

GENERAL NOTES

1. TAX MAP DESIGNATION: SECTION 207, BLOCK 2, LOT 24
24 WHEELER AVENUE, WARWICK, NY 10990

2. RECORD OWNER / APPLICANT:
JOHN A. PERUSO
24 WHEELER AVENUE
WARWICK, NY 10990

3. PROPERTY AREA: 5,798 ± SQ.FT.

4. ZONING DISTRICT: LIMITED OFFICE OVERLAY (LO)

5. EXISTING WATER SUPPLY: VILLAGE OF WARWICK WATER SYSTEM

6. EXISTING SEWAGE DISPOSAL: VILLAGE OF WARWICK SEWER SYSTEM

7. SURVEY INFORMATION PROVIDED BY JAMES G. SCHEUERMANN, P.L.S., DATED MAY 19, 2022. TOPOGRAPHY INFORMATION TAKEN FROM ORANGE COUNTY IMAGE MATE.

8. EXISTING USE: SINGLE-FAMILY, 3-BEDROOM DWELLING

9. PROPOSED USE: TWO-FAMILY RESIDENCE

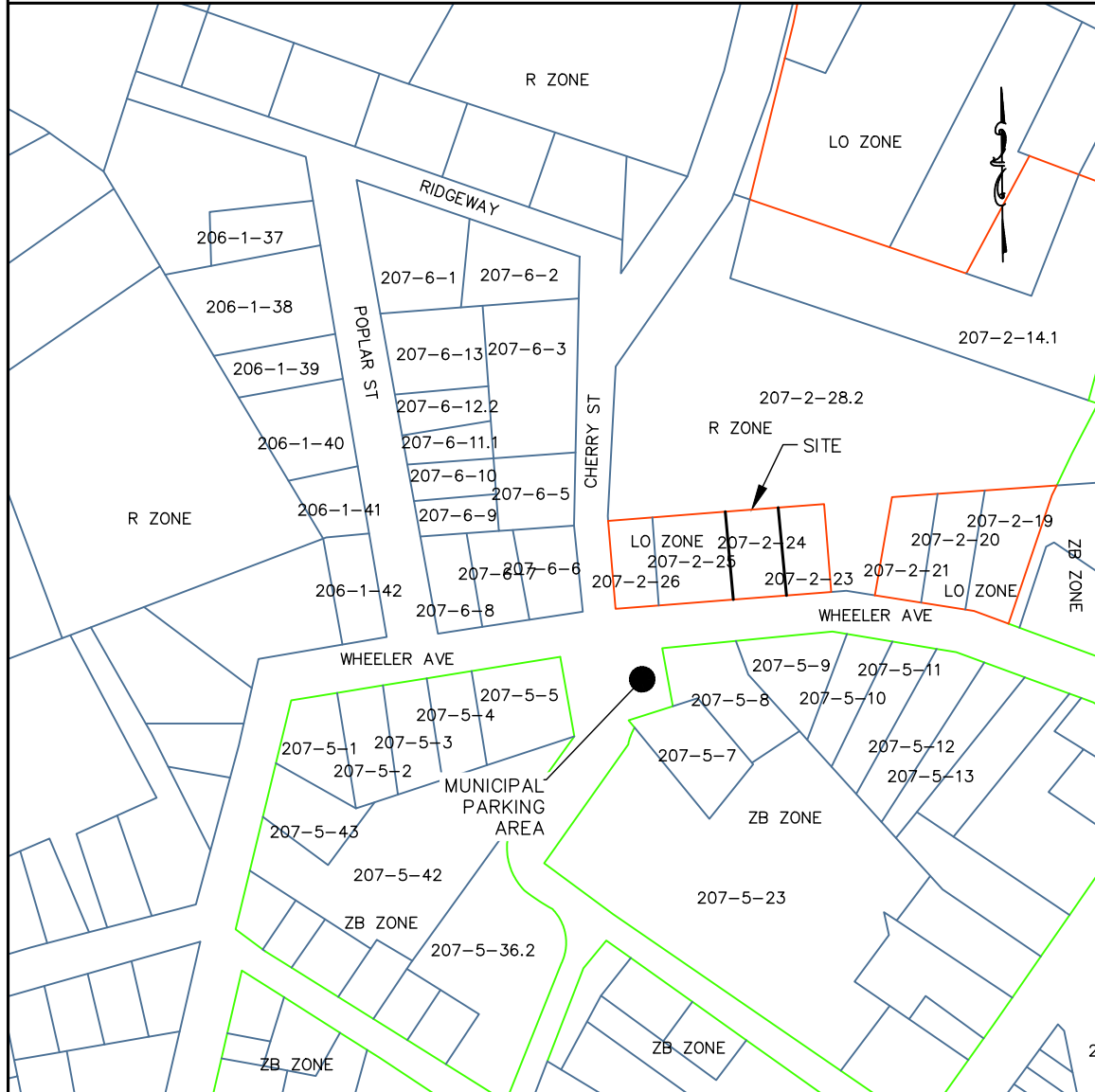
ZONING DATA :

LIMITED OFFICE OVERLAY (LO) (USE GROUP g)(CODE 145-131.E.3)

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	22,500 SQ.FT.	5,798 SQ.FT.(*)
MIN. LOT WIDTH	125 FT.	59.30 FT.(*)
FRONT SETBACK	40 FT.	21.1 FT.(*)
MIN. FRONT YARD	40 FT.	20 FT.(*)
MIN. REAR SETBACK	35 FT.	29 FT.(*)
MIN. REAR YARD	10 FT.	19 FT. +/-
MIN. SIDE SETBACK	25 FT.	11.1 FT.(*)
TOTAL SIDE SETBACK	60 FT.	30.5 FT.(*)
MIN. SIDE YARD	15 FT.	9.8 FT.(*)
MIN. STREET FRONTAGE	90 FT.	59.30 FT.(*)
MAX. BLDG. HEIGHT	35 FT./3 STRY.	≤ 35 FT./3 STRY.
DEVELOPMENT COVERAGE	35%	33% +/-(**)
MIN. LOT DEPTH	125 FT.	97.77 FT.(*)
LIVABLE FLOOR AREA	1,250 SF	>1,250 SF
FLOOR AREA RATIO	0.25	0.36

(*) NON-CONFORMING, PRE-EXISTING CONDITION
(**) 1,887 SQ.FT. / 5,798 SQ.FT. = 0.325

VICINITY MAP
SCALE: 1" = 200'±



5	06/18/25	VILLAGE OF WARWICK ZONING BOARD OF APPEALS REVIEW
4	02/10/25	VILLAGE OF WARWICK PLANNING BOARD REVIEW
3	07/15/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
2	06/07/23	VILLAGE OF WARWICK PLANNING BOARD REVIEW
1	12/13/22	VILLAGE OF WARWICK PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION

AMENDED SITE PLAN

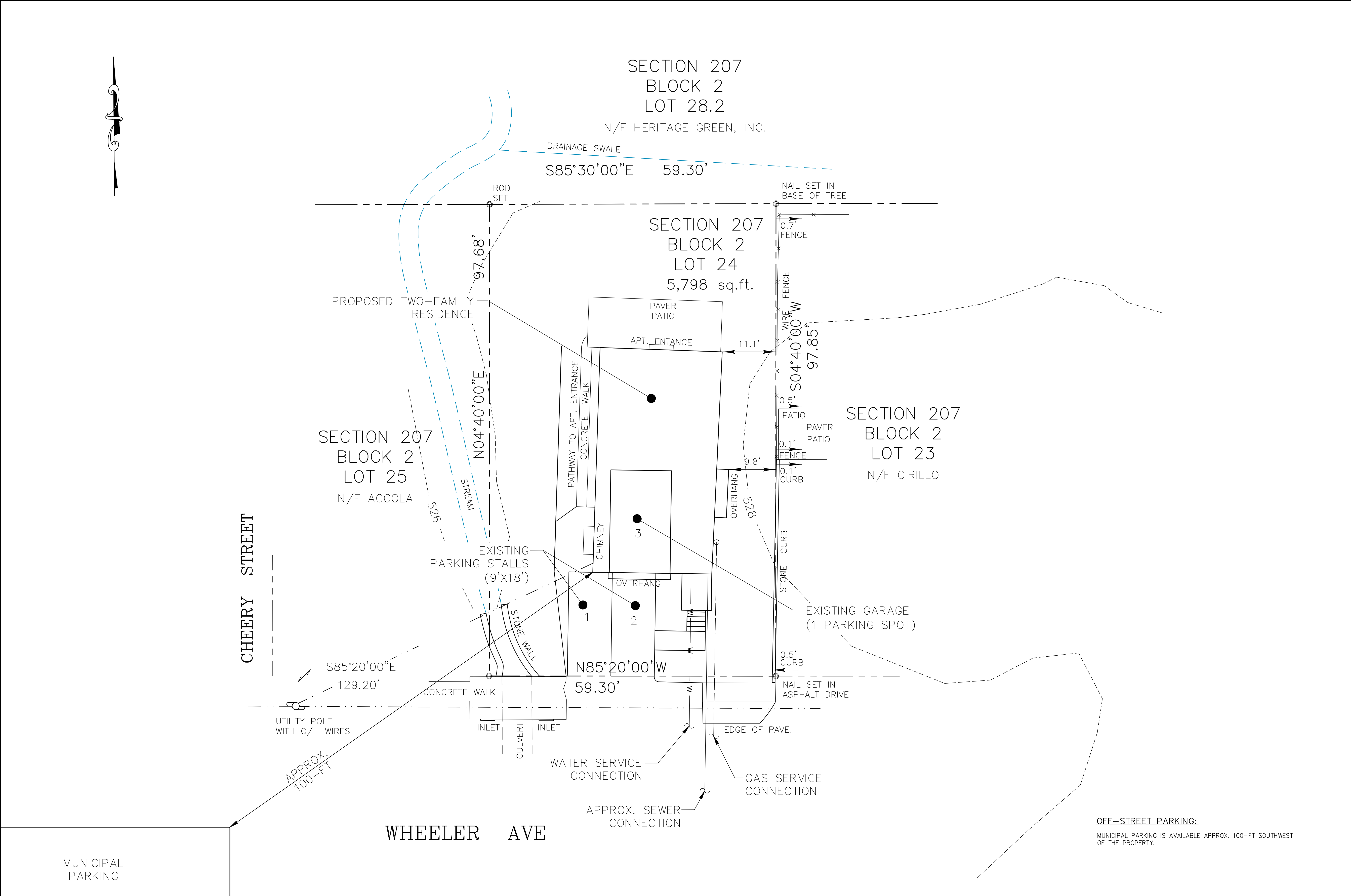
PERUSO PROPERTY

SECTION 207 BLOCK 2 LOT 24
VILLAGE OF WARWICK
ORANGE COUNTY, NEW YORK

FRIEDLER ENGINEERING, PLLC

PH. 845.544.5662
9 LOCUST STREET WARWICK, NEW YORK 10990
FRIEDLERENGINEERING@OUTLOOK.COM

DRAWN BY BJF	CHECKED BY BJF	SCALE AS SHOWN	JOB NO. FE-22060	SHEET NO. 1 OF 1
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SCHEDULE OF USE AND PARKING SPACE REQUIREMENTS:

TWO-FAMILY DWELLING UNIT:
REQUIRED: 1.5 SPACES / BEDROOM; 2 SPACES / 2 OR MORE BEDROOMS
PROPOSED NUMBER OF BEDROOMS: 4
REQUIRED SPACES: 4
PROPOSED SPACES: 3
MUNICIPAL PARKING AVAILABLE WITHIN 100-FT OF THE PROPERTY

LEGEND

EXISTING PROPERTY LINE
OVERHEAD UTILITY LINES
STREAM
EXISTING CONTOUR

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LINES, WHETHER IN THE PUBLIC RIGHT-OF-WAY, IN EASEMENTS, OR IN PRIVATE PROPERTY PRIOR TO STARTING ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES THROUGHOUT THE COURSE OF CONSTRUCTION. PROJECT SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION 2 FULL WORKING DAYS BEFORE YOU DIG AT 1-800-962-7962.

APPROVED FOR FILLING:

OWNER(S) DATE

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

CHAIRMAN DATE

VILLAGE ENGINEER DATE

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP OR EMBOSSED SEAL SHALL BE CONSIDERED INVALID.

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BRIAN FRIEDLER, P.E.
NEW YORK LICENSE # 105494

GRAPHIC SCALE

1" = 10'