

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: 3-BEDROOM DWELLING
9. PROPOSED USE (145-120.4 ACCESSORY APARTMENT):
PRIMARY RESIDENCE WITH AN ACCESSORY APARTMENT
PRIMARY RESIDENCE: 3-BEDROOMS (≥ 1,000 SQ.FT.)
ACCESSORY APARTMENT: 1-BEDROOM (≥ 400 SQ.FT, ≤ 800 SQ.FT.)

ZONING DATA :

LIMITED OFFICE OVERLAY (LO)	REQUIRED	PROVIDED
MIN. LOT AREA	20,000 SQ.FT.	5,798 SQ.FT.(*)
MIN. LOT WIDTH	100 FT.	59.30 FT.(*)
FRONT SETBACK	35 FT.	21.1 FT.(*)
MIN. FRONT YARD	35 FT.	20 FT.(*)
MIN. REAR SETBACK	35 FT.	29 FT.(*)
MIN. REAR YARD	10 FT.	19 FT. +/-
MIN. SIDE SETBACK	20 FT.	11.1 FT.(*)
TOTAL SIDE SETBACK	50 FT.	30.5 FT.(*)
MIN. SIDE YARD	10 FT.	9.8 FT.(*)
MIN. STREET FRONTAGE	80 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

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

VICINITY MAP

SCALE: 1" = 200'±



1	07/15/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION

SITE PLAN

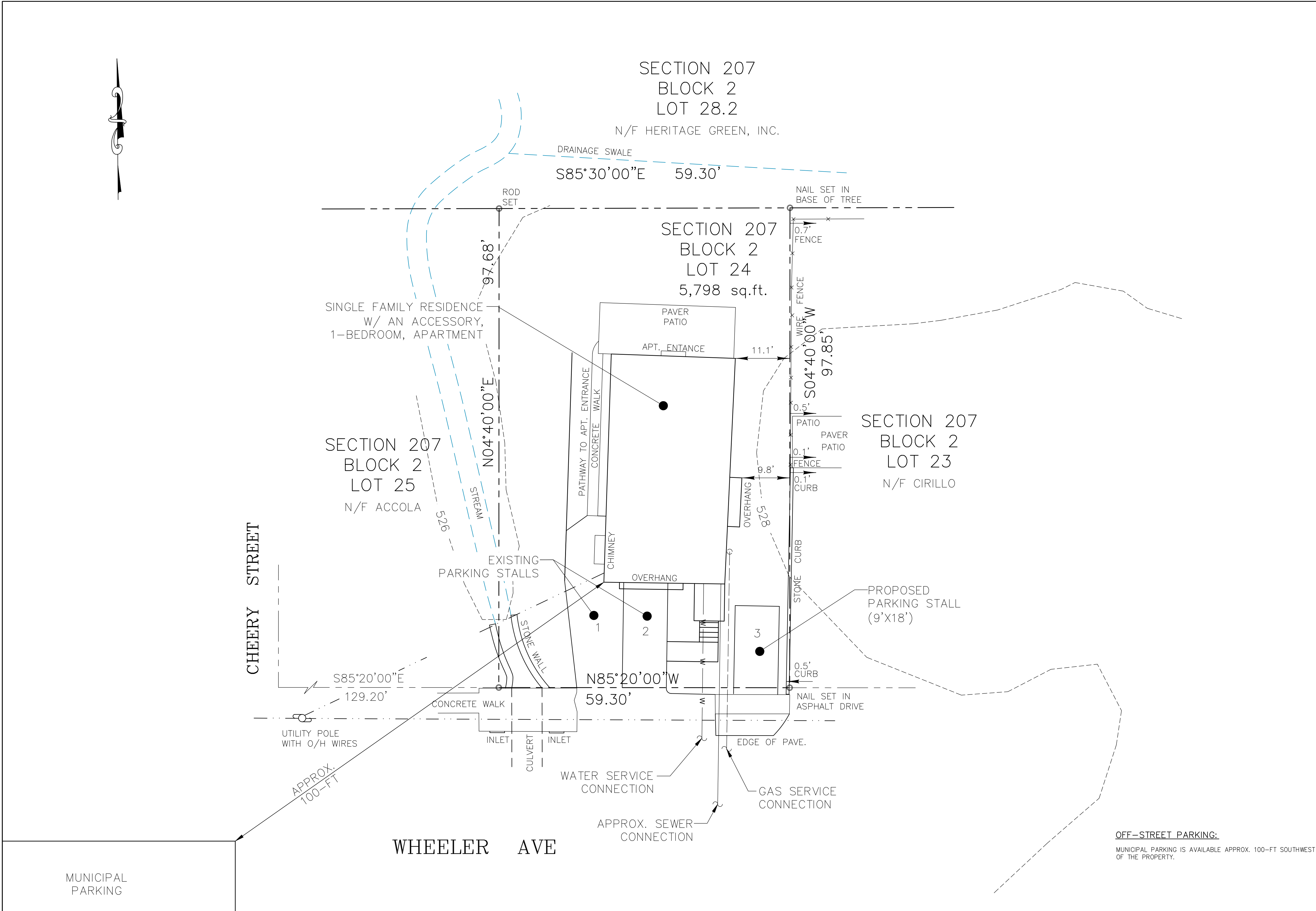
PERUSO PROPERTY

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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145-120.4 ACCESSORY APARTMENTS:

IT IS THE SPECIFIC PURPOSE AND INTENT TO ALLOW ON ACCESSORY APARTMENT WITHIN ONE-FAMILY RESIDENTIAL STRUCTURES OR IN AN ACCESSORY STRUCTURE SUCH AS A GARAGE OR OTHER DETACHED BUILDING ON A LOT CONTAINING A ONE-FAMILY RESIDENCE IN ORDER TO PROVIDE THE OPPORTUNITY AND ENCOURAGEMENT FOR THE DEVELOPMENT OF SMALL, RENTAL HOUSING UNITS DESIGNED, IN PARTICULAR, TO MEET THE SPECIAL HOUSING NEEDS OF SINGLE PERSONS AND COUPLES. IT IS THE FURTHER PURPOSE AND INTENT OF THIS PROVISION TO ALLOW THE MORE EFFICIENT USE OF THE VILLAGE'S EXISTING HOUSING STOCK, TO PROVIDE ECONOMIC SUPPORT FOR EXISTING RESIDENT FAMILIES OF LIMITED INCOME, AND TO PRESERVE AND PROTECT PROPERTY VALUES. THE FOLLOWING SPECIFIC STANDARDS ARE SET FORTH FOR SUCH ACCESSORY USES:

A. THE OWNERS OF THE ONE-FAMILY RESIDENCE IN WHICH THE ACCESSORY APARTMENT IS TO BE LOCATED SHALL OCCUPY AT LEAST ONE OF SUCH UNITS

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 _____

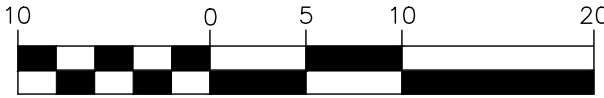
VILLAGE ENGINEER _____ DATE _____

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'

OFF-STREET PARKING:

MUNICIPAL PARKING IS AVAILABLE APPROX. 100-FT SOUTHWEST OF THE PROPERTY.