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June 6, 2025

**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 24 Wheeler Ave project:

- Cover letter, Application for Site Plan, and checklist, dated 02/10/2025
- Site Plan prepared by Friedler Engineering, PLLC, last revised 02/10/2025

Introduction:

The proposed action involves the conversion of an existing 3-bedroom single-family residence into a two-family residence. 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 dwelling unit.

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.

Review Comments:

1. The application consists of a pre-existing nonconforming residential lot having less than one hundred (100) feet of lot width, alternative bulk requirements apply pursuant to Zoning Code §145-131.E.3 The Zoning Data table provided on the plans should be revised to reflect these alternative requirements.
2. The Livable Floor Area for each dwelling unit shall be a minimum of 900 square feet. Applicant to provide additional information on the proposed square footage for each dwelling unit, with this information also added to the plans.
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. The conversion of the existing single-family residence to a two-family residence is a more intensive use of the property and therefore should require area variances from the Zoning Board of Appeals (ZBA) for the pre-existing nonconforming conditions.
5. Please provide the Planning Board with a copy of the Scheuermann survey prepared for the property dated May 19, 2022.
6. The Schedule of Parking Space Requirements provided on the plan should be updated to detail the proposed number of bedrooms for each dwelling unit. The bedroom count per dwelling unit should also be added to the General Notes.
7. 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.
8. The proposed third 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."*

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney