



Montgomery Office:

71 Clinton Street  
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B  
Goshen, NY 10924

(845) 457 - 7727

[www.EngineeringPropertiesPC.com](http://www.EngineeringPropertiesPC.com)

November 5, 2024

**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:

- Cover letter, application, checklist, and EAF; dated 10/15/2024
- Site Plans prepared by Friedler Engineering, PLLC, last revised 10/15/2024
- Architectural renderings prepared by Base 10 Architecture, last revised 10/10/2024

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 1<sup>st</sup> and November 5<sup>th</sup> meetings. No portion of the parcel is within a mapped FEMA Floodway or Floodplain.

Review Comments:

1. The following questions within the Short EAF should be revised:
  - a. Question #6 should be answered 'Yes', as the project appears to be consistent with the predominant character of the existing area (commercial & residential).
  - b. Question #9 should be answered 'Yes', as the proposed renovations should meet, or exceed, the state energy code requirements.
  - c. Question #13a was auto generated as a 'Yes', but it does not appear the project site contains, or is adjoining to, wetlands or other waterbodies; thus Question #13b should be answered, and a detailed explanation provided.
  - d. Question #17 should be answered 'Yes', as the existing and proposed building generates and discharges stormwater to the neighboring properties.
2. As questions #12a and #12b within the EAF are auto generated 'Yes', and the property falls within the Village's Historic District, an application for review to the New York State Historic Preservation Office (SHPO) should be made.
3. As detailed within the Bulk Requirements provided on the Site Plan, the proposed Floor Area Ratio (FAR) will exceed the pre-existing nonconformity. An area variance from the Village of Warwick Zoning Board of Appeals may be required.
4. A calculation of the required number of parking spaces, pre-existing, and as proposed should be added to the plans for the Planning Board's consideration.
5. Will the proposed renovated building require the installation of sprinklers?
6. Regarding the Site Plans:
  - a. General Note #10 should be removed, as the property is not located within a floodplain or floodway.
  - b. Verify the proposed 1" Type "K" copper water service line would be sufficient to provide potable water service for all five (5) proposed tenants.
  - c. Exterior door locations should be shown on the site plans.

- d. Provide the Lowest Sewerable Elevation (LSE) for the proposed sewer service to the building. Verify the single 4" PVC sewer service will be sufficient for all five (5) proposed tenants.
- e. Provide the anticipated locations for the roof leader discharge(s).
- f. Show the proposed building overhang on the site plan, as detailed on the architectural renderings.
- g. The proposed vinyl fence surrounding the garbage receptacles should be an earth tone color, or other approved color, to match the darker color palette of the proposed building.
- h. Detail the location, and proposed elevations, of the proposed concrete sidewalk on the plans, as it appears the existing building utilized multiple first floor elevations.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ  
Senior Engineer

