



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727
www.EngineeringPropertiesPC.com

September 4, 2024

**VILLAGE OF WARWICK PLANNING BOARD
77 MAIN STREET
WARWICK, NY 10990**

ATT: JESSE GALLO, CHAIRMAN

**RE: 15 ELM STREET
FEED AND GRAIN, LLC (SBL 210-7-3)
SITE PLAN & FLOODPLAIN PERMIT
WO# 1802.57**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 15 Elm Street project:

- Cover letter and Application for Site Plan, signed 07/30/2024
- Short EAF, dated 07/10/2024
- Floodplain development application, and plans, dated 07/05/2024

Introduction:

The commercial property located at 15 Elm Street is approximately 1.1± acres in size and situated within the CB (Central Business) zoning district and outside the Villages' designated Historic District. Most of the property is situated within the FEMA's FIRM designed Zone AE, with a base flood elevation ranging from 517' along the west (Elm Street), and 518' on the northeastern side of the parcel (West Street).

The applicant was previously before the Planning Board in 2021 for a Site Plan application for the current mixed-use occupancy of the property, and for the proposed development within the regulated floodplain. The current application is for the placement of additional fill within the designated floodplain, in the vicinity of the previous structures removed around 2013.

Review Comments:

1. The two provided 8.5"x11" sized figures, SK-1 & SK-2, should be enlarged to a larger sized sheet to make the plans more legible.
2. The existing contour topography provided on the SK-1 plan, Original Survey & Topo, needs to be darkened as the linework is not visible.
3. A note should be provided on the plan(s) detailing who conducted the survey and the date of completion for the survey.
4. The existing and proposed contour topography should be added to the SK-2 plan, Proposed Imported Soil.
5. Applicant to provide additional information regarding the "Future Townhouses" structure shown on the SK-2 plan.
6. The limit of the FEMA floodplain and regulated floodway should be provided on the plans.
7. Was a FEMA Elevation Certificate (Form FF-206-FY-22-152) completed for the existing mixed-use structure? If so, please provide a copy of the completed document for the Board's review.
8. As a condition of approval, the Board should request the Applicant provide an as-built of the completed project, including topography, to memorialize the work performed within the regulated floodplain.
9. Board to determine if the proposed development may result in physical damage to other property, or if a technical analysis by a licensed professional engineer is required.

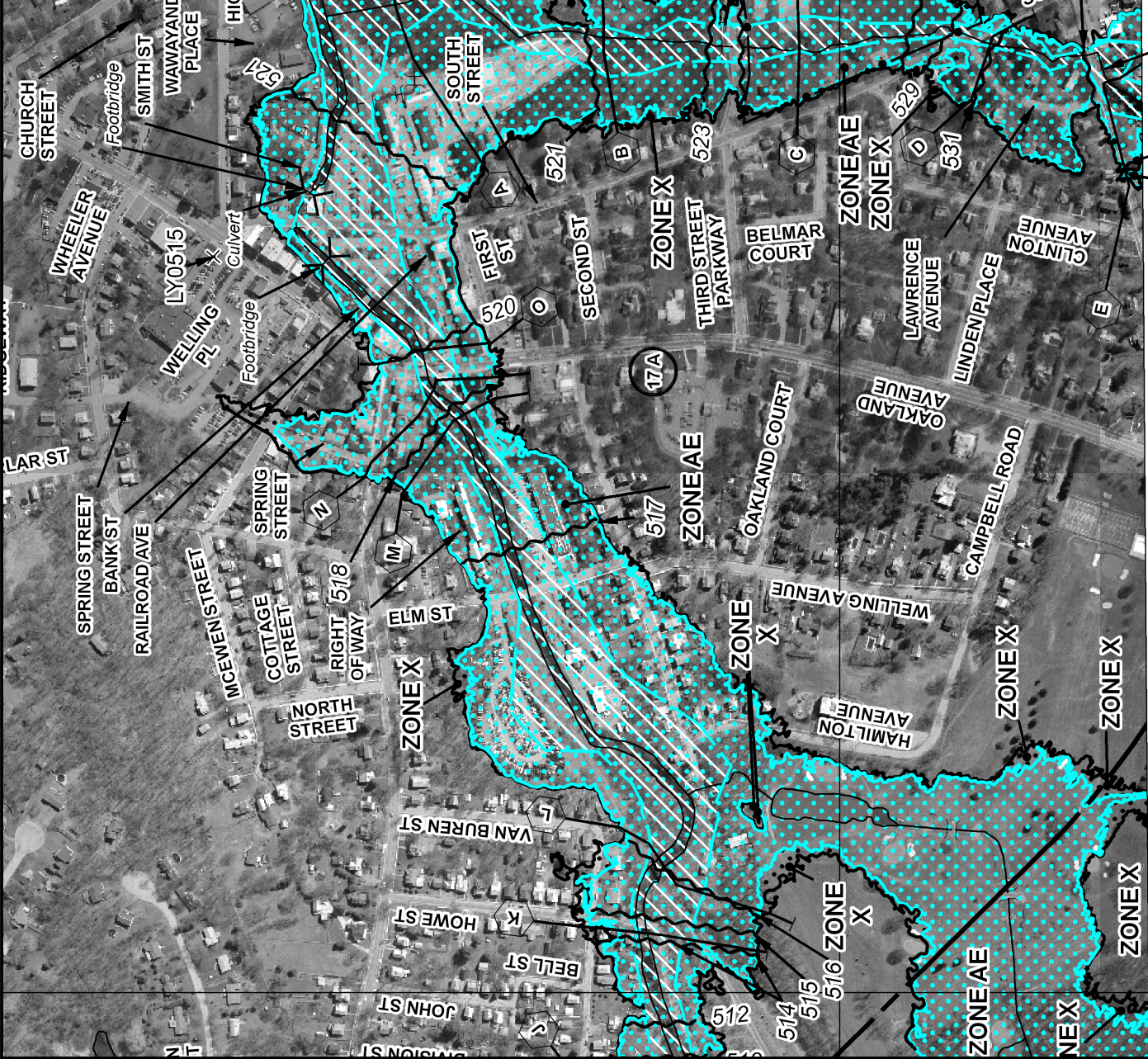
Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney

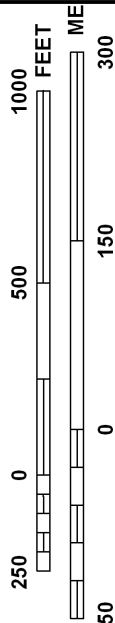


JOINS PANEL 0576

53 000m E



MAP SCALE 1" = 500'



NFIP

PANEL 0463E

FIRM

FLOOD INSURANCE RATE MAP

for ORANGE COUNTY, NEW YORK
(ALL JURISDICTIONS)

CONTAINS:

COMMUNITY NUMBER

WARWICK, TOWN OF 360636

WARWICK, VILLAGE OF 360637

PANEL 463 OF 630

MAP SUFFIX: E

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
36071C0463E

EFFECTIVE DATE
AUGUST 3, 2009

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



2013 NYSGIS Aerial Image



2021 NYSGIS Aerial Image

