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December 3, 2024

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 19 WELLING PLACE
C BOSSOLINA GROUP LLC
WO# 1802.83**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 19 Welling Place project:

- Site Plans prepared by Friedler Engineering, PLLC, last revised 11/18/2024

Introduction:

The proposed action involves the renovation and conversion of the existing mixed-use building located at 19 Welling Place. This existing two-story, approximately 4,484± square foot, building was previously occupied by an automotive repair facility (Mr. Bill's Auto Repair) on the first floor, with a single apartment on the second. The proposed application would renovate and convert the building into two (2) commercial spaces on the first floor and provide three (3) 2-bedroom apartments on the second floor.

The existing tax lot (207-5-25) is situated within the Village's Central Business (CB) zoning district, with the entire parcel within the Village's designated Historic District. As such, the applicant had previously submitted to the Village's Architectural and Historic District Review Board (AHDRB) for the October 1st and November 5th meetings. No portion of the parcel is within a mapped FEMA Floodway or Floodplain.

Review Comments:

1. The applicant has revised the Site Plan to demonstrate a proposed increase in parking demands from 9 spaces existing to 16 spaces proposed. Pursuant to §145-70.A.3.a(5), the Planning Board shall determine if the existing two (2) 12-hour parking lots within 300 feet from the project can accommodate the proposed additional 7 spaces. These parking facilities are as follows:
 - a. Spring Street Lot
 - i. 47 – 12-Hour Parking Spaces
 - b. CVS Lower Lot
 - i. 38 – 12-Hour Parking Spaces
2. The applicant previously stated the requirement for the installation of a sprinkler system to service the existing building. The location of this water service, and any pertinent construction details, should be added to the Site Plans.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney