

May 13, 2025

Village of Warwick – Planning Board Application
77 Main Street
Warwick, NY 10990
Attention: Jesse Gallo, Planning Board Chairman

Re: Yesterday's Restaurant – Amended Site Plan
16 Elm Street
Section 210, Block 12, Lot 14
Job #: FE-24134

Pitingaro & Doestch Consulting Engineers:
General Comments:

1. The approved site plan did not show 'No Parking' signs for the paved fire access road. The applicant wishes not to add signs to the amended site plan if possible. If the Planning Board would like a no parking sign before the gravel fire access lane, the applicant will do so.

Environmental Assessment Form:

1. No Comment necessary.
2. Similar to the approved plan, the applicant will provide soil restoration to all existing compacted gravel areas. Soil restoration to the existing compacted gravel areas, outside of the fire access road, will produce a net reduction of 0.40 acres of impervious area.
3. This section has been revised accordingly.
4. The sections have been revised accordingly.

Parking requirements:

1. No comment necessary.
2. The approved site plan showed 61 landbanked parking spaces and the approved plan did not require 'Conditions for construction.... And associated landscaping/screening notes'. The amended site plan is showing a total of 50 landbanked parking spaces due to the slightly wider fire access lane. If the planning board requires extra notes to be added to the plan, the applicant will, but we feel the amended site plan should follow as closely as possible to the Approved Site Plan.
3. There is a total of 56 paved parking spaces. The approved plan had a total of 45 paved parking spaces. If needed by the Village Planning Board, the applicant will plant an additional two canopy trees having a caliper of at least 3" in diameter at dbh and a total of 20 additional shrubs to offset the 11 additional paved parking spaces.

Site Plan Comments:

1. The amended site plan shows existing 'gravel surface' areas, including several callouts indicating 'Compacted Gravel to be removed and restored'. These callouts are similar to the approved plan. Besides the gravel fire access lane, all compacted gravel areas will be restored, as indicated on the approved and amended site plan.

2. Similar to the other gravel areas as called out on the approved and amended site plan, all compacted gravel areas will be restored.
3. Due to the increase in pavement area, the development coverage is 28%.
4. I would question the need for planning board approval for a generator, if you were to install one. A home owner or other business owner does not need planning board approval for the installation of a generator.
5. A portion of the fire access road is within the floodway. Instead of the pavement road, which went through the floodway, the amended plan shows a gravel area.
6. No comment at this time.
7. The applicant is in the process of obtaining a letter from The Norfolk Southern Railway Railroad, LLC regarding the location of the existing 'Yesterday's' sign. If this letter does not state that the current location is allowed by the Norfolk Southern Railway Railroad, LLC, it will be relocated to the area shown on Sheet 1.
8. The applicant is in the process of obtaining a letter or a signed and sealed elevation drawing showing the building complying with the maximum building height.
9. The applicant is in the process of obtaining as-built drawings of the accessible access ramp. If the ramps are not compliant with ADA requirements, they will be fixed to be compliant.
10. The few irregular areas within the paved parking area will be striped to prevent parking in those areas.
11. The landbanked parking spaces are a minimum of 9'x18'. Some spaces are slightly greater than 9' wide due to the curvature of the fire access road.

Lighting Comments:

1. There are no requested amendments to the approved lighting plan. It is my understanding that all existing lighting fixtures comply with the approved lighting plans.

Landscaping Plan Comments:

1. Besides the changes to the plantings for the Stormwater Management Facility, there are no requested amendments to the approved landscaping plan.

Sincerely
Friedler Engineering, PLLC

Brian Friedler

Brian Friedler, P.E.