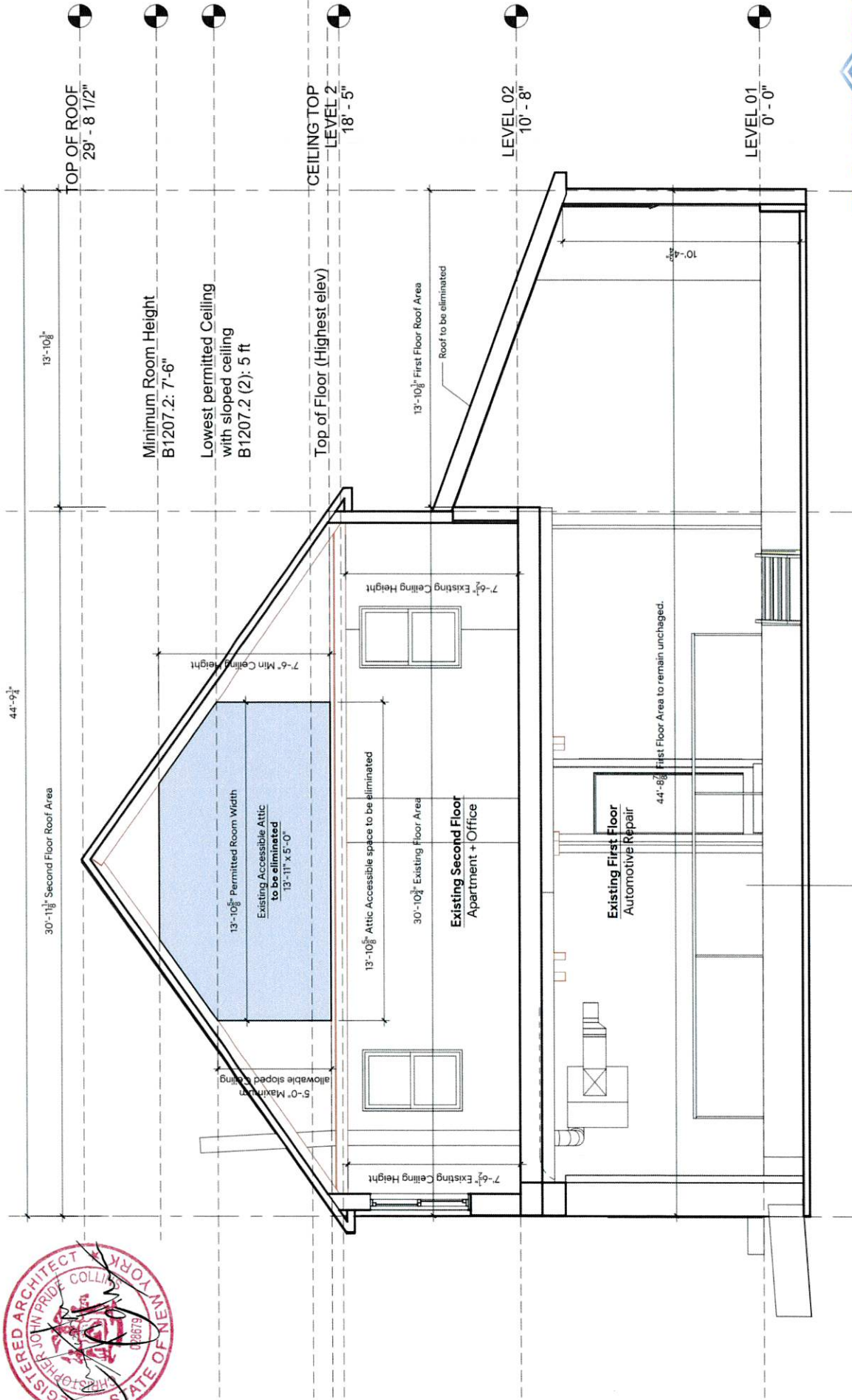
Normal maintenance and repair, structural alteration in moving, reconstruction or enlargement of a building which does not house a nonconforming use, but is nonconforming as to the district regulations for lot area, lot width, lot depth, front yard, side yard, rear yard, minimum height, maximum lot coverage or minimum livable floor area per dwelling is permitted

if the same does not increase the degree of or create any new nonconformity.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Boris Rudzinski', with a stylized flourish at the end.

Boris Rudzinski
Village of Warwick Building Inspector

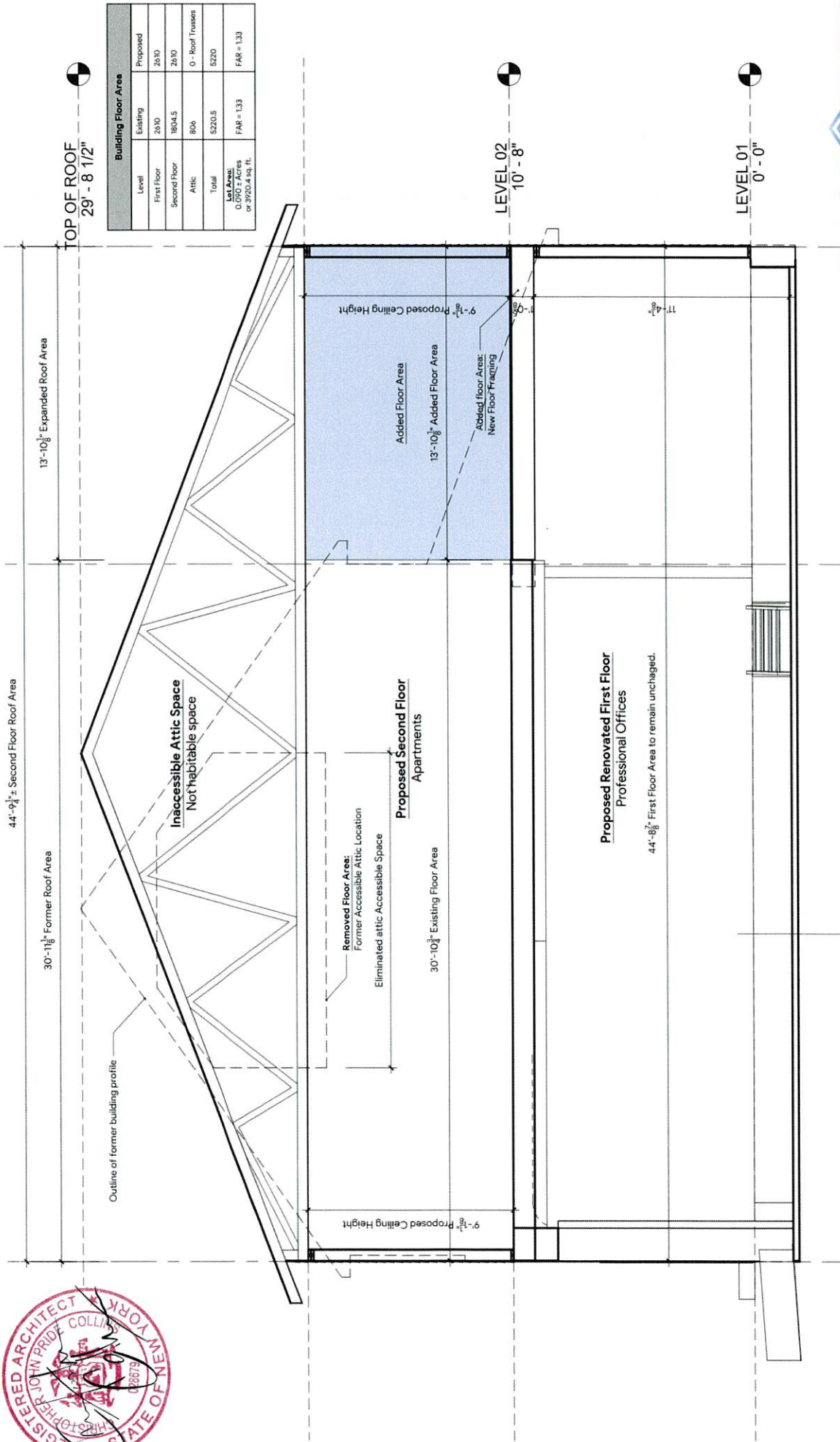


19-WELLING: EXISTING CONDITIONS SECTION

NOV. 20, 24

SCALE: 1/4" = 1'-0"





19-WELLING: PROPOSED BUILDING SECTION

NOV. 20, 24

BASE10
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SCALE: 1/4" = 1'-0"