

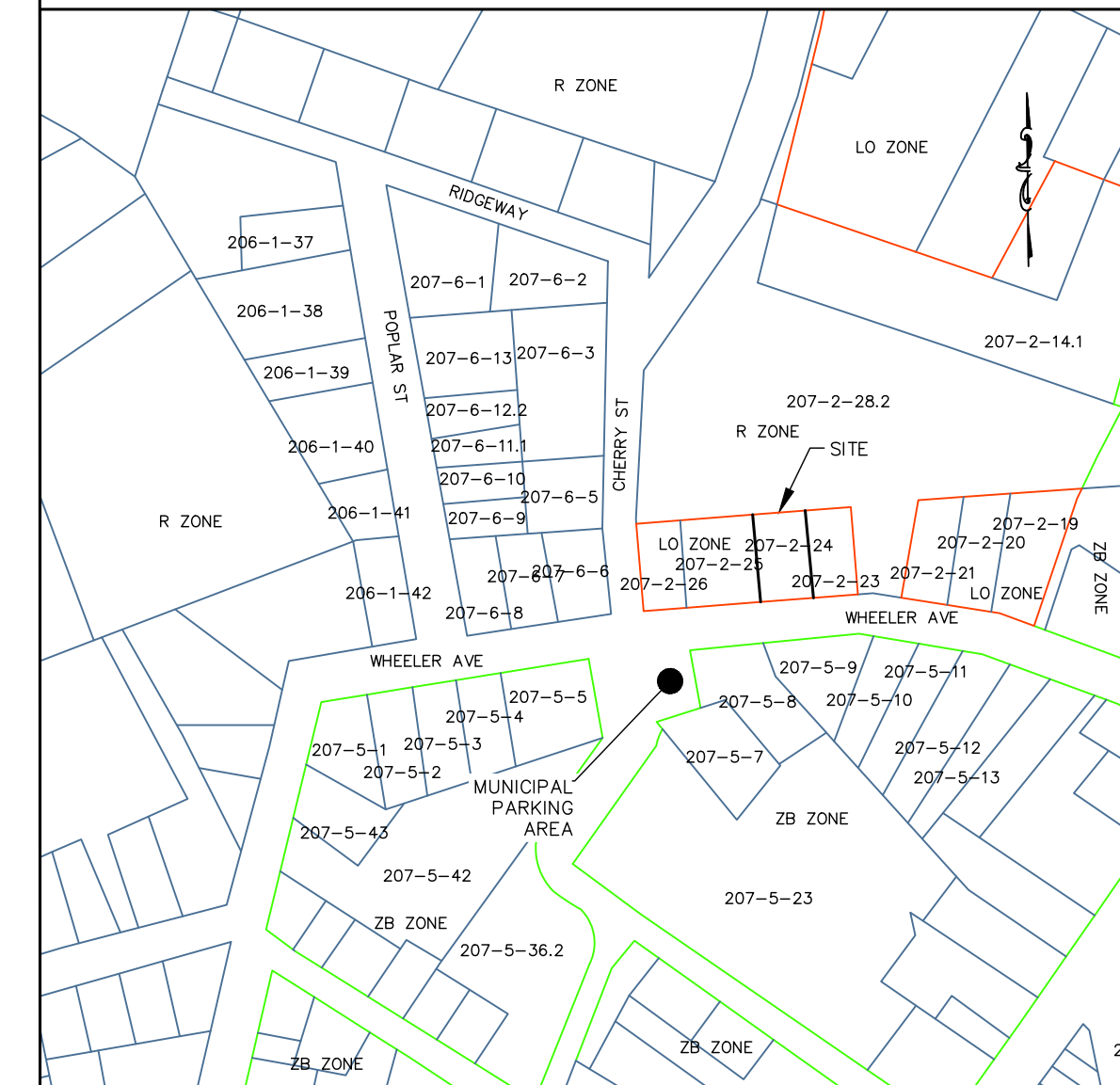
- GENERAL NOTES**
- TAX MAP DESIGNATION: SECTION 207, BLOCK 2, LOT 24
24 WHEELER AVENUE, WARWICK, NY 10990
 - RECORD OWNER / APPLICANT:
JOHN A. PERUSO
24 WHEELER AVENUE
WARWICK, NY 10990
 - PROPERTY AREA: 5,798 ± SQ.FT.
 - ZONING DISTRICT: LIMITED OFFICE OVERLAY (LO)
 - EXISTING WATER SUPPLY: VILLAGE OF WARWICK WATER SYSTEM
 - EXISTING SEWAGE DISPOSAL: VILLAGE OF WARWICK SEWER SYSTEM
 - SURVEY INFORMATION PROVIDED BY JAMES G. SCHEUERMANN, P.L.S.,
DATED MAY 19, 2022. TOPOGRAPHY INFORMATION TAKEN FROM
ORANGE COUNTY IMAGE MATE.
 - EXISTING USE: SINGLE-FAMILY, 3-BEDROOM DWELLING
 - 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'±



