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May 2, 2022

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

ATT: JESSE GALLO, CHAIRMAN

**RE: SITE PLAN FOR WESTERN ADDITION LLC
63 WHEELER AVENUE
SECTION 210, BLOCK 5, LOT 3
W.O. #1802.68**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the site plan and supporting documents submitted by Western Addition LLC for the proposed redevelopment of the 0.55-acre commercial site located at 63 Wheeler Avenue.

Documents reviewed:

- Cover letter from Bradley Cleverley, P.E. of MJS Engineering & Land Surveying, dated 4/25/22
- Site plan application form, dated 3/3/22
- Site Plan prepared by MJS Engineering & Land Surveying, dated 4/25/22
- Short EAF, Part 1, dated 4/25/22.

BACKGROUND

1. The project site is located within the Central Business (CB) zoning district. The parcel has frontage on Wheeler Avenue, West Street, and McEwen Street. It is not located within or adjacent to the Village's Historic District. The applicant proposes to renovate the building to create a dine-in market, bistro, and four-room boutique hotel. It appears that no change is proposed to the building footprint.

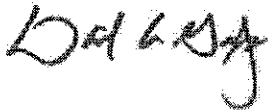
REVIEW COMMENTS

1. The proposed uses are allowed in the CB zone. A bulk table is provided, indicating several existing nonconformities (lot size, lot width, and building setbacks). It appears that a variance will be needed for a proposed parking aisle width of 12 feet and the yard dimension for proposed employee parking.
2. The applicable use groups should be noted in the bulk table:
 - a. 'k' for retail and eating & drinking establishments
 - b. 'm' for hotels.

Western Addition LLC (63 Wheeler Ave.)

3. The plan should show zoning district boundaries in the vicinity of the site.
4. A floor plan should be submitted to illustrate the locations and sizes of the proposed uses. This information will be needed to prepare parking calculations.
5. The EAF mapper identifies the following potential environmental issues:
 - a. Archeological sites
 - b. Threatened or endangered species (Indiana Bat)
 - c. Remediation site. According to environmental site remediation database, this refers to Site Code 336061, a site located on Railroad Avenue where remediation has been completed.
6. Future submissions of the site plan should include topography, grading, utilities, landscaping, lighting, and other required information.

Sincerely,
Engineering & Surveying Properties, PC, Village Engineers



David A. Getz, P.E.

cc: Robert Dickover, Planning Board Attorney