



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

October 31, 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 for Western Addition LLC project, also known as Flour & Feed. The following new information was submitted:

Plans prepared by MJS Engineering & Land Surveying, BEGA Lighting, and Arterial Landscape Architect, and DeGraw & DeHaan Architects, latest revised 10/26/23:

- C-1: Site Plan
- C-2: Notes
- C-3: Existing Conditions & Demolition Plan
- C-4: Grading & Drainage Plan
- C-5: Details
- Lighting Plan
- SC-740 Details (Stormtech Chambers)
- L-101: Landscape Plan
- A1.01: Proposed First Floor Plan
- A1.02: Proposed Second Floor Plan
- A1.01: Proposed First Floor Plan (Dumpster Enclosure Details)

Review comments:

1. Background information shown on the plans (buildings, topography, adjoining names, etc.) should be presented in a darker shade of gray so it is easier to read.
2. In response to concerns about runoff in the southern part of the property, a rain garden has been added. It is shown on Sheet C-4, and proposed plantings are shown on Sheet L-101.
3. Details have been provided for the proposed screening of waste and recycling containers.

Western Addition LLC (63 Wheeler Ave.)

4. An underground infiltration system has been added to handle roof runoff. While we have no objections to the use of such a system, design calculations should be provided.
5. The response to Question 20 of the Short EAF, previously submitted for the October Planning Board meeting, indicates that the project site is located in the vicinity of a property that has been the subject of remediation for hazardous waste. NYSDEC records indicate that the remediation site is located at 26 Railroad Avenue. Remediation was completed in 2006. We have attached a report from the NYS Environmental Remediation Database.

Sincerely,
Engineering & Surveying Properties, PC, Village Engineers



David A. Getz, P.E.

cc: Robert Dickover, Planning Board Attorney



Department of
Environmental
Conservation

Environmental Remediation Databases Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: New Grange Properties

Site Code: 336061

Program: State Superfund Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 26 Railroad Avenue

City:Warwick (V) Zip: 10990-

County:Orange

Latitude: 41.25605614

Longitude: -74.35971693

Site Type: STRUCTURE

Estimated Size: 1 Acres

Institutional And Engineering Controls

Control Type:

Deed Restriction

Control Elements:

Ground Water Use Restriction

Soil Management Plan

Cover System
Landuse Restriction
Building Use Restriction

Site Owner(s) and Operator(s)

Current Owner Name: New Grange Properties

Current Owner(s) Address: 12 BURT STREET
WARWICK,NY, 10990

Owner(s) during disposal: UNKNOWN

Hazardous Waste Disposal Period

From: unkown **To:** unkown

Site Description

Location: The New Grange Property is located in the center of the Village of Warwick at 26 Railroad Avenue. Wawayanda Creek is downgradient of the site and about 1/8 mile to the north of the property. Site Features: The approximately 80-foot by 40-foot building at the site has no basement, but is built into a hill such that there are 3 stories on the north side and two on the south side. A courtyard is on the north side of the building, adjacent to Railroad Avenue. Current Zoning and Land Use: The site is currently active, and is zoned for commercial use. The surrounding parcels are currently used for commercial applications. The nearest residential area is less than one eighth of a mile to the southeast. Past Use of the Site: The first building at the site was constructed in the 1860s and was used a hall/opera house. Various commercial entities occupied the site between that time and the present, including a primary school, automobile storage, and construction equipment storage. The petroleum contamination in the soil and the groundwater can be attributed to releases from former underground fuel oil tanks found in the courtyard. While the source of the chlorinated solvents was not conclusively identified, the contamination was noted in the vicinity of two of the former underground storage tanks. Site Geology and Hydrogeology: The soils underlying the site consist of fill material, then native soil composed mostly of sands with lesser amounts of gravel and silts. The groundwater is found about 3.5 feet below ground surface, and generally flows to the north.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

tetrachloroethene

trichloroethene (TCE)

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were TCE, PCE and DCE in groundwater. The residual contamination in groundwater is being managed under a Site Management Plan.

Site Health Assessment

Measures are in place to control the potential for coming into contact with residual contamination remaining in sub-surface soil and groundwater.

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