6	10/21/25	VILLAGE OF WARWICK ZONING BOARD OF APPEALS REVIEW
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

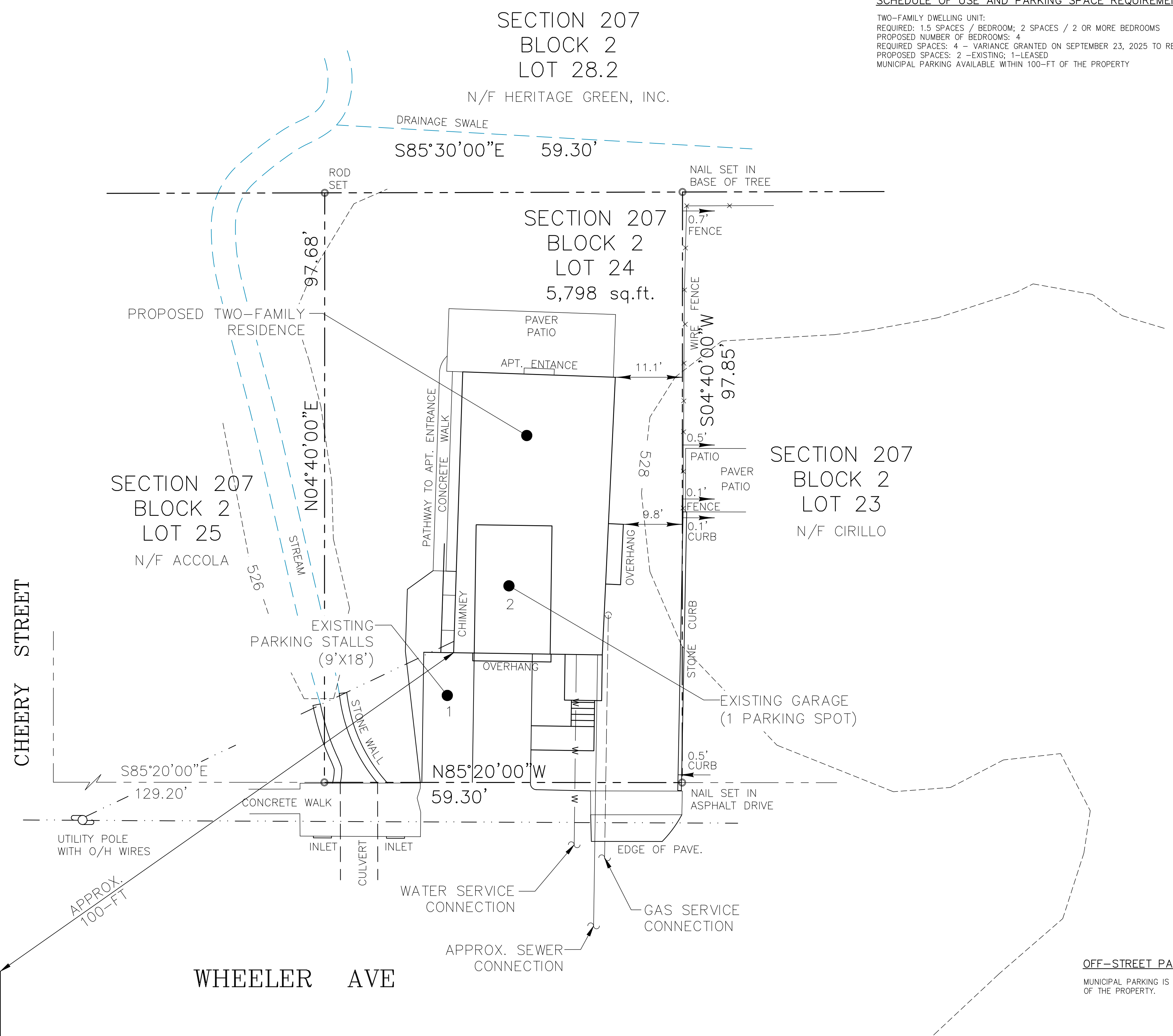
FRIEDLER ENGINEERING, PLLC

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 - VARIANCE GRANTED ON SEPTEMBER 23, 2025 TO REDUCE NUMBER OF PARKING TO 3 SPACES
PROPOSED SPACES: 2 -EXISTING; 1-LEASED
MUNICIPAL PARKING AVAILABLE WITHIN 100'-FT OF THE PROPERTY



OFF-STREET PARKING:
MUNICIPAL PARKING IS AVAILABLE APPROX. 100'-FT SOUTHWEST OF THE PROPERTY.

ZONING BOARD OF APPEALS – DECISION AT THE ZBA MEETING HELD ON SEPTEMBER 23, 2025.						
Variance	Type of Variance	Zoning Code Reference	Requirement	Proposed	DescriptionZBA	Decision
1	Lot Area	—	22,500 sq ft	5,798 sq ft	Reduce minimum lot area	Approved
2	Lot Width	—	125 ft	59.3 ft	Reduce minimum lot width	Approved
3	Front Yard Setback	—	40 ft	21.1 ft	Reduce front yard setback	Approved
4	Front Yard	—	40 ft	20 ft	Reduce front yard	Approved
5	Side Yard Setback	—	25 ft	11.1 ft	Reduce side yard setback	Approved
6	Total Side Yard Setback	—	60 ft	30.5 ft	Reduce total side yard setback	Approved
7	Side Yard	—	15 ft	9.8 ft	Reduce side yard	Approved
8	Street Frontage	—	90 ft	59.3 ft	Reduce street frontage	Approved
9	Livable Floor Area	—	900 sq ft	~570 sq ft	Reduce livable floor area for Unit #2	Approved
10	Parking Spaces	Village Code §145-70A(3)(a)	4 spaces	3 spaces	Reduce required parking spaces	Approved
11	Parking in Front Yard	Village Code §145.71A	1 permitted	2 proposed	Allow two parking spaces in front yard	Denied

LEGEND

- — — — — EXISTING PROPERTY LINE
- - - - - OVERHEAD UTILITY LINES
- — — — — STREAM
- 526 ----- EXISTING CONTOUR

CONSTRUCTION NOTES:

- 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.
- 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.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

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

GRAPHIC SCALE
1" = 10'