



Montgomery Office:
71 Clinton Street
Montgomery, NY 12549

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

January 8, 2025

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 19 WELLING PLACE
C BOSSOLINA GROUP LLC
WO# 1802.83**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 19 Welling Place project:

- Orange County Planning review letter, dated December 4, 2024
- No Adverse Impact letter issued by OPRHP, dated January 3, 2025

Introduction:

The proposed action involves the renovation and conversion of the existing mixed-use building located at 19 Welling Place. This existing two-story, approximately 4,484± square foot, building was previously occupied by an automotive repair facility (Mr. Bill's Auto Repair) on the first floor, with a single apartment on the second. The proposed application would renovate and convert the building into two (2) commercial spaces on the first floor and provide three (3) 2-bedroom apartments on the second floor.

The existing tax lot (207-5-25) is situated within the Village's Central Business (CB) zoning district, with the entire parcel within the Village's designated Historic District. As such, the applicant had previously submitted to the Village's Architectural and Historic District Review Board (AHDRB) for the October 1st and November 5th meetings. No portion of the parcel is within a mapped FEMA Floodway or Floodplain.

Review Comments:

1. Orange County Department of Planning's recommendation for the project was a Local Determination. No additional action is required.
2. The New York State Parks, Recreation and Historic Preservation's (OPRHP) January 3rd letter to the applicant has opined that the proposed project will have No Adverse Impact on historic resources. No additional action is required.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney