



Montgomery Office:

71 Clinton Street  
Montgomery, NY 12549  
phone: (845) 457-7727  
fax: (845) 457-1899

Goshen Office:

262 Greenwich Ave, Ste B  
Goshen, NY 10924  
phone: (845) 457-7727

[www.EngineeringPropertiesPC.com](http://www.EngineeringPropertiesPC.com)

September 7, 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 by Western Addition LLC for the proposed redevelopment of the commercial site located at 63 Wheeler Avenue.

Documents reviewed:

- Site plans prepared by MJS Engineering & Land Surveying, revised 7/21/23:
  - C-1: Site Plan
  - C-2: Notes
  - C-3: Existing Conditions & Demolition Plan
  - C-4: Grading & Drainage Plan
  - C-5: Details
- Landscape plan prepared by Arterial Landscape Architects, dated 7/26/22, with supplemental plant palette photos
- Lighting plan prepared by BEGA, dated 7/28/23, with supplemental luminaire location summary sheet
- Architectural drawings prepared by DeGraw & DeHaan Architects (3 sheets), dated 2/24/23.

Review comments:

1. On June 25, 2023, the applicant appeared before the Village Zoning Board of Appeals. The ZBA issued a number of area variances needed for the project to move forward. A copy of the ZBA resolution has been provided on Drawing C-2.
2. The applicant discussed the project with the Planning Board on August 9, 2022. At that meeting, the board requested that the applicant provide a written narrative describing the various uses proposed on the property, including the possibility of holding live music events. A narrative has not yet been submitted.

Western Addition LLC (63 Wheeler Ave.)

3. A calculation should be provided to demonstrate that the proposed project complies with Section 145-121.A of the zoning code. This pertains to the number of hotel units proposed (four).
4. The sheet index on Drawing C-1 needs to be updated.
5. On the landscape plan, the layout of the parking lot near Wheeler Avenue differs from the layout shown on the other plans. The plans should be consistent. Underground utility lines should for water and sewer services should be shown to verify that no conflicts are created with proposed plantings.
6. The lighting plan shows reasonable light levels. Details should be provided for the poles and fixtures to demonstrate compliance with Section 145-104.B.10, which requires that all lighting fixtures shall be fully shielded to eliminate glare.
7. Time-of-year restrictions should be noted on the plan for proposed tree removals due to the potential for bat habitat.
8. Elevations of the proposed drainage system should be added to the plans.
9. If any signs are proposed, locations and details should be provided.
10. The board may want to schedule a site visit.

Sincerely,  
Engineering & Surveying Properties, PC, Village Engineers



David A. Getz, P.E.

cc: Robert Dickover, Planning Board Attorney