



Montgomery Office:
71 Clinton Street
Montgomery, NY 12549

Goshen Office:
262 Greenwich Ave, Ste B
Goshen, NY 10924
(845) 457 - 7727
www.EngineeringPropertiesPC.com

December 3, 2024

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 15 ELM STREET
FEED AND GRAIN, LLC (SBL 210-7-3)
SITE PLAN & FLOODPLAIN PERMIT
WO# 1802.57**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 15 Elm Street project:

- Original Survey & Topo plan prepared by Irace Architecture, last revised 09/18/2024
- Proposed Imported Soil plan prepared by Irace Architecture, last revised 09/18/2024
- Short Environmental Assessment Form (EAF), dated 11/18/2024

Introduction:

The commercial property located at 15 Elm Street is approximately 1.1± acres in size and situated within the CB (Central Business) zoning district and outside the Villages' designated Historic District. Most of the property is situated within the FEMA's FIRM designed Zone AE, with a base flood elevation ranging from 517' along the west (Elm Street), and 518' on the northeastern side of the parcel (West Street).

The applicant was previously before the Planning Board in 2021 for a Site Plan application for the current mixed-use occupancy of the property, and for the proposed development within the regulated floodplain. The current application is for the placement of additional fill within the designated floodplain, in the vicinity of the previous structures removed around 2013.

Review Comments:

1. The two provided 8.5"x11" sized figures, SK-1 & SK-2, should be produced and submitted to the board on a larger sized sheet (24"x36") to make the plans more legible. The applicant presented larger scaled, enlarged, copies of the plans at the previous Planning Board meeting. (Previous Comment #1)
2. An approval block should be added to the submitted Site Plans, typically located in the lower right-hand corner of the plan.
3. Board to determine if a FEMA Elevation Certificate (Form FF-206-FY-22-152) for the existing mixed-use structure will be required? Applicant stated at previous meeting an elevation certificate was not previously completed. (Previous Comment #7)
4. As a condition of approval, the Board should request the Applicant provide an as-built of the completed project, including topography, to memorialize the work performed within the regulated floodplain. (Previous Comment #8)
5. It appears that the applicant has manually changed some of the pre-populated answers from the New York State EAF Mapping Tool within the submitted Short EAF. These populated answers as provided by the State should not be modified, and if the applicant does not agree to these answers, then a detailed explanation can be provided within the blank spaces on the form.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney