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January 7, 2026

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

ATT: JESSE GALLO, CHAIRMAN

RE: 40 HIGH STREET
TENLAKE MONROE LLC
SECTION 211 BLOCK 5 LOT 4.2
WO# 1802.95

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 40 High Street project:

- Site Plans prepared by Friedler Engineering, dated 12/23/25

Introduction:

The proposed action involves the development of the property located at 40 High Street, previously owned and occupied by Warwick Valley Telephone (WVT), for the renovation of the existing one-story building to propose a 3-story building to accommodate a mixed-use space of commercial and ten (10) residential units, consisting of eight (8) 1-bedroom apartments and two (2) 2-bedroom apartments.

The existing 1.2± acre property is located within the Light Industrial (LI) zoning district, but outside the Village's Historic District. Additionally, the rear (southern) portion of the property borders the Wawayanda Creek, a NYSDEC class "C" stream, and includes the FEMA Special Flood Hazards Areas (SFHA) of a regulated Floodway and 100-year flood hazard area.

Review Comments:

1. The Bulk Requirements table should be modified to list the residential use as "Residential Apartments Above Commercial Space." This use is a conditional use within the LI district.
2. Applicant to identify the potential commercial use of the project, as these proposed uses will determine which Use Group would need to apply to the project. This information should also be provided within the Bulk Requirement table and the Site Plan notes.
3. The location of the regulated floodway should be added to the plans. The plans also demonstrate the construction of a sidewalk within 100-year flood plain, a Floodplain Development Permit will be required from the Floodplain Administrator, now the Building Inspector.
4. Question 12b from the Short Form EAF has identified the property as being located in, or adjacent to, an area designated as sensitive for archaeological sites. Applicant to submit project to SHPO for investigation.
5. Question 13a from the Short Form EAF has identified the possible existence of wetlands on the property, for which the NYSDEC would potentially have jurisdiction over. Applicant to obtain a Parcel JD from the NYSDEC to identify if state jurisdictional wetlands exist on the property.
6. Project site is less than 500' from NYS 17A, GML 239 review is required.
7. Driveway access aisle shall be a minimum of 26' in width (NYS Fire Code D105.2), and should be perpendicular to High Street, a one-way Village street.
8. Applicant to address access to the adjoining property driveway and parking (30 High St.).
9. The design plans as submitted are still missing important design information, including but not limited to: proposed grading, water service, sewer service, drainage, landscaping, etc. Additional review comments may be provided upon further review of these plans.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney