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October 22, 2025

Jesse Gallo, Chairman
Village of Warwick Planning Board
77 Main Street
Warwick, NY 10990

**Re: Jewett 2 Lot Subdivision
27 Van Duzer Place, Warwick, NY
KRE Project #24111**

Dear Chairman Gallo,

Enclosed please find the following submitted in support of an application for a two lot subdivision of property located at 27 Van Duzer Place in the Village of Warwick.

- 1 – Check in the amount of \$350.00 Preliminary Fee
- 1 – Check in the amount of \$150.00 Final Fee
- 1 – Check in the amount of \$2,000.00 Escrow
- 1 – Planning Board Application
- 1 – Planning Board Checklist
- 1 – Short EAF
- 1 – Prior Subdivision Filed Map (Wyndhurst)
- 6 – Jewett 2-Lot Preliminary Subdivision Map.

The project proposes a 2-lot subdivision of approximately 18.4 acres of land fronting on Van Duzer Place and Woodside Drive in the Village's R Zoning District. The property is currently improved with a single family dwelling and accessory structure. The applicants, who are siblings, wish to subdivide the estate into two lots to allow for the construction of one new residence.

The property was the subject of a 2-lot subdivision in 2009 known as the Wyndhurst Subdivision. The present application is shown as Wyndhurst Lot 1 on that Filed Map. As can be seen, a portion of the lot was preserved with a conservation easement and an access easement to the benefit of Wyndhurst Lot 1 was reserved through the conservation easement to Woodside Drive. A second access easement was also reserved through Wyndhurst Lot 2 to Maple Ave. The current access to the existing dwelling is from Van Duzer Place.

The proposed subdivision meets the Zoning Bulk Requirements with proposed Lot 1 continuing to have frontage on, and access to, Van Duzer Place. Proposed Lot 2 satisfies its lot width requirement along parcels frontage on Woodside Drive. The applicants wish to share the existing drive from Van Duzer Place as means of access to both lots so as to avoid having to install a new driveway through the easement to Woodside Drive, thereby keeping the conserved lands intact. We believe the proposed layout meets all of the bulk requirements for

the Zone. An access and utility easement will be placed over the portion of the existing driveway within proposed Lot 1 to the benefit of proposed Lot 2.

Kindly place this matter on the next available Planning Board agenda for discussion. Should you have any questions, or require any additional materials, please feel free to contact this office.

Respectfully,

A handwritten signature in blue ink, appearing to read "Kirk Rother", enclosed in a rectangular box.

Kirk Rother, P.E.

Enclosure
CC: Client