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August 29, 2023

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

ATTN: MAYOR MICHAEL NEWHARD

**RE: SPECIAL USE PERMIT APPLICATION - WARWICK, LLC
8 FORESTER AVENUE
SECTION 207, BLOCK 3, LOT 3
JOB #1803.11**

Dear Mayor Newhard and Trustees:

As requested, we have reviewed the special use permit application materials submitted by Warwick, LLC for the proposed modification of their existing commercial building located at 8 Forester Avenue. These materials include:

- Special Use Permit Application form, dated 8/9/23
- Short EAF, dated 6/30/23
- Survey of Property for Warwick LLC, prepared by Schmick Surveying, dated 7/30/23
- Building Elevations and Floor Plans, prepared by Irace Architecture, dated 6/23/23.

Bo Kennedy of Warwick, LLC appeared before the Village Planning Board on July 11, 2023 to discuss the project. Because the information submitted to the Planning Board was conceptual in nature, we did not prepare a detailed engineering review, but instead provided some general comments. Our review letter, dated July 5, 2023, is enclosed.

The feedback provided to Mr. Kennedy at the Planning Board meeting was positive in nature. We discussed the fact that the current demand for apartments is very high, and any units constructed at this location would be very close to downtown. It appears that very little site disturbance would be needed to construct the project. Mr. Kennedy was asked to consider providing a mix of one- and two-bedroom units.

As noted in Comment #5 of the Planning Board review letter, the layout of property lines in the vicinity is unusual. It may make sense to combine Lots 207-3-3 and 207-3-4, both owned by Warwick, LLC.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers

David A. Getz, P.E.
Chief Engineer