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May 11, 2016

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

**ATT: JESSE GALLO, CHAIRMAN**

**RE: PRIME 36  
36 OAKLAND AVE  
SECTION 213 BLOCK 3 LOT 11  
WO# 1802.99**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the Prime 36 – 36 Oakland Ave project:

- Application, Checklist & Cover Letter dated April 10, 2026
- Survey of Property prepared by Schmick Surveying, dated March 21, 2026

Introduction:

The applicant is seeking approval to re-purpose an existing outdoor patio area to provide outdoor seating of approximately 56 patrons for a pre-existing nonconforming eating and drinking establishment ("Prime 36") within the Residential (R) zoning district.

Additionally, the parcel is located within the Village's Historic District, and subject to review and approval by the Architectural and Historic District Review Board (AHDRB).

Review Comments:

1. Pursuant to §145-131.A.1 of the zoning code, the Planning Board may permit an expansion of a nonconforming use not to exceed 15% of the existing ground area. Based on the provided plans, it is estimated that the existing eating and drinking establishment occupies a footprint of 3,500± sq.ft., thereby permitting an expansion of 525± sq.ft. Applicant to confirm the area of the proposed outdoor seating patio.
2. The plan should provide a parking and loading requirement calculation for the existing use of the property, the proposed expansion of use, and the number of spaces provided; in accordance with §145-70 of the zoning code.

3. The plan should detail the size and type of the proposed landscaping screen along the northern portion of the patio. Planning Board to determine if proposed screening is adequate and if additional screening along Oakland Avenue is required.
4. The plan should be updated to demonstrate its compliance with §145-70.A.11 Screening from Residential Uses.
5. Applicant to demonstrate compliance with §145-104 Performance Standards of the Code.
6. Will the outdoor seating area have the same hours of operation as the restaurant? The hours of operation for the existing restaurant should also be provided on the plans.
7. Is there any additional lighting being provided for this expansion of use? This information should be provided on the plans for review.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC  
Senior Engineer

cc: William Frank, Planning Board Attorney