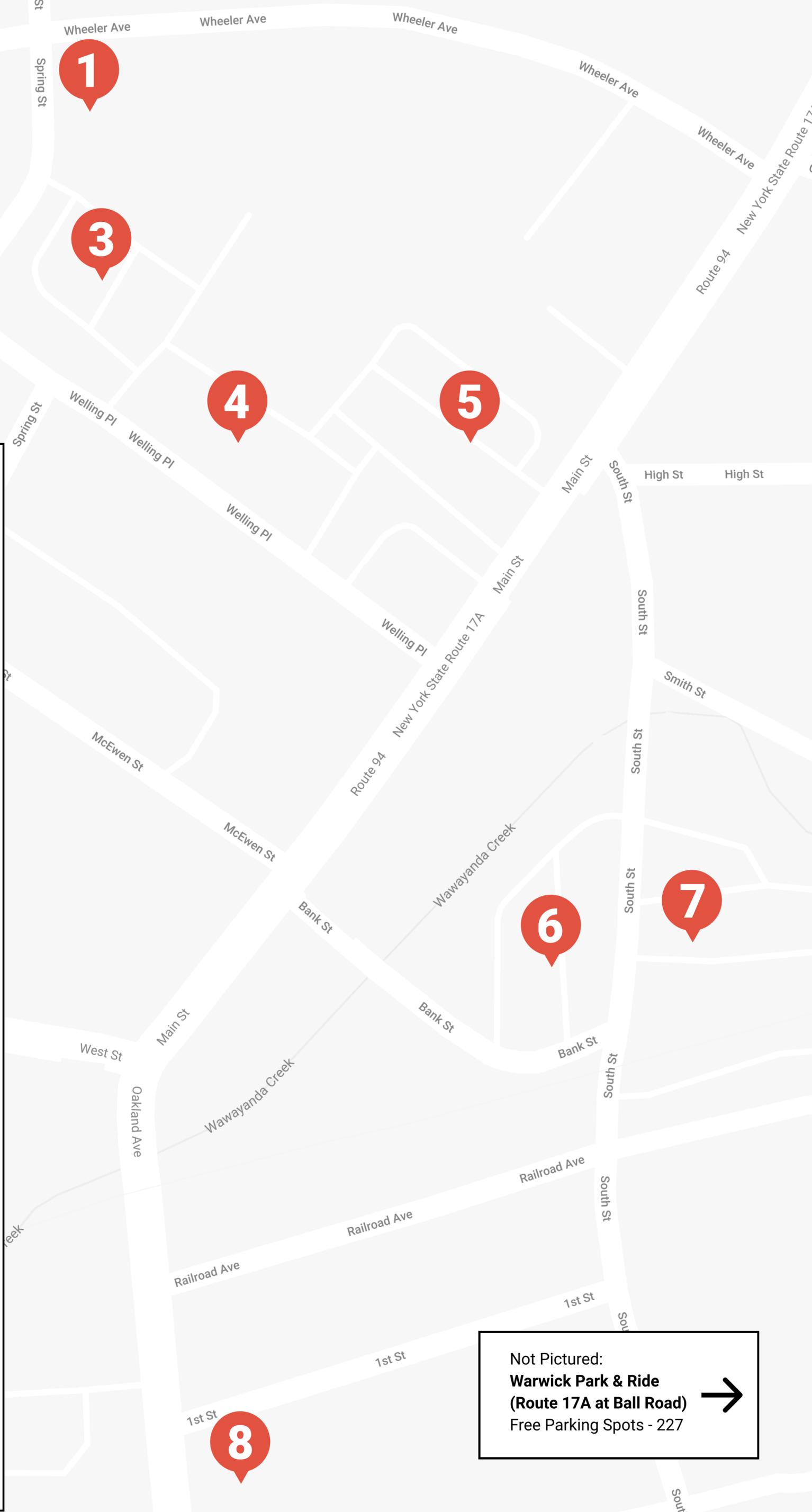
cc: Elizabeth Cassidy, Planning Board Attorney



## Village of Warwick Parking Map

- 1. Wheeler Avenue Lot**  
12-Hour Parking Spots - 11
- 2. Spring Street Lot**  
12-Hour Parking Spots - 47  
Accessible Parking Spots - 3  
Electric Charging Parking Spots - 2
- 3. CVS Lower Lot**  
12-Hour Parking Spots - 38
- 4. CVS Middle Lot**  
CVS Customer Parking Spots - 39  
Accessible Parking Spots - 6
- 5. CVS Upper Lot**  
4-Hour Parking Spots - 62  
Accessible Parking Spot - 1
- 6. South Street Lot**  
4-Hour Parking Spots - 54  
Accessible Parking Spot - 1  
Electric Charging Parking Spots - 2
- 7. Chase Bank Lot**  
Accessible Parking Spots - 3  
4-Hour Parking Spots - 28  
Reserved for ATM Parking - 4  
Reserved for Permit Holders - 48
- 8. 1st Street Lot**  
Metered Parking Spots\* - 16  
Overnight Permit Parking Spots - 5

\*Maximum hourly limit as designated on meter.  
No feeding the meter.



Not Pictured:  
**Warwick Park & Ride**  
(Route 17A at Ball Road) →  
Free Parking Spots - 227