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July 5, 2023

Village of Warwick Planning Board  
77 Main Street  
Warwick, NY 10990

**ATTN: JESSE GALLO, CHAIRMAN**

**RE: SITE PLAN FOR 8 FORESTER AVENUE  
APPLICANT: WARWICK, LLC  
TAX LOT 207-3-3  
JOB #1802.74**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted by Warwick, LLC for the proposed modification of the existing commercial building located at 8 Forester Avenue.

- Site Plan application form, dated 6/26/23
- Short EAF, dated 6/30/23
- Amended Site Plan Aerial Image, prepared by Kirk Rother, PE, dated 6/27/23
- Environmental Site Remediation information
- Cultural Resource Information System (CRIS) data

We provide the following comments:

#### Introduction

The project site includes about 0.6 acre located on the west side of Forester Avenue. An existing building is located in the center of the property and includes several offices. The site is located in the Central Business (CB) zoning district and is also located within the Village's historic district. It is located outside the 500-year flood plain shown in the FEMA flood insurance study.

The applicant proposes to convert existing office space on the first floor to three one-bedroom apartments and to add a second floor with additional apartments. It is my understanding that the proposed action involves modifying just the one-story portion of the building, on the western side of the site.

#### Review comments:

1. Apartments are a special use permitted in the CB district on approval of the Village Board. The apartment use also requires site plan approval by the Planning Board.
2. A site plan showing existing conditions information should be provided. The bulk table must be completed. The bulk table on the plan that has been submitted indicates that the project falls under use group 'j', which applies to business offices and to projects that include residences on the second

8 Forester Avenue

and third floors of existing buildings. The board should discuss the possible application of use group 'g' since it pertains to apartment use.

3. It appears from the application materials that no sitework is proposed. The Planning Board can waive specific site plan elements or requirements if it considers it appropriate to do so and should advise the applicant accordingly.
4. A plan should be provided to show the layout of the first floor of the building, including entrances. Renderings of the proposed building modification should be submitted.
5. Parking calculations should be provided. The property lines in the vicinity are quirky; they divide existing parking lots at some locations. In 2019, the Planning Board approved a site plan for the adjacent jewelry store located at 10 Colonial Avenue. A cross-easement and license agreement was developed for that project, and affects the property at 8 Forester Avenue. It appears that the applicant also owns Lot 207-3-4, which includes part of the parking lot situated at the corner of Forester Avenue and Church Street.
6. Because the site is included in the Historic District, a Full EAF should be submitted.
7. The CRIS data that was submitted is not legible.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



David A. Getz, P.E.  
Chief Engineer

cc: Robert Dickover, Planning Board Attorney