

December 20, 2024

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 December 10, 2024 and comments by the Law Office of Elizabeth K. Cassidy, PLLC, dated December 10, 2024. We provide the following responses:

Pitingaro & Doestch Consulting Engineers:

General Comments:

1. Attached is a list of changes made to the approved plans.
2. The Planning Board discussed the need for a public hearing and voted that it was not necessary.
3. The approved plan called for a 25' wide paved fire apparatus access road, the amended site plan has a 25' wide fire apparatus access road made up of gravel, or pavement millings. The approved plan called for 45 paved parking spaces with 61 landbanked parking spaces. The amended site plan has 56 paved parking spaces with an additional 42 landbanked parking spaces if needed.
4. There are AC and Heating units located to the rear of the building, the amended site plan has been revised to show a privacy fence screening those units from neighboring properties.
5. The dumpster location has been moved approximately -- feet from the approved location.
6. There is no change proposed to the gravel surface around the stormwater management facility and has been previously designed by Engineering & Surveying Properties and approved by the Village Planning Board. Paved parking areas are clearly marked.
7. No parking signs will be provided to prevent vehicles from parking or being stored in any way along the required yard or fire lane.

Environmental Assessment Form:

1. The revised copy of the approved Long Form EAF is attached.

Parking requirements:

1. The amended Site Plan is currently showing 56 existing paved parking spaces and 42 landbanked spaces.

2. The Amended Site Plan has been revised to show 42 Landbanked spaces. These spaces are in a similar location to the spaces that have been previously approved.
3. There are over 100 trees planted throughout the site; There are an additional 11 paved parking spaces and 19 less landbanks spaces. We will go out into the field before the next meeting and count the number of canopy trees and shrubs that are currently planted.

Site Plan Comments:

1. We have revised the plan to show all notes, bulk requirements, parking calculations, setbacks, and other data depicted on the approved site plan (Sheet C-1).
2. The dumpster location has been moved approximately 60-ft south of the approved location. The nearest property line to the new location is also approximately 60-ft. We have revised the plan to show the new dumpster location to be enclosed on three sides with a 6-ft high fence.
3. The business sign will be relocated onto the subject property.
4. The AC / Heating units behind the building have been labeled. We have revised the plan to show a privacy fence approximately 6-ft from the units.
5. We are working on getting signed and sealed elevation drawing that show the building height complies with the 40-ft max building height.
6. We are working on getting as-built drawings of the accessible access ramp.
7. We have revised the "Existing Metal Storage Trailer to be removed" to "Metal Storage Trailers to be removed".
8. We are working on getting grate and invert elevations for the catch basins.
9. No comment.
10. These irregular shaped areas can be painted to prevent parking in those areas, if necessary.
11. The land banked parking areas, which are being shown as areas that could be used in the future for parking purposes. These "parking" areas are not going to be painted and are generally 9' wide x 18' long. Some spaces a slightly wider than 9' due to the bend on the fire access road.
12. We will need to look into this further on site. I am unclear what this means.
13. It was discussed at the meeting that the gravel / pavement millings used for the fire apparatus road will not be impacted by flooding. The gravel / pavement millings will be compacted on site.
14. The overall impervious areas have not increased, I do not believe revisions to the Stormwater Management Plan are necessary.

Lighting Comments:

1. The parking lot lights have been labeled on the amended site plan. There are no requested amendments to the approved lighting plan.

Landscaping Plan Comments:

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:

12. The approved plan had approximately 33,377 square feet of pavement within the Floodplain. The amended Site Plan has approximately 30,793 square feet of pavement and 8,442 square feet of gravel or pavement millings for the fire apparatus access road.

13. Yesterday's business sign will be relocated to be entirely on its own property. A note has been added to sheet 1 of the amended site plan (General Note #22).
14. The amended dumpster location has been revised to shown a 6' high dumpster enclosure.
15. The amended site plan shows a total of 42 landbanked parking spaces. The previously approved site plan had 61 landbanked parking spaces.
16. The approved plan had 45 paved parking spaces and 61 landbanked parking spaces, the amended site plan has 56 paved parking spaces and 42 landbanked parking spaces. The amended parking lot layout and fire access road reduces the pavement from 33,377 square feet to approximately 30,793 square feet. We do not believe this will impact on approved stormwater design or drainage design.
17. We are attaching the revised Stormwater Management and Landscaping Plan, revised on June 5, 2024, by Engineering Properties.
18. The existing gate was there to when the Petrucci's owned the property. The applicant does not wish to replace the gate.

We have enclosed the following information for your review:

- Four sets of the site plan dated 11/14/24.
- Revised Long Form EAF, dated 12/20/24.
- Engineering & Surveying Properties, letter dated July 12, 2024, and Amended Stormwater Management Landscaping Plan, dated June3, 2024.

Sincerely
Friedler Engineering, PLLC

A handwritten signature in black ink, appearing to read 'B. Friedler', with a stylized flourish at the end.

Brian Friedler, P.E.

Changes Made to the Plans That Differ from the Original Site Plan Approval

1. Fire Access Road – The approved plan called for a 25' wide paved fire apparatus access road, the amended site plan has a 25' wide fire apparatus access road made up of gravel, or pavement millings. The approved plan called for 45 paved parking spaces with 61 landbanked parking spaces. The amended site plan has 56 paved parking spaces with an additional 42 landbanked parking spaces if needed.
2. There are 6 AC / Heating units located behind the restaurant, the amended site plan shows the location of those units and a 6-ft privacy fence to screen those units from the neighboring properties.
3. The access ramp configuration has been modified.
4. The dumpster location has been moved approximately 60-ft south of the approved location. The plan has been revised to show the dumpster's location. The new dumpster location will be enclosed with a 6-ft. high fence on three sides. The new location is approximately 60-ft to the nearest property line (SBL 210-12-20).
5. The amended site plan has the proposed gate removed. The applicant does not want a gate to the property.
6. The double yellow line has been changed to a single green line.
7. The Stormwater Management Facility has been revised. The SWM Landscape Plan that was prepared by Engineering Properties, Sheet 10 of the approved plans set, last revised 12/18/2017 has been modified. It was determined by Engineering Properties that the proposed plantings as specified in the previously prepared planting plan for the proposed SWM facility would not facilitate longevity due to the routine inundation of stormwater flow. The new SWM landscape Plan has specified plantings that are resistant to routine submersion from stormwater flows.