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November 1, 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 LOTS 207-3-3 AND 207-3-4  
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.

- Cover letter from Kirk Rother, PE, dated 10/31/23
- Amended Site Plan Aerial Image, prepared by Kirk Rother, PE, dated 6/27/23, updated from the version previously submitted.

We provide the following review comments:

1. The new plan shows detailed survey information. A note should be added to identify the project surveyor.
2. Please remove "aerial image" from the title block and the approval date from the signature block.
3. It appears from the application materials that no sitework is proposed. The new site plan appears to include those site plan elements that pertain to the project. If the Planning Board is satisfied, it can waive those elements that are not shown on the plan.
4. Comments on the table of bulk requirements:
  - a. Data on the proposed conditions should be provided.
  - b. On a non-residential lot, yards are measured from the property line to the edge of pavement. (See attached diagram.) The side and rear yard data should be corrected. There are some non-conforming conditions, but it appears that the project will not increase the non-conformities.
  - c. What is the floor area ratio under existing and proposed conditions?
5. Parking calculations should be provided.

8 Forester Avenue

6. The applicant should provide an update on the status of the review by the Village Board and by the Architectural Review Board.
7. Because the site is included in the Historic District, a Full EAF should be submitted.

Sincerely,

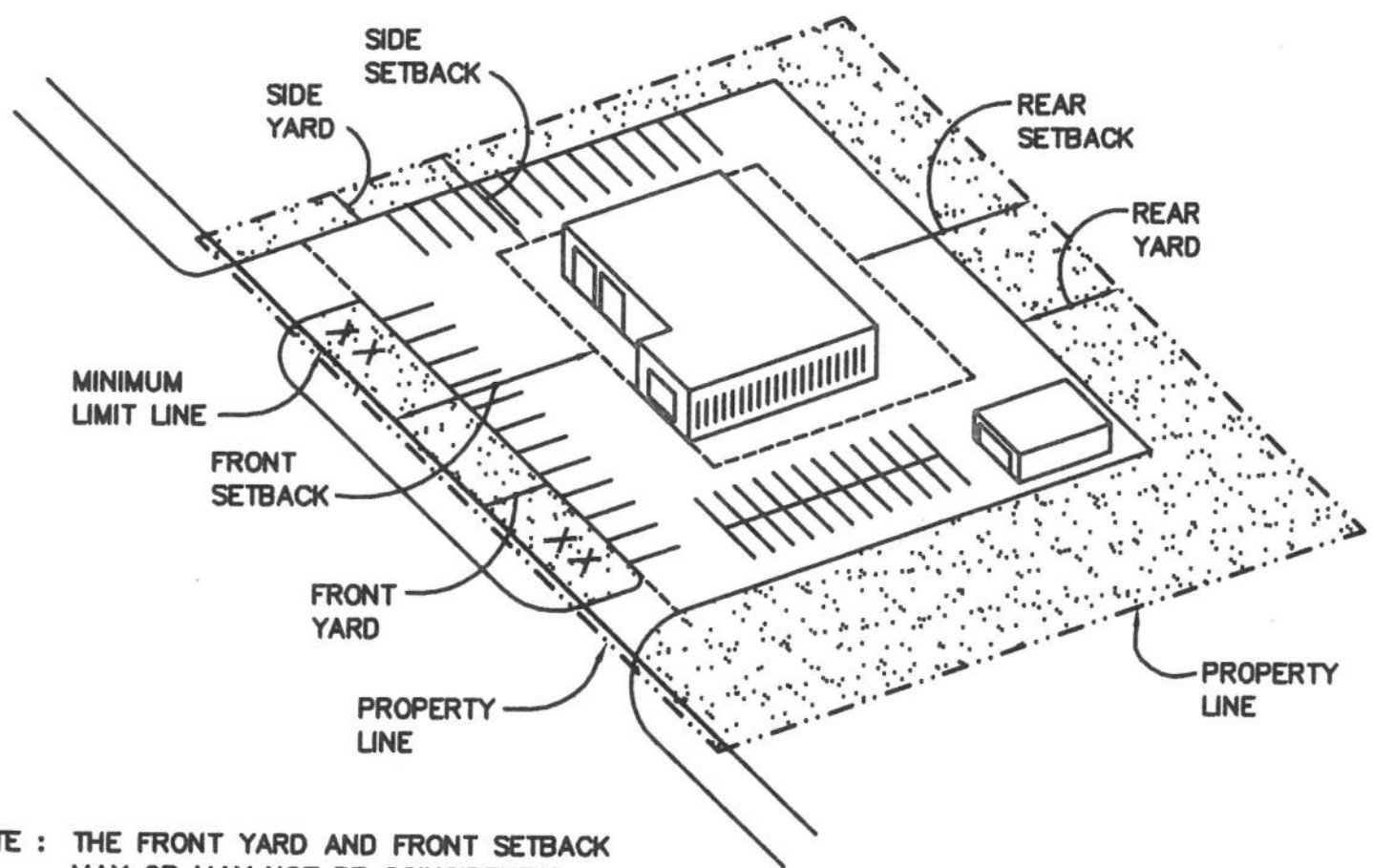
Engineering & Surveying Properties, PC, Village Engineers



David A. Getz, P.E.

cc: Robert Dickover, Planning Board Attorney

WARWICK ZONING ORDINANCE  
ILLUSTRATION OF SETBACKS AND YARDS – NON-RESIDENTIAL LOT



NOTE : THE FRONT YARD AND FRONT SETBACK  
MAY OR MAY NOT BE COINCIDENTAL