

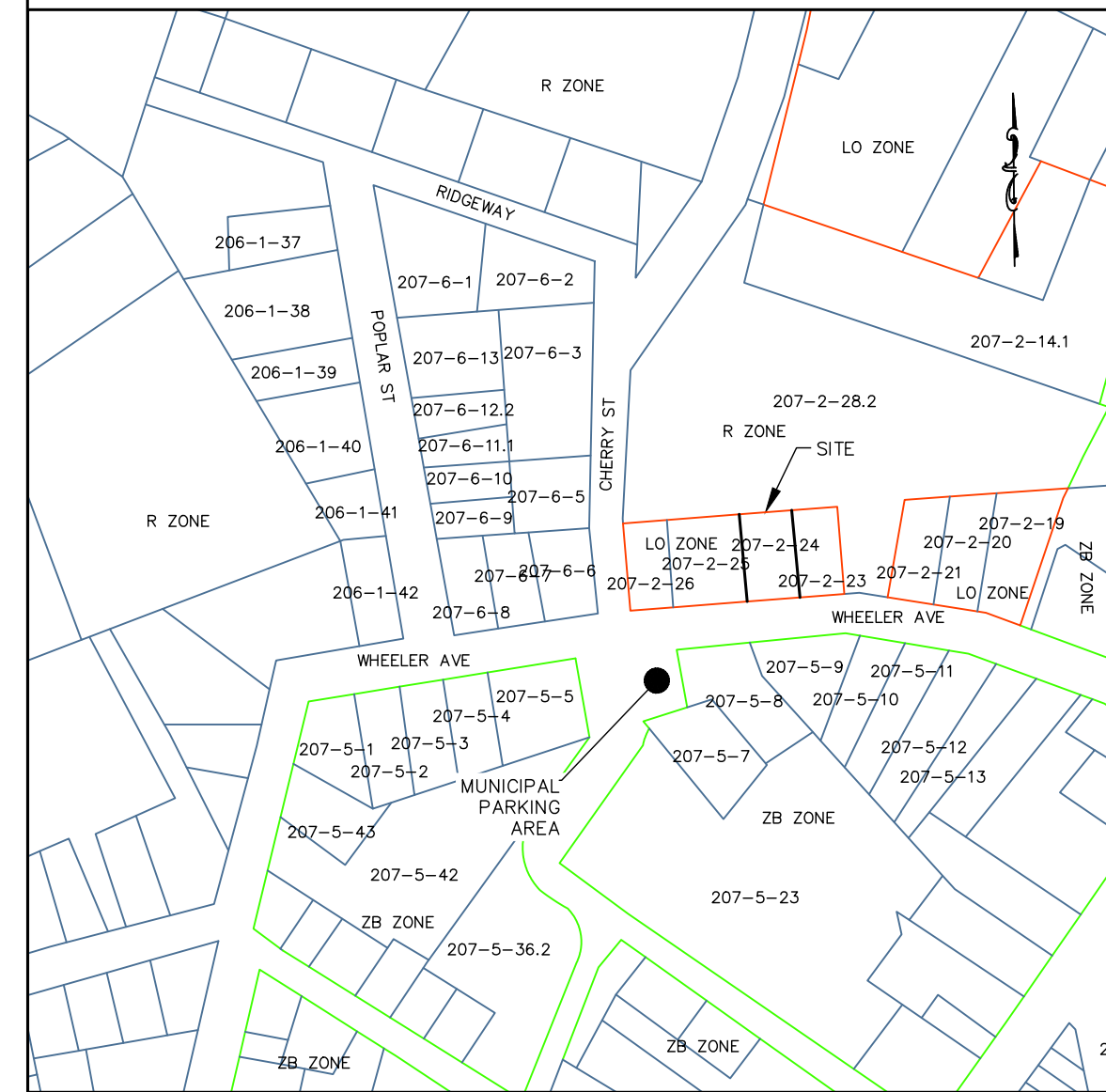
- GENERAL NOTES**
- TAX MAP DESIGNATION: SECTION 207, BLOCK 2, LOT 24
24 WHEELER AVENUE, WARWICK, NY 10990
 - RECORD OWNER / APPLICANT:
JOHN A. PERUSO
24 WHEELER AVENUE
WARWICK, NY 10990
 - PROPERTY AREA: 5,798 ± SQ.FT.
 - ZONING DISTRICT: LIMITED OFFICE OVERLAY (LO)
 - EXISTING WATER SUPPLY: VILLAGE 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 :

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% +/- (*) (***)
LIVABLE FLOOR AREA	900 SF	570 SF (*) (***) (FOR UNIT #2)
FLOOR AREA RATIO	0.25	0.36

