



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727

www.EngineeringPropertiesPC.com

February 6, 2026

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

ATT: JESSE GALLO, CHAIRMAN

**RE: 23 WHEELER AVENUE
ENDERES RESIDENCE ADDITION
WO# 1802.91**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the Enderes – 23 Wheeler Ave project:

- Site Plan prepared by Degraw & Dehaan, last revised 01/15/2026

Introduction:

The proposed action involves the construction of a 2-story addition to the existing single family residential structure. The applicant proposes to construct 876 square feet of additional living space; 489 square feet on the first floor and 387 square feet on the second floor. Additionally, the applicant will increase the number of bedrooms within the residence from three (3) existing to five (5) proposed.

The property now consists of a single tax lot (Section 207 Block 5 Lot 8.2), situated within the Village's Central Business (CB) zoning district, with no portion of the property within the Village's designated Historic District nor within a mapped FEMA Floodway or Floodplain. One (1) family residences are a permitted use within the Central Business (CB) zoning district and shall utilize Use Group "b" for the Bulk Requirements.

Review Comments:

1. The Site Plan for the property should identify the existing underground utilities (water, sewer, gas) to ensure the proposed building modifications will not impact them. (Previous comment #4)
2. The applicant has identified that no trees will be removed for this application. Please provide a note on the plans detailing this. (Previous comment #6)
3. The applicant has stated that the existing retaining walls along the creek will not be modified in this proposed application. Please provide a note on the plans detailing this. (Previous comment #7)
4. The applicant has stated that no changes are proposed to the two existing accessory structures. Please provide a note on the plans detailing this. (Previous comment #8)
5. The applicant has stated that the existing vegetation screening of the Village Parking Lot will remain to the extent possible. Please provide a note on the plans detailing this. (Previous comment #10)
6. The plans within the set should be numbered (sheet 1 of 3, 2 of 3, etc.)

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney