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September 2, 2025

**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:

- Application, Checklist & Short EAF, dated 08/15/2025
- Site Plan prepared by Degraw & Dehaan, dated 08/14/2025

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 consists of two (2) tax lots (Section 207 Block 5 Lots 7 & 8), 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. Please provide a copy of the survey map prepared by John McGloin, PLS dated December 30, 2024 for the Planning Board's records.
2. Does the applicant intend on consolidating the existing two (2) tax parcels for this application?
3. The property is within 500 feet of New York State Route 17A/94; therefore, a referral to Orange County Planning Department for a 239 review is required.
4. The Site Plan for the property should be modified to include additional notation of the existing site improvements, and any modifications to be made to them, such as the existing garage and shed structures, the retaining walls, the existing creek, existing underground utilities, etc.
5. The record owner and SBL information of the adjoining properties should be provided.
6. If the applicant intends on removing any trees as part of this application, a note should be added to the plans providing the acceptable timeframe for removal to mitigate potential impacts to the endangered Indiana Bats.
7. Will the applicant modify or repair the existing retaining wall(s) along the creek?
8. Does this application intend on making any changes to the two (2) existing accessory structures? The plan does not depict a driveway or path to the garage structure.
9. The architectural elevations provided should be revised to depict the existing and proposed covered porches.
10. Will the existing vegetation screening the Village Parking Lot remain or require modification?
11. Pursuant to §145-62B, the distance between a principal building and an accessory building shall be no less than the height of the accessory building but in no event less than fifteen (15) feet. The Site Plan depicts the proposed building addition will be 6'-2" from the existing accessory building, thus will require an area variance.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney