



Montgomery Office:
71 Clinton Street
Montgomery, NY 12549

Goshen Office:
262 Greenwich Ave, Ste B
Goshen, NY 10924
(845) 457 - 7727
www.EngineeringPropertiesPC.com

November 5, 2024

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 24 WHEELER AVENUE
JOHN A. PERUSO
WO# 1802.82**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the PROJECT NAME project:

- Cover letter, Application for Site Plan, and checklist, dated 09/11/2024
- Site Plan prepared by Friedler Engineering, PLLC, last revised 07/15/2024

Introduction:

The proposed action involves the conversion of an existing 3-bedroom single-family residence into a 3-bedroom dwelling with an accessory 1-bedroom apartment. As detailed from the provided Site Plan, the only proposed improvement would be the construction of a third parking space along the eastern side of the parcel to serve the additional accessory use.

The existing tax lot (207-2-24) is situated within the Village's Limited Office Overlay (LO) zoning district, with no portion of the parcel within the Village's designated Historic District nor within a mapped FEMA Floodway or Floodplain.

Attached hereto is a copy of the Property Description Report from the Orange County Records which provides information on the size of the dwelling (2,113 sq.ft.) as well as list the year the dwelling was constructed of 1969.

Review Comments:

1. The Bulk Requirements provided within the 'Zoning Data' chart on the plans should be modified to detail the utilization of use group 'b'. Additionally, the Floor Area Ratio (FAR) should be included in this chart.
2. As detailed within the 'Zoning Data' chart, there are a number of pre-existing exceedances to the minimum areas required. Planning Board to determine if area variances from the Zoning Board of Appeals (ZBA) would be warranted. See Zoning Code §145-131.
3. The 32.5% value presented for the 'Development Coverage' should be verified to ensure all impervious surfaces have been accounted for. Our office has estimated this value to exceed the maximum permitted of 35%, or 2,029 square feet.
4. Please provide the Planning Board with a copy of the Scheuermann survey prepared for the property dated May 19, 2022.
5. Will the applicant maintain the existing one (1) car garage within the structure? If this garage space is maintained, then this space could be considered a suitable parking space.
6. Applicant to provide proof of residency for the premises for at least twelve (12) months, in accordance with Zoning Code §145-120.4.A
7. The proposed parking space is not permitted to be placed within the front yard per Zoning Code, §145-120.4.E. Additionally, per §145-25.B.2 of the Zoning Code, "Parking shall be screened from neighboring properties and generously landscaped."
8. The following portions of the Zoning Code should be incorporated into the Site Plan as general notes: §145-120.4 sections F through K.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney



Property Description Report For: 24 Wheeler Ave, Municipality of V. Warwick, Warwick

No Photo Available

Status:	Active
Roll Section:	Taxable
Swis:	335405
Tax Map ID #:	207-2-24
Property Class:	210 - 1 Family Res
Site:	RES 1
In Ag. District:	No
Site Property Class:	210 - 1 Family Res
Zoning Code:	00210
Neighborhood Code:	02226
School District:	Warwick Valley
Total Assessment:	2024 - \$36,900
Property Desc:	
Deed Page:	80
Grid North:	883693
Total Acreage/Size:	59 x 98
Land Assessment:	2024 - \$7,500
Full Market Value:	2024 - \$414,600
Equalization Rate:	----
Deed Book:	15253
Grid East:	530663

Area

Living Area:	2,113 sq. ft.	First Story Area:	1,183 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	930 sq. ft.	Number of Stories:	1
Finished Rec Room:	0 sq. ft.	Finished Area Over Garage:	0 sq. ft.

Structure

Building Style:	Raised Ranch	Bathrooms (Full - Half):	3 - 0
Bedrooms:	3	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-covered	Porch Area:	36.00
Basement Garage Cap:	1	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1969	Eff Year Built:	

Owners

John A Peruso
24 Wheeler Ave
Warwick NY 10990

Lauren E Murphy-Peruso
24 Wheeler Ave
Warwick NY 10990

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
6/2/2022	\$300,000	210 - 1 Family Res	Land & Building	Blake, Lila	Yes	Yes	No	15253/80
2/20/2013	\$1	210 - 1 Family Res	Land & Building	Lopez, Lila	No	No	No	13520/305
1/20/2004	\$1	210 - 1 Family Res	Land & Building	Blake, Lila	No	No	No	11435/173

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Natural Gas	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Patio-flg/cn	10 × 28	Average	Fair	1969
Porch-coverd	6 × 6	Average	Normal	2023

Land Types

Type	Size
Primary	59 × 98

Special Districts for 2024

Description	Units	Percent	Type	Value
AM005-Warwick Ambul	0	0%		0
FD043-Warwick Fire	0	0%		0
RG005-Warwick Recycling	1	0%		0

Taxes

Year	Description	Amount
2024	County	\$2,255.87
2024	School	\$6,351.68
2024	Village	\$1,652.03
2023	County	\$2,238.68
2023	School	\$6,198.64
2023	Village	\$1,618.36

*** Taxes reflect exemptions, but may not include recent changes in assessment.**





