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August 2, 2024

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 21 WOODSIDE DRIVE
NATASHA WALKOWICZ SHEA (SBL 203-2-3)
WO# 1802.80**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 21 Woodside Drive project:

- Site Plan prepared by John A McGloin, last revised 07/15/24.
- Application for Site Plan
- Village of Warwick ZBA Decision, signed 06/26/24

Introduction:

The proposed action involves an addition to the existing single-family residence located at 21 Woodside Drive. As detailed from the provided Site Plans, there are two (2) proposed additions to the residence, along with a modification to the existing porch on the front of the dwelling. The southern addition being approximately 14' x 30' (420± sq.ft.) in size, with the northwest addition comprising of 20' x 4' (80± sq.ft.) in size.

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 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. Condition #2 from the ZBA Decision requires the applicant to provide proper stormwater management measures to drain stormwater to the road. The Site Plans should provide the location and detailed design information of these management measures.
2. The location of the existing service utilities should be added to the plans. Based on the provided pictures in the application package, it appears that the existing water service to the residence is located within the location of the proposed southern addition.
3. Will the existing Bilco Doors located on the rear portion of the dwelling be relocated? These doors are currently within the designated area for the proposed northwest addition.
4. The Specifications for the proposed project, provided within the application package, prepared by Greig Andersen, RA details the installation of a central air-conditioning system. Where will the proposed condensing units, and their concrete pads, be located?
5. Silt fencing, or similar NYSDEC approved erosion control practices, should be placed along the southern property line to prevent sediment laden stormwater from discharging onto the neighboring property.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney