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September 4, 2024

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

**ATT: JESSE GALLO, CHAIRMAN**

**RE: 13 FORESTER AVENUE  
13 FORESTER, LLC (SBL 208-2-1.2)  
AMENDED SITE PLAN #2  
WO# 1802.65**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 13 Forester Ave project:

- Application for Amended Site Plan, signed 08/20/2024
- Amended Site Plan prepared by Kirk Rother, PE; last revised 05/28/2024

Introduction:

The project previously received Site Plan approval on June 14, 2022; and Amended Site Plan approval on June 13, 2023, for the construction of an 8,300± sq.ft. mixed-use building, with commercial space on the first floor and eight (8) 1-bedroom apartments on the second floor.

Subsequently, the plans were revised pursuant to the review conducted by the Village Building Department, and their consultants, as part of the building permit application. The building permit for construction was ultimately issued by the Village, and construction had commenced.

Inclusive of these plan changes dictated by the building permit application review, the Applicant has revised the layout of the proposed sidewalks to relocate the previously cited sidewalks along the entrance driveway from Forester Avenue, to locate them along the southern side of Church Street. This revised layout of concrete sidewalks will maintain the handicap accessibility from the designated parking areas to the proposed building entrances as required by NYS Building Code. As such, the applicant has subsequently removed the previously proposed Rain Garden from the project design.

This previously proposed Rain Garden was intended to accept stormwater flows generated from the building roof top and surrounding impervious surfaces (sidewalks) and ultimately discharge into the proposed 12" HDPE culvert under the access driveway along Church Street.

Review Comments:

1. Applicant to verify location of proposed roof top stormwater runoff discharge.
2. A note should be added to the plans listing the total amount of earth disturbance.
3. The revised development layout has increased the total number of proposed parking spaces by one (1) space to now provide a total of 54 parking spaces. These proposed 54 parking spaces are still below the minimum requirement of 75 parking spaces as recommended by the Village's code but are anticipated to offset peak parking requirements from the two (2) proposed uses, general retail vs eating & drinking establishments.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ  
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney