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October 7, 2025

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 36 COLONIAL AVENUE
MEMMER RESIDENCE PARKING
WO# 1802.92**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the Memmer – 36 Colonial Ave project:

- Application, Checklist & Short EAF, revised 09/23/2025
- Site Plan prepared by Paul Gdanski PE, revised 09/15/2025

Introduction:

The proposed action involves the paving of the existing gravel driveway and the construction of a six (6) space parking area to the rear of an existing single family residential structure.

The property consists of an 0.33± acre tax lot (Section 208 Block 1 Lot 3), situated within the Village's Limited Office Overlay (LO) zoning district, with no portion of the property within a mapped FEMA Floodway or Floodplain. The property also lies within the Village's Historic District.

It appears the applicant is proposing a change in use from the existing single-family residence to a commercial use of the property, Warwick Counseling LCSW.

Review Comments:

1. The proposed commercial use of the property shall comply with §145-25 of the Zoning Code regarding the Limited Office Overlay. (Previous comment #6)
2. Applicant to provide additional information on the proposed light fixtures on the building and within the proposed parking area. (Previous comment #8)
3. Provide a construction detail for the handicap parking space, access aisle, and signs (handicap parking and no parking).
4. Applicant to confirm landscaping provided on the site plan. The Site Plan details the removal of existing trees in order to plant new green giant arborvitae.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney