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October 1, 2024

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 19 POPLAR STREET
RANDI & ROBERT BARLOW
WO# 1802.81**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 19 Poplar Street project:

- Cover letter and Application for Site Plan, dated 09/12/2024
- Site Plan prepared by John A McGloin, last revised 09/11/2024

Introduction:

The proposed action involves an addition to the existing single-family residence located at 19 Poplar Street. As detailed from the provided Site Plans, the applicant proposes the removal of the existing deck along the western side of the building (rear yard), to construct an approximately 20' x 28' addition to the dwelling. The proposed addition, along with the incorporated porch, will yield a separation of 2.4' from the existing garage structure.

The applicant has also obtained the following two (2) Area Variances from the Village of Warwick Zoning Board of Appeals on August 27th, 2024; minimum side yard setback of 9.6 feet, and distance between a principal building and an accessory building of 2.4 feet. The language from this ZBA decision has been incorporated into the Site Plans, refer to sheet 2 of 2.

The existing tax lot (206-1-38) is situated within the Village's Residential (R) zoning district, with no portion of the parcel within the Village's designated Historic District nor within a mapped FEMA Floodway or Floodplain.

Review Comments:

1. Applicant to verify if proposed addition will impact existing underground water and/or sewer services to the existing dwelling.
2. Does the existing garage structure contain any water or sewer service connections? If so, will the foundation construction of the proposed porch, or building addition, encroach on these services?
3. The existing porch along the front of the dwelling should be dimensioned, either from the building face, or to the property line, as it is encroaching into the front yard setback.
4. The Table of Bulk Requirements should be revised to provide the dimension of the front yard setback to the existing porch.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney