

December 23, 2025

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

Re: 40 High Street – Site Plan Approval
40 High Street
Section 211, Block 5, Lot 4.2
Job #: FE-25170

Dear Mr. Chairman,

We have revised the 40 High Street Site Plan in response to the technical comments by Engineering & Surveying Properties, dated November 6, 2025. The Site Plan has also been revised to eliminate the Proposed 2-Story Building, located in the southern portion of the property. The revised Site Plan now shows the proposed renovation and expansion of the existing structure into a 3-story building, consisting of commercial space on the first floor and residential units located on the second and third floors. We provide the following responses:

1. The Site Plan has been revised to show the renovation & expansion of the existing structure. The proposed renovated / expanded building will consist of commercial space on the first floor and residential units on the second and third floors.
2. We will provide potential commercial use for the project at a later date.
3. The approximate 100-year flood plain is now shown on the Site Plan. Since we eliminated the proposed structure, there is no proposed disturbance within the 100-year floodplain.
4. The project will be submitted to SHPO.
5. A parcel JD has been submitted to NYSDEC.
6. The southern building has been eliminated.
7. A detail has been added to sheet 3 of the Plan set.
8. Information about the proposed utilities will be added to the site plan.

We have enclosed the following information for your review:

- Four sets of the revised site plan dated 12/23/25.

Sincerely
Friedler Engineering, PLLC

Brian Friedler

Brian Friedler, P.E.

