



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727
www.EngineeringPropertiesPC.com

November 6, 2025

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 30 BRADY ROAD
RUTHERFORD PROPERTY
SECTION 218 BLOCK 1 LOT 4
WO# 1802.96**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the Rutherford Property project:

- Application, Checklist & Deed, dated October 21, 2025
- Short Form EAF, dated October 21, 2025
- Site Plans prepared by Friedler Engineering, dated 10/21/25

Introduction:

The proposed action involves the removal of an existing two-story single-family residence and constructing a proposed two-story multi-family residence consisting of four total apartments, along with a parking lot and other associated improvements.

The existing 0.55± acre property is located within the Village's Residential (R) zoning district, but outside the Village's Historic District. Additionally, no portion of the property is within, or adjacent to, a regulated FEMA Special Flood Hazard Area (SFHA).

Review Comments:

1. The application details the project as a “Multiple Residence” use, but may be better defined as “Apartments”, either use is subject to a Special Use Permit approval from the Village Board of Trustees. Applicant to verify use definition for the proposed action.
2. Applicant to provide a copy of the survey prepared by Schmick Surveying, dated February 15, 2025; for the Planning Board’s records.
3. 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.
4. Applicant to provide architectural plans and elevations of the proposed structure.
5. Pursuant to §145-127.E(8) of the zoning code, *“parking areas shall be screened by a substantial hedge, wall or fence with a height of not less than six and one-half (6-1/2’) feet, and approved by the Planning Board.”*
6. A construction detail for the proposed garbage enclosure shall be provided and demonstrate that sufficient screening is provided.
7. Additional information shall be provided for the proposed utilities, including but not limited to: elevations of proposed sewer connections, construction details, etc.
8. Handicap (ADA) accessible parking spaces shall be provided in the parking area.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney