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August 2, 2024

**VILLAGE OF WARWICK PLANNING BOARD
77 MAIN STREET
WARWICK, NY 10990**

ATT: JESSE GALLO, CHAIRMAN

**RE: 9 CAMPBELL ROAD
PROULX PROPERTY (SBL 213-1-8)
WO# 1802.78**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the Proulx Property project:

- Cover Letter, dated 07/24/24
- Application for Site Plan, dated 07/23/24
- Site Plans prepared by Friedler Engineering, PLLC, last revised 07/17/24
- Village of Warwick ZBA Decision, signed 05/30/24

Introduction:

The proposed action involves the construction of a new three (3) bedroom single-family dwelling located at 9 Campbell Road. The parcel currently contains a 939± sq.ft. garage structure with an “attic studio.” The proposed project will also remove approximately 251± sq.ft. of the existing garage structure to provide 10’, or more, in the rear and side yard setbacks to the adjoining properties.

The existing tax lot is situated within the Village’s Residential (R) zoning district, with no portion of the parcel located within the Village’s designated Historic District nor within a mapped FEMA Floodway or Floodplain. The Village’s Traditional Neighborhood Design (TND) zoning district abuts the property to the south.

The applicant has also obtained an Area Variance from the Village of Warwick Zoning Board of Appeals on June 25th, 2024 for the proposed side yard setbacks of 12.1’ and 15’. The language from this ZBA decision has been incorporated into the Site Plans, refer to sheet 2 of 2.

Review Comments:

1. Applicant to complete the Site Plan Checklist for the project.
2. A note should be added to the plans in accordance with condition #4 from the ZBA decision, limiting the use of the garage to be an accessory garage and not to be used for residential or business purposes.
3. Applicant to confirm what, if any, utility services are currently provided to the garage structure. Provide the location, size, and material, of these services, if known, to the plans.
4. Verify if the existing gravel driveway to remain a gravel surface or be paved.
5. Provide the size and material of the proposed water service to the proposed dwelling. Additionally, provide a water shutoff within the water service and any necessary construction details for the construction and connection to the water main.
6. Provide the size and material of the proposed sewer service to the proposed dwelling. Additionally, provide the Lowest Sewerable Elevation (LSE) for the dwelling and any necessary construction details for the construction and connection to the sewer main.
7. Planning Board to determine if the construction of a concrete sidewalk along Campbell Road is required.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney