



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727

www.EngineeringPropertiesPC.com

September 4, 2024

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

ATT: JESSE GALLO, CHAIRMAN

**RE: M&L EQUITY AUTO LLC & MANN PROPERTIES
18 ELM STREET (SBL 210-11-16.22)
42 ORCHARD STREET (SBL 210-11-5)
WO# 1802.76**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the above referenced project:

- Subdivision Plan prepared by Schmick Surveying, Inc, last revised 08/05/24
- Subdivision Plan prepared by Friedler Engineering, PLLC, last revised 08/13/24

Introduction:

The proposed action involves the transfer of a 5,963-square-foot parcel of land from the residential Mann property, located at 42 Orchard Street, to the M&L Equity Auto “car wash” property located at 18 Elm Street. The purpose of the project is to eliminate the existing encroachment of M&L facilities across the rear of the Mann property.

The M&L property is located within the Light Industrial (LI) zoning district. The Mann property is located within the Residential (R) district. The properties are not located in the Village’s historic district.

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

Review Comments:

1. Question 16 on the Short EAF (flood plain) should be answered "Yes". (Previous Comment #4)
2. The mapped limits of the 100-year flood plain and regulated floodway should be added to all of the plans in the set. (Previous Comment #6)
3. Applicant to clarify if a buffer of either landscaping or fencing is to be provided. (Previous Comment #8) Discussion at the August 13th PB Meeting listed the possibility of a vinyl fence to be installed along the Mann property (210-11-5) and the placement of vegetation (arborvitae) along the Dreyhaupt property (210-11-4).
4. Sheet #1 of 3 should provide a list of drawings, and the name of the plan preparer.
5. The Subdivision Plan prepared by Friedler Engineering should be changed to reflect the numbering of sheet #3 of 3.
6. The meets and bounds should be removed from the engineering drawing, sheet 3 of 3.
7. A note should be added to the plans denoting that no construction is proposed.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney