

77 Main Street
Post Office Box 369
Warwick, New York 10990
www.villageofwarwick.org



(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK
INCORPORATED 1867

June 2, 2025

RE: 28 Wheeler Ave – Parking for Proposed Alteration from Single-Family to Two-Family Dwelling

To Whom It May Concern,

An interpretation has been requested regarding the parking requirements associated with the proposed alteration of the existing single-family dwelling at 28 Wheeler Avenue into a two-family residence.

The proposal indicates that each of the two dwelling units will contain two bedrooms. In accordance with §145-70, Schedule of Uses and Parking Space Requirements, a minimum of two off-street parking spaces is required per dwelling unit for a total of four spaces.

This property is a corner lot with an existing parking area accessible from Cherry Street. The current configuration accommodates two vehicles side-by-side and is non-compliant for parking more than 1 vehicle within the front yard setback of a corner lot of a 1 or 2-family dwelling without a variance.

§145-71.A states: "Parking in the front yard setback is prohibited in residential use except that a driveway of a one-family or two-family residence may count as one (1) parking space. A driveway beyond a required front yard for a one-family or two-family residence may count as one (1) parking space."

Because this is a corner lot, both sides of the house facing the street are considered front yards.

There is space for a driveway accessible from Wheeler Avenue. This driveway would run parallel to the neighboring property's driveway and be in close proximity to it, likely necessitating the installation of screening or fencing. The potential driveway would be sufficiently deep to accommodate 2 vehicles, 1 vehicle outside of the required front yard setback as would a driveway off of Cherry Street used in the identical manner that would require variance(s).

Additionally, directly across the street from the subject property is a public parking lot with a 12-hour time limit, containing a total of 11 spaces.

Planning Board Minutes from May 13, 2025 indicate the applicants feel they can accommodate 6 parking spots on the property.

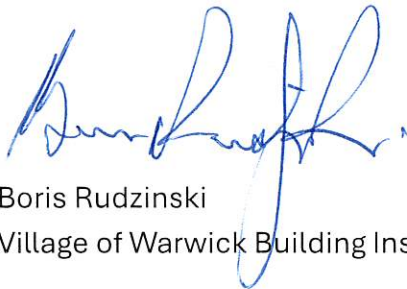
I disagree that this can be accomplished even with variances as it would overburden the property with vehicles

4 vehicles meets the required parking on the property for the proposed 2-family via driveway addition as described herein or include utilizing the public lot if the Boards feel 4 vehicles parked on this lot is too many.

In closing, the applicant should be employing an engineer to study the local codes and provide their proposal to the Village to review for us to decide if the proposal is feasible or if variances would be required.

Thank you.

Best Regards,



Boris Rudzinski

Village of Warwick Building Inspector/Code Enforcement