

April 25, 2025

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

Re: Yesterday's Restaurant – Amended Site Plan
16 Elm Street
Section 210, Block 12, Lot 14
Job #: FE-24134

Dear Mr. Chairman,

We have revised the Amended Site Plan for Yesterday's Restaurant, in response to the technical comments by Pitingaro & Doestch Consulting Engineers, dated January 14, 2025, and comments by the Law Office of Elizabeth K. Cassidy, PLLC, last revised on January 14, 2025. We provide the following responses:

Pitingaro & Doestch Consulting Engineers:
General Comments:

1. The approved site plan did not show 'No Parking' signs for the paved fire access road. The applicant wishes not to add signs to the amended site plan if possible.

Environmental Assessment Form:

1. No Comment necessary.
2. Similar to the approved plan, the applicant will provide soil restoration to all existing compacted gravel areas. Soil restoration to the existing compacted gravel areas, outside of the fire access road, will produce a net reduction of 0.40 acres of impervious area.
3. Item D.2.k.i is completed.
4. Item D.2.m has been revised accordingly.
5. Item E.1.b has been revised accordingly.
6. All items are completed.

Parking requirements:

1. The amended Site Plan is currently showing 56 existing paved parking spaces and 50 landbanked spaces.
2. The Amended Site Plan has been revised to show 50 Landbanked spaces. The approved plan showed 61 landbanked spaces. The landbanked spaces are being shown to illustrate the potential area to construct more parking spaces in the future, if necessary. These spaces are in the same general location to the spaces that have been previously approved by the Village.
3. There is a total of 56 paved parking spaces. The approved plan had a total of 45 paved parking spaces. If needed by the Village Planning Board, the applicant will plant an additional two canopy trees having a caliper of at least 3" in diameter at dbh and a total of 20 additional shrubs to offset the 11 additional paved parking spaces.

Site Plan Comments:

1. Besides the gravel fire access road, all other gravel areas will be restored.
2. All gravel areas outside of the fire access road will be removed and the area restored.
3. Due to the increase in pavement area, the development coverage is 28%.
4. General Note #14 has been revised.
5. A portion of the fire access road is within the floodway. Instead of the pavement road, which went through the floodway, the amended plan shows a gravel area.
6. This was discussed at a previous meeting and why it was added to the plan.
7. The detail of the enclosure is on sheet 2 of the plan. It is similar to what was previously approved by the Village Planning Board.
8. The applicant is in the process of obtaining a letter from The Norfolk Southern Railway Railroad, LLC regarding the location of the existing 'Yesterday's' sign. If this letter does not state that the current location is allowed by the Norfolk Southern Railway Railroad, LLC, it will be relocated to the area shown on Sheet 1.
9. The applicant is in the process of obtaining a letter or a signed and sealed elevation drawing showing the building complying with the maximum building height.
10. The applicant is in the process of obtaining as-built drawings of the accessible access ramp. If the ramps are not compliant with ADA requirements, they will be fixed to be compliant.
11. The amended site plan has been revised to show invert elevations of all catch basins and spot elevations have been added.
12. The few irregular areas within the paved parking area will be striped to prevent parking in those areas.
13. The landbanked parking spaces are a minimum of 9'x18'. Some spaces are slightly greater than 9' wide due to the curvature of the fire access road.

Lighting Comments:

1. There are no requested amendments to the approved lighting plan. It is my understanding that all existing lighting fixtures comply with the approved lighting plans.

Landscaping Plan Comments:

1. Besides the changes to the plantings for the Stormwater Management Facility, there are no requested amendments to the approved landscaping plan.

Law Office of Elizabeth K. Cassidy, PLLC, revised on January 14, 2025:

1. No comment necessary.
2. No comment necessary.
3. No comment necessary.
4. Section B(d) has been revised accordingly.
5. No comment necessary.
6. No comment necessary.
7. The plan has been revised in accordance with Pitingaro & Doetsche comments last revised on January 14, 2025.
8. No comment necessary.
9. No comment necessary.
10. No comment necessary.
11. No comment necessary.

12. No comment necessary.

13. A note has been added to sheet 1 of the amended site plan.

14. No Comment necessary at this time.

15. The approved plan showed a total of 61 landbanked parking spaces. The amended site plan shows a total of 50 landbanked parking spaces.

16. The approved plan had 45 paved parking spaces and 61 landbanked parking spaces. The amended site plan has a total of 56 paved parking spaces and 50 landbanked parking spaces. The slight modification in the parking area configuration will not have an impact on the Stormwater Management Facility.

17. No comments necessary at this time.

18. No comment necessary.

19. No comment necessary at this time.

20. No comment necessary at this time.

We have enclosed the following information for your review:

- Four sets of the site plan dated 04/24/25.
- Revised Long Form EAF, dated 04/24/25.

Sincerely

Friedler Engineering, PLLC

Brian Friedler

Brian Friedler, P.E.