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October 4, 2023

**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 and supporting information submitted for Western Addition LLC project, also known as Flour & Feed.

Documents reviewed:

- Flour & Feed Narrative prepared by DeGraw & DeHaan Architects, dated 10/2/23
- Plans prepared by MJS Engineering & Land Surveying, BEGA Lighting, and Arterial Landscape Architect, and DeGraw & DeHaan Architects:
 - C-1: Site Plan
 - C-2: Notes
 - C-3: Existing Conditions & Demolition Plan
 - C-4: Grading & Drainage Plan
 - C-5: Details
 - Lighting Plan
 - L-101: Landscape Plan
 - A1.01: Proposed First Floor Plan
 - A1.02: Proposed Second Floor Plan
- Site lighting specifications with supplemental luminaire location summary sheet prepared by BEGA
- Architectural perspective prepared by DeGraw & DeHaan Architects, dated 9/27/23
- Short EAF, dated 4/25/22.

Review comments:

1. A site visit was held on September 30, 2023, attended by Jesse Gallo, Bill Olsen, Jeff DeGraw, and David Getz.
2. A project narrative has been provided, describing the proposed uses, hours of operation, etc.

Western Addition LLC (63 Wheeler Ave.)

3. Underground utility lines should be shown to verify that no conflicts are created with proposed plantings, etc.
4. Details should be provided for the screening of waste and recycling containers.
5. How will roof runoff be handled?
6. Measures should be provided to prevent concentrated flows from Swale B from being discharged onto the existing sidewalk at West Street.
7. If any signs are proposed at this time, locations and details should be provided.
8. The applicant has addressed the other technical comments that we previously provided.

Sincerely,
Engineering & Surveying Properties, PC, Village Engineers



David A. Getz, P.E.

cc: Robert Dickover, Planning Board Attorney