(*) NON-CONFORMING, PRE-EXISTING CONDITION
(**) 1,887 SQ.FT. / 5,798 SQ.FT. = 0.325
(***) VARIANCE GRANTED AT THE SEPTEMBER 23, 2025, VILLAGE OF WARWICK ZONING BOARD OF APPEALS MEETING

- LIST OF DRAWINGS:**
- AMENDED SITE PLAN
 - ZONING BOARD OF APPEALS
- VICINITY MAP**
SCALE: 1" = 200'±



7	11/18/25	VILLAGE OF WARWICK PLANNING BOARD REVIEW
6	10/21/25	VILLAGE OF WARWICK ZONING BOARD OF APPEALS REVIEW
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ISSUE	DATE	DESCRIPTION

AMENDED SITE PLAN

PERUSO PROPERTY

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

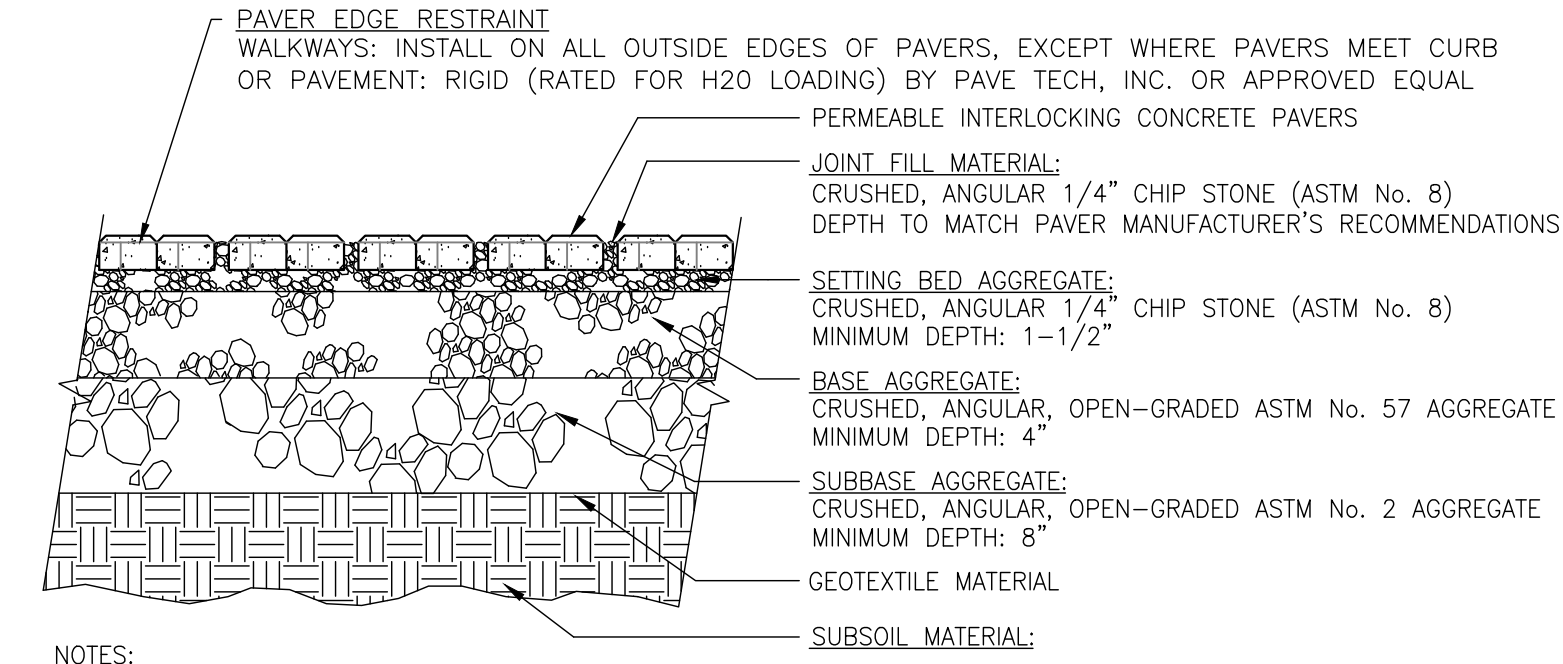
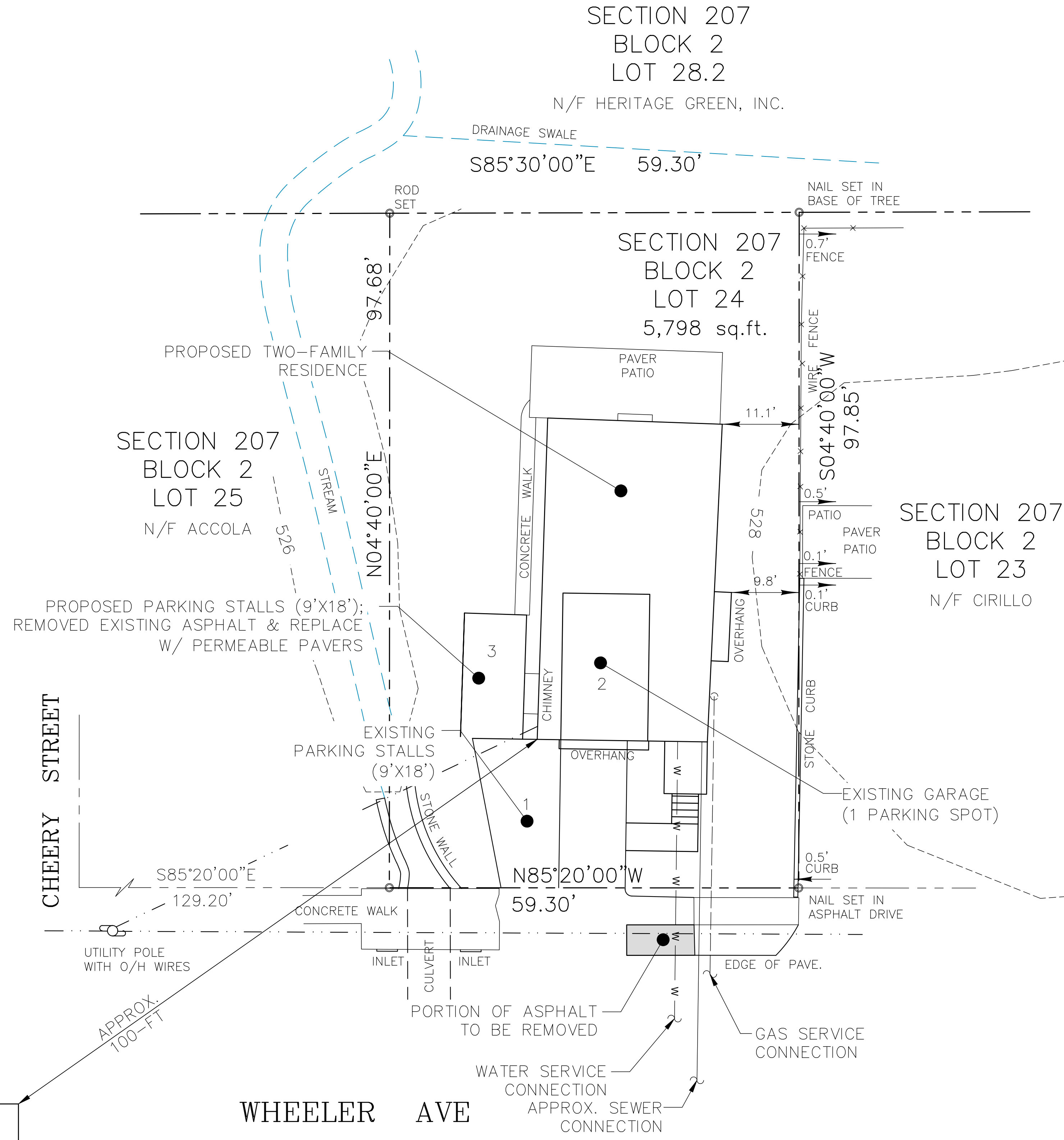
FRIEDLER ENGINEERING, PLLC

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 2
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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
(*) VARIANCE GRANTED AT THE SEPTEMBER 23, 2025, VILLAGE OF WARWICK ZONING BOARD OF APPEALS MEETING REDUCING THE REQUIRED SPACES FROM FOUR (4) TO THREE (3), SEE VILLAGE CODE 145-70A(3)(A)



- NOTES:**
- PERMEABLE PAVERS SHALL BE ECO-PRIORIA PAVERS AS MANUFACTURED BY UNILOCK OR APPROVED EQUAL.
 - ALL AGGREGATE MATERIALS SHALL BE CRUSHED ANGULAR STONE, FREE OF FINES.

PERMEABLE PAVEMENT DETAIL
N.T.S.

OFF-STREET PARKING:

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

LEGEND

- EXISTING PROPERTY LINE
- OVERHEAD UTILITY LINES
- STREAM
- 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

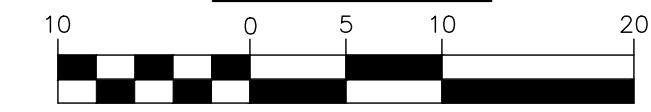
VILLAGE ENGINEER DATE

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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'

VILLAGE OF WARWICK ZONING BOARD OF APPEALS RESOLUTION of Variance Determination upon Application of JOHN PERUSO AND LAUREN PERUSO 24 Wheeler Avenue Tax Map SBL 207-2-28.2 At a meeting of the Village of Warwick Zoning Board of Appeals duly convened on September 23, 2025 at 7:00 p.m. Present: John Graney, Chairman Wes Burley, Member Nikki DeHille, Member John Prego, Member Absent: Margaret Politoski, Member MOTION made by J. Graney, seconded by J. Burley, and the following voting in favor: ALL members present, and the following voting in opposition: NONE, to open the public hearing in the above-referenced matter: This is an application for the following area variances from the Village Zoning Code with respect to the property located at 24 Wheeler Ave, Warwick, New York, designated on the Village tax map as Section 207, Block 2, Lot 28-2, and located in the R (Residential) and Limited Office Overlay (LO) Districts to: (1) reduce the minimum lot area from 22,500 square feet to 5,798 square feet; (2) reduce the minimum lot width from 125 feet to 59.3 feet; (3) reduce the front yard setback from 40 feet to 21.1 feet; (4) reduce the front yard from 40 feet to 20 feet;	RESOLUTION of Variance Determination upon Application of John Peruso and Lauren Peruso (5) reduce the side yard setback from 25 feet to 11.1 feet; (6) reduce the total side yard setback from 60 feet to 30.5 feet; (7) reduce the side yard from 15 feet to 9.8 feet; (8) reduce the street frontage from 90 feet to 59.3 feet; (9) reduce the livable floor area from 900 square feet to approximately 570 square feet for proposed Unit #2; (10) reduce the required parking spaces from four (4) to three (3) (see Village Code § 145-70A(3)(a)); and (11) to locate two (2) parking spaces in the front yard where only one (1) is permitted (see Village Code § 145.71A). The variances are sought for the purpose of converting a single-family residence to a two-family residence. John Peruso, co-owner of the subject property stated that he is seeking to reclassify his existing single-family home as a two-family dwelling. He advised the Board that no additions, exterior changes, or alterations to the footprint of the property are proposed. The home already contains two kitchens and a functional two-unit layout. His request is simply to have the legal use of the property match the physical reality. Mr. Peruso stated that Wheeler Avenue and the adjoining Cherry Street are already among the most diverse streets in the Village, containing a mix of single-family homes, two-family homes, multi-family residences, and businesses, given the location in a limited overlay district. He asserted that his request is consistent with the neighborhood character. He provided a spreadsheet and aerial photographs of nearby two-family homes, noting that 2	RESOLUTION of Variance Determination upon Application of John Peruso and Lauren Peruso all of them fall below the current minimum lot size required by the Village Code and nevertheless function without issue. In addressing the factors in granting the requested variances, Mr. Peruso stated as follows: 1. Neighborhood character: No exterior changes are proposed, and the block already has a mix of uses. 2. Feasible alternatives: The home's structure already accommodates two units; removing improvements would be wasteful. 3. Environmental/physical impacts: None, as there are no new additions, drainage changes, or impervious surfaces. 4. Self-created hardship: While some variances are technically self-created, the lot size, setbacks, and layout are long-standing conditions predating his ownership. 5. Balancing test: On balance, there are no negative impacts The Board members discussed the facts associated with the application. Factors mitigating in favor of granting the variances include the following: i) the footprint of the existing dwelling is unchanged; and ii) the home's external appearance would not alter the character of the neighborhood. The Board did express some concern that granting the variances could serve as an example for other property owners with single-family homes and accessory dwelling units to seek conversion to multi-family, which could incrementally affect neighborhood character. The parking area was also discussed at length and the Board concluded that permitting area variance number 11 would be a detriment to the character of the neighborhood. 3	RESOLUTION of Variance Determination upon Application of John Peruso and Lauren Peruso Members of the public were invited to make comments with several residents speaking in support of the application citing the need for additional housing, support for safe and legal multi-family use, and the minimal impact on neighborhood character. MOTION made by J. Graney, seconded by J. Burley, and the following voting in favor: ALL members, and the following voting in opposition: NONE, to close the public hearing. MOTION made by J. Graney, seconded by J. Burley, and the following voting in favor: ALL members, and the following voting in opposition: NONE, the following resolution was adopted: Following the conclusion of the public hearing, the Board makes the following findings: RESOLVED, that this application has previously been designated as a Type II under the State Environmental Quality Review Act and no further environmental review is necessary. I. Area Variances Numbered 1-10 MOTION made by J. Graney, seconded by J. Burley, and the following voting in favor: ALL members, and the following voting in opposition: NONE, the following resolution was adopted: IT IS HEREBY RESOLVED, that with regards to requested area variances numbered 1-10 from the Village Zoning Code in the application brought by John Peruso and Lauren Peruso to wit: (1) reduce the minimum lot area from 22,500 square feet to 5,798 square feet; (2) reduce the minimum lot width from 125 feet to 59.3 feet; (3) reduce the front yard setback from 40 feet to 21.1 feet; (4) reduce the front yard from 40 feet to 20 feet; (5) reduce the side yard setback from 25 feet to 11.1 feet; 4	RESOLUTION of Variance Determination upon Application of John Peruso and Lauren Peruso (6) reduce the total side yard setback from 60 feet to 30.5 feet; (7) reduce the side yard from 15 feet to 9.8 feet; (8) reduce the street frontage from 90 feet to 59.3 feet; (9) reduce the livable floor area from 900 square feet to approximately 570 square feet for proposed Unit #2; (10) reduce the required parking spaces from four (4) to three (3) (see Village Code § 145-70A(3)(a)), the following findings are hereby made: A. Pursuant to proper notice, a public hearing was convened at the Warwick Village Hall on the 23rd day of September, 2025 at 7:00 p.m. Kristin Bialosky, Secretary of the Zoning Board of Appeals, confirmed that she had received proof that the necessary notices of the public hearing had been mailed to the neighboring property owners, and that the required newspaper publications and conspicuous postings of the notice had timely occurred. B. Following the motion to close the public hearing, the Board proceeded to deliberate in open session on the Application. C. Based upon the oral and written testimony and evidence in the record, the Board renders the following conclusions with respect to area variances numbered 1-10 in the instant application: i. that the benefit to the Applicants cannot be achieved by other means feasible to the Applicants due to the layout of the Property; ii. that there will be no undesirable change in neighborhood character or detriment to nearby properties; iii. that the requested area variance is not substantial; 5
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RESOLUTION of Variance Determination upon Application of John Peruso and Lauren Peruso iv. that the request does not have any adverse physical or environmental effects; v. that the alleged difficulty to the Applicants is partially self-created; and vi. that the benefit of the requested relief to the Applicants would outweigh the potential detriment, if any, to the health, safety, and general welfare of the community. Based on the foregoing, it is hereby RESOLVED, that Area Variances 1-10 are hereby GRANTED. II. Area Variance Number 11 With regard to Area Variance Number 11 requested in the instant application in which the Applicants seeks to locate two (2) parking spaces in the front yard where only one (1) is permitted (see Village Code § 145.71A). the following findings are hereby made: Based upon the oral and written testimony and evidence in the record, the Board renders the following conclusions with respect to area variances number 11 in the instant application: i. that the benefit to the Applicants can be achieved by other means feasible to the Applicants due to the layout of the Property; ii. that there would be an undesirable change in neighborhood character or detriment to nearby properties; iii. that the requested area variance is not substantial; iv. that the request does have any adverse physical effects; v. that the alleged difficulty to the Applicants is self-created; and vi. that the benefit of the requested relief to the Applicants does not outweigh the potential detriment, if any, to the health, safety, and general welfare of the community. Based on the foregoing, it is hereby RESOLVED, that Area Variance Number 11 is hereby DENIED, and it is further 6	RESOLUTION of Variance Determination upon Application of John Peruso and Lauren Peruso RESOLVED, that the Applicants are respectfully advised that the proposed parking configuration in the front yard of the subject property should be revised and thereafter resubmitted to the Village Planning Board for site plan consideration consistent with this decision. The foregoing is the Decision and Order of the Zoning Board of Appeals. Dated: October 8, 2025 Resolution Approved: Resolution Filed: BY ORDER OF THE ZONING BOARD OF APPEALS OF THE VILLAGE OF WARWICK JOHN GRANEY, CHAIRMAN 7	RESOLUTION of Variance Determination upon Application of John Peruso and Lauren Peruso I, Raina Abramson, Village Clerk, do hereby certify that the foregoing Determination was filed in the Office of the Village Clerk on <u>October 23, 2025</u>, and copies provided to the Building Inspector and mailed to the Applicant. <i>Raina Abramson</i> RAINA ABRAMSON, CLERK VILLAGE OF WARWICK, NEW YORK 8
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GRAPHIC SCALE
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1" = 10'

ZONING BOARD OF APPEALS

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

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