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June 10, 2024

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 18 GALLOWAY ROAD
DAVID & AMY SLITER (SBL 213-8-7 & 9)
CORWIN INC. (SBL 213-8-6)
WO# 1802.79**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 18 Galloway Road project:

- Lot Line Change Plan prepared by John A McGloin, revised 03/29/24.
- Village of Warwick ZBA Decision, signed 05/30/24

Introduction:

The proposed action involves the exchange of a small portion of land between the neighboring properties, 12-16 Galloway Road & 18 Galloway Road, by virtue of a lot line change and consolidation. The purpose of the project is to eliminate the existing encroachment from the property identified as 12-16 Galloway Road (Corwin Inc), across the western property line of 18 Galloway Road (Sliter) property.

All three (3) existing tax lots are situated within the Village's Residential (R) zoning district. Additionally, none of the three (3) tax lots are located within the Village's designated Historic District or within a mapped FEMA Floodway or Floodplain.

It is our understanding that no construction or land disturbance is proposed.

Review Comments:

1. Since no construction is proposed for this action, the Board may elect to waive the elements related to site disturbance and construction from the Subdivision Plan Requirements checklist.

18 Galloway Road

2. The location of the existing water and gas services to each building have been provided on the plan. Applicant to verify the existing sewer services for each property will not be impacted by this proposed application for subdivision.
3. A table should be provided on the plan detailing each of the five (5) tax lots, within the Village and Town of Warwick, and its representative owner for clarity.
4. Questions 12a and 12b on the Short EAF should be answered "Yes". The Village's designated Historic District contains properties on the opposite side of Galloway Road.
5. Question 15 on the Short EAF should be answered "Yes", and list Indiana Bat. As this action does not propose the removal of trees, no further action is advised.
6. The language from the ZBA decision & approval should be added to the plans.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney