



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549
phone: (845) 457-7727
fax: (845) 457-1899

Warwick Office:

17 River Street
Warwick, NY 10990
phone: (845) 986-7737
fax: (845) 986-0245

www.EngineeringPropertiesPC.com

August 1, 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 updated site plans submitted by Western Addition LLC for the proposed redevelopment of the commercial site located at 63 Wheeler Avenue.

Documents reviewed:

- Cover letter from Bradley Cleverley, P.E. of MJS Engineering & Land Surveying, dated 7/22/22.
- Floor plans prepared by DeGraw & DeHaan Architects
- Site plans prepared by MJS Engineering & Land Surveying (5 sheets), dated 6/24/22.

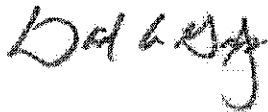
REVIEW COMMENTS

1. Variances will be needed for the proposed parking aisle width of 12 feet and the yard dimension for proposed employee parking.
2. It appears that a variance will also be needed for the proposed number of hotel units (five). Section 145-121.A of the zoning code states that there shall be no more than one hotel or motel unit for each 1,400 square feet of site area exclusive of required setbacks.
 - A calculation is needed for the site area exclusive of the required setbacks.
- The applicant should also demonstrate compliance with Section 145-121.C.4 regarding the need for an office and lobby.
3. Please add the use group information to the bulk table.
4. Several options have been submitted for the proposed floor plan. Once a design has been determined by the applicant, parking calculations should be provided.

Western Addition LLC (63 Wheeler Ave.)

5. Time-of-year restrictions should be noted on the plan for proposed tree removals, due to the potential bat habitat.
6. Elevations of the proposed drainage system should be added to the plan.
7. The proposed landscaping should be clarified on Sheet 4, including species and size. Light pole details and information on the proposed fixtures and lighting levels are needed.
8. If any signs are proposed, locations and details should be provided.

Sincerely,
Engineering & Surveying Properties, PC, Village Engineers



David A. Getz, P.E.

cc: Robert Dickover, Planning Board Attorney