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November 6, 2025

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 24 WHEELER AVENUE
JOHN A. PERUSO
SECTION 207 BLOCK 2 LOT 24
WO# 1802.82**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 24 Wheeler Ave project:

- Site Plan prepared by Friedler Engineering, PLLC, last revised 10/21/2025

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 Zoning Data chart provided should be revised to reference the ZBA decision chart also provided on the plans.
2. Please provide the Planning Board with a copy of the Scheuermann survey prepared for the property dated May 19, 2022. (Previous comment #5)
3. The language of the ZBA approval should be incorporated into the Site Plans.
4. The Site Plans should be revised to remove the notation of the apartment entrance.
5. Applicant should remove additional pavement along road edge to prevent cars from parking on Village sidewalk.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney