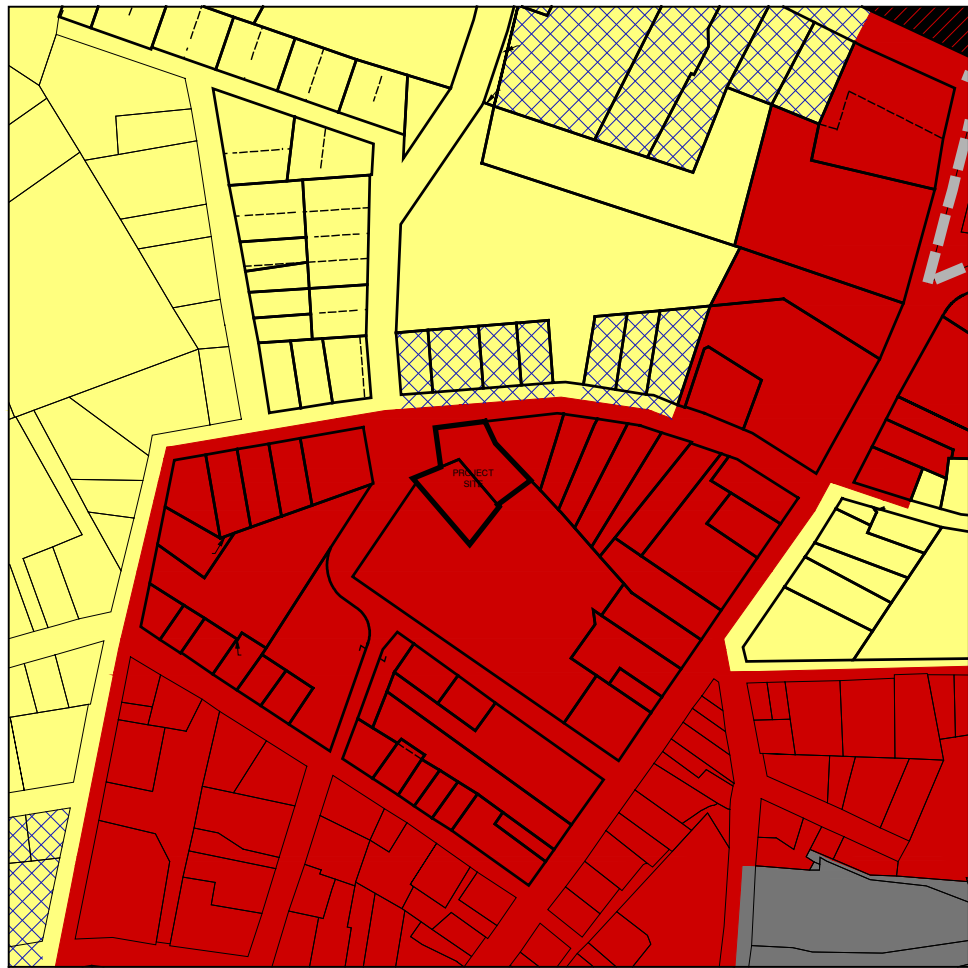




VICINITY MAP
SCALE: 1" = 300'

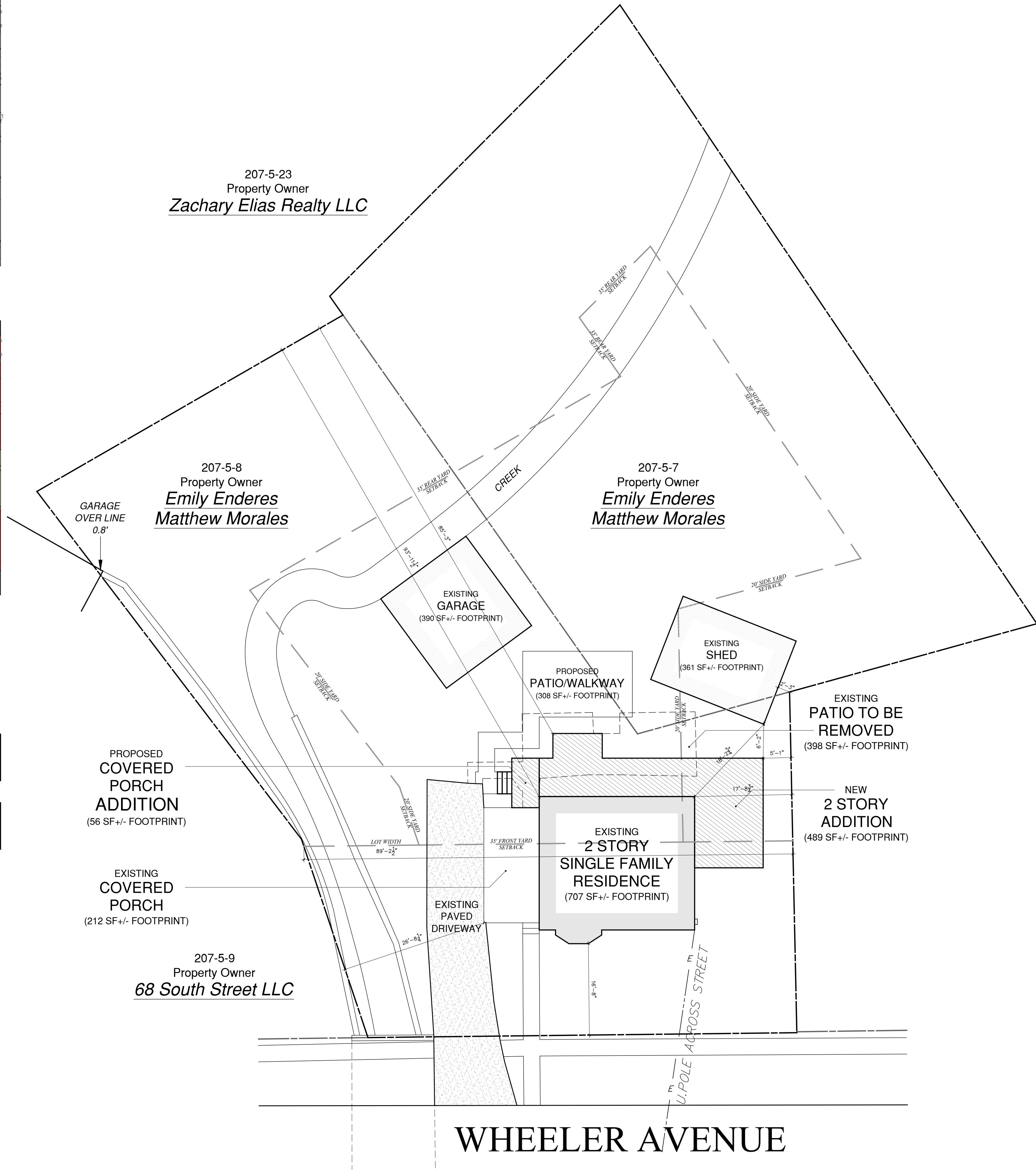
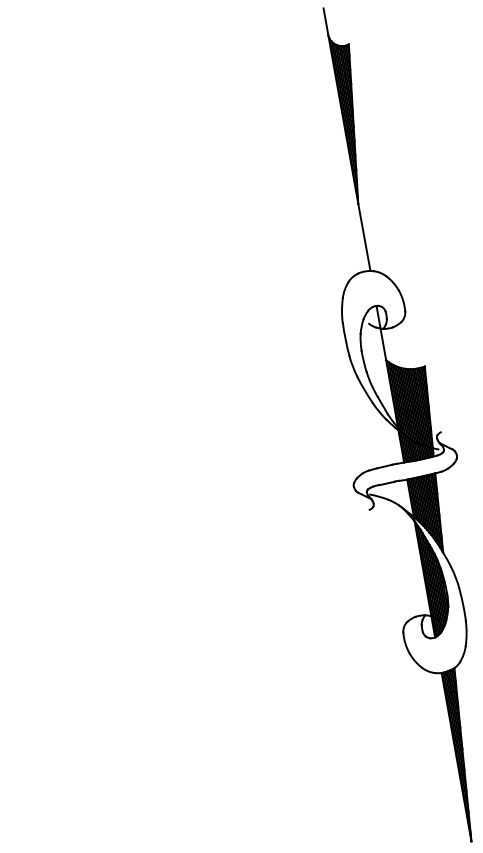


ZONING MAP
SCALE: 1" = 300'

■ CB, Central Business District
■ CCRC, Continuing Care Retirement Community
■ LI, Light Industrial District
■ R, Residential
■ Office Overlay
■ Traditional Neighborhood Design Overlay

NOTE: INFORMATION ON THIS SITE PLAN HAS BEEN REFERENCED FROM A PROPERTY SURVEY PREPARED BY JOHN MCGLOIN, PLS NYS LICENSE #49689 FOR EMILY ENDERES & MATTHEW MORALES DATED DECEMBER 30, 2024

NOTE: REQUEST SENT TO ORANGE COUNTY TO COMBINE PARCELS 207-5-7 AND 207-5-8 INTO SINGLE PARCEL



CB Central Business District One Family Residence - Use Group B						
Village Code Category	Code Section	Allowance Under Current Zoning Code	Existing Conditions	Proposed Conditions	Existing Non-Conforming	Variance Requested
Min. Lot Area	145-41	20,000 SF	18,122 SF	18,122 SF	Yes	-
Lot Width	145-131	75'	89.21'	89.21'	N/A	-
Front Setback	145-131	30'	16.67'	16.67'	Yes	-
Front Yard	145-41	35'	16.67'	16.67'	Yes	-
Side Setback	145-41	20'	17.73'	5.08'	Yes	5.08'
Total Side Setback	145-131(E)	41.9'	44.42'	31.78'	N/A	31.78'
Side Yard	145-41	10'	2.25'	5.08'	Yes	5.08'
Side Yards within 25' of Residence District Boundary	145-41	N/A	-	-	-	-
Rear Setback	145-131	30'	93.96'	85.25'	N/A	N/A
Rear Yard	145-41	10'	93.96'	85.25'	N/A	N/A
Rear Yard within 25' of Residence District Boundary	145-41	N/A	-	-	-	-
Street Frontage	145-131	75'	78.25'	78.25'	N/A	N/A
Max Height	145-131	25'	22.83'	22.83'	N/A	N/A
Development Coverage	145-41	35%	15.4%	18.0%	N/A	N/A
Building Coverage	145-41	N/A	-	-	-	-
Floor Area Ratio	145-41	0.25	0.12	0.17	N/A	N/A
Lot Depth	145-41	125'	> 139'	> 139'	N/A	N/A
Livable Floor Area/Dwelling Unit	145-41	1,250 SF	1,374 SF	2,307 SF	N/A	N/A
Lot Area / Dwelling Unit	145-41	N/A	-	-	N/A	N/A
Bedrooms / Acre of Lot	145-41	N/A	-	-	N/A	N/A
Distance btwn Principal Building & Accessory Structure	145-62B	15'	18.2'	6.2'	N/A	6.2'

Development Coverage Calculation		
	Existing	Proposed
Lot Size	18,122 SF	18,122 SF
Footprint Ground Floor	707 SF	1,196 SF
Covered Porch	212 SF	288 SF
Driveway + Front Walkways	561 SF	561 SF
Patio + Rear Walkways	398 SF	308 SF
Accessory Buildings	751 SF	751 SF
Retaining Walls	156 SF	156 SF
Total Lot Coverage (SF)	2,785 SF	3,260 SF
Total Lot Coverage (%)	15.4%	18.0%

APPROVED FOR FILING

OWNERDATE

APPROVED AS A FINAL SITE PLAN BY A
RESOLUTION OF THE PLANNING BOARD OF THE
VILLAGE OF WARWICK ON _____, _____

CHAIRMANDATE

VILLAGE ENGINEERDATE





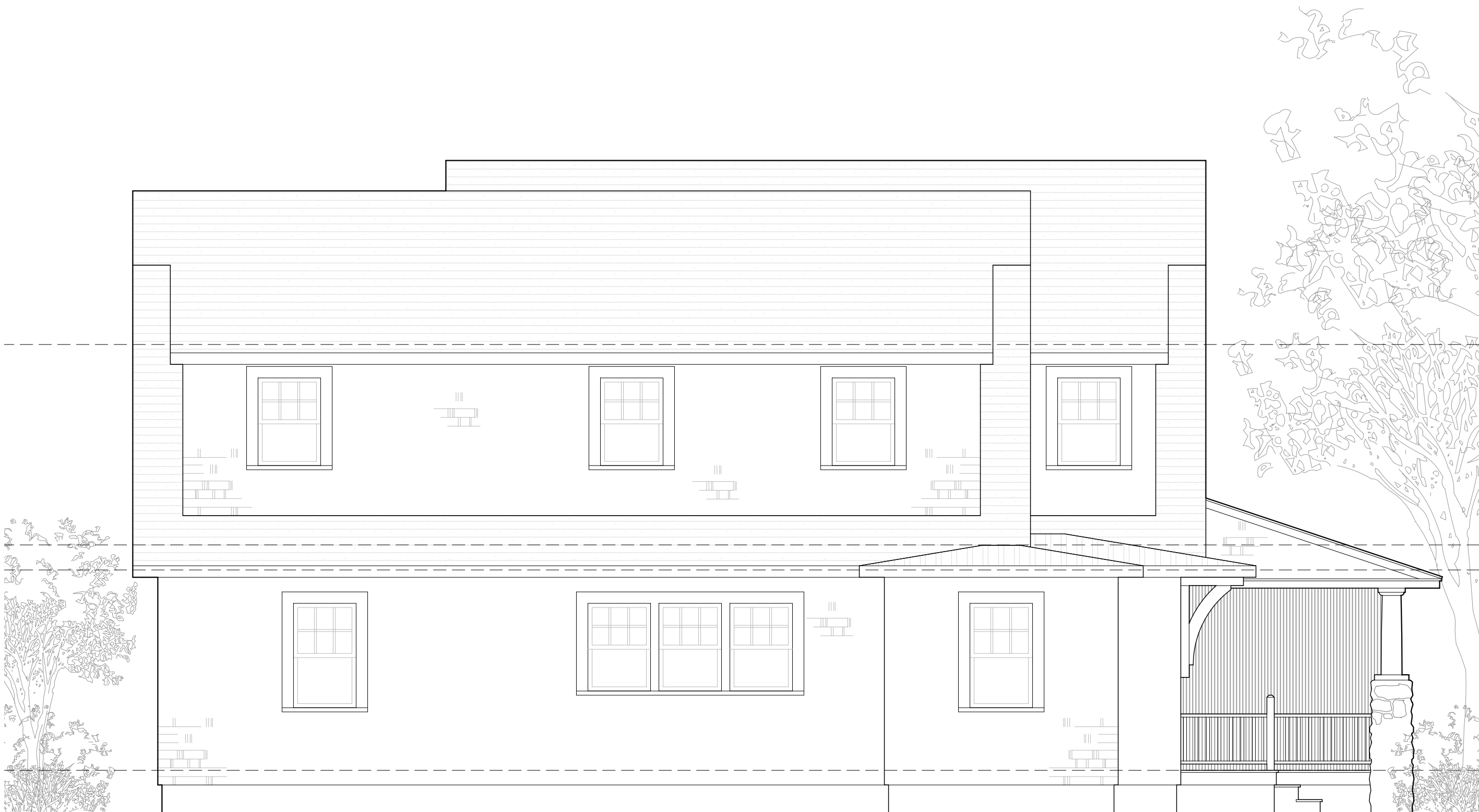
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"