



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727

www.EngineeringPropertiesPC.com

May 9, 2025

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 28 WHEELER AVE – TWO-FAMILY CONVERSION
SECTION 207, BLOCK 2, LOT 26
WO# 1802.84**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 28 Wheeler Ave project:

- Application for Site Plan, Checklist and Short EAF, dated 04/21/2025
- Site Plan prepared by Friedler Engineering, PLLC, last revised 04/15/2025

Introduction:

The proposed action involves the expansion and conversion of an existing 2-bedroom single family residence to a proposed 2-family 2-bedroom (4 total bedrooms) dwelling. As detailed from the provided Site Plan, the applicant will remove the existing wooden deck and expand the dwelling in that location to provide the 2 additional bedrooms.

The existing tax lot (207-2-26) 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.

Both the existing use, one-family residence, and the proposed use, two-family detached residence, are permitted uses within the LO zoning district. However, the one-family use enforces Use Group 'b' whereby the two-family use enforces Use Group 'g'. In comparing the two use groups, multiple bulk requirements for Use Group 'g' are more restrictive than the previous use, thus increasing the non-conformity of the bulk requirements. Therefore, the necessary area variances should be sought by the applicant from the Village's Zoning Board of Appeals.

Review Comments:

1. 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. Additionally, the areas of the existing building, the proposed addition and the total at completion should be detailed on the plans.
2. Will both dwelling units be accessed from the existing doorway facing Wheeler Avenue? The Board may request the applicant to provide architectural floorplans for the application.
3. The project has demonstrated that 4 parking spaces are required, 2 spaces per dwelling unit, however the Site Plan details the existence of 1 parking space within the property. Additional parking spaces should be added to the plans as determined by the Planning Board.
4. Applicant to demonstrate compliance with Zoning Code §145-25.B.2, “*parking shall be screened from neighboring properties and generously landscaped*”.
5. The location of the existing sewer service to the building should be provided on the plans, and verify if the proposed addition will impact this service line.
6. Since 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.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney