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November 6, 2025

**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:

- Application, Checklist & Deed; dated October 20, 2025
- Short Form EAF, dated October 20, 2025
- Site Plans prepared by Friedler Engineering, dated 10/16/25

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 2-story building to accommodate a mixed-use space of commercial and residential (5 units). Additionally, the application proposes constructing a second 2-story building to the south to accommodate a mixed-use space of commercial and residential (5 units).

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. Applicant to demonstrate compliance with Village's Table of Use Requirements for the proposed residential use of the property, as the only permissible residential use is defined as "Residences on 2nd & 3rd Floor of existing building." The current application depicts residential units on the first floor of each building.
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 and 100-year flood plains should be added to the plans. If the application proposes the disturbance of these areas, a Floodplain Development Permit shall be sought 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. The Site Plan should provide the proposed grading of the project as the southern building will require significant grading in close proximity to the Wawayanda Creek.
7. A construction detail for the proposed garbage enclosure shall be provided and demonstrate that sufficient screening is provided.
8. Additional information shall be provided for the proposed utilities, including but not limited to: location of relocated hydrant, elevations of proposed sewer, construction details, etc.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney