

DEGRAW & DEHAAN

October 3, 2025

Re: 23 Wheeler Avenue
Warwick NY, 10990
SBL: 207 – 5 – 7 + 205 – 5 – 8

Dear Village of Warwick Planning Board:

Please see below responses to the 9/2/25 comments provided by the Village Engineer for the planning board application regarding 23 Wheeler Avenue:

1. Copy of the survey prepared by John McGloin, PLS dated December 30, 2024 submitted.
2. Applicant has filed a request to the county to have the two tax parcels combined. Attaching the request for combination that was submitted on September 29, 2025.
3. No comment.
4. Additional notation has been added to site plan showing the existing site improvements and proposed modifications (existing garage structure, existing shed structure, existing retaining walls, existing creek, existing utilities, existing walkways and patios).
5. Record owner and SBL information of adjoining properties has been added to the site plan.
6. No trees are intended to be removed as part of this application.
7. Applicant will not be modifying or repairing the existing retaining walls along the creek as part of this application.
8. No changes are proposed to the two existing accessory structures. There is no direct driveway or path to the existing garage structure.
9. Architectural elevations provided showing all four elevations of the home. The existing and proposed covered porches are now shown.
10. Existing vegetation screening the Village Parking Lot will remain to the extent possible during the course of work.
11. Notation added to the bulk table regarding distance from principal building to accessory structure. Variance requested for the 6'-2" distance from the proposed addition to the existing shed.

Please let us know if you require any additional information in reference to this application.

Sincerely,



Thomas J. DeGraw R.A.
DeGraw & DeHaan Architects, LLP

