

October 22, 2025

Village of Warwick – Planning Board Application
77 Main Street
P.O. Box 369
Warwick NY 10990

Re: Peruso Property
24 Wheeler Avenue
Section 207, Block 2, Lot 24
Job #: FE-22060

Dear Planning Board Members,

We have revised the Peruso Property Site Plan in response to the Zoning Board of Appeals (ZBA) Decision dated September 23, 2025. The official ZBA Decision will be added to the Site Plan when it is made available. At the ZBA meeting on September 23, 2025, ten of the eleven variances requested were approved. The ZBA denied allowing two parking spaces to be in the front yard. To accommodate this denial, the Site Plan has been revised to show only one parking space in the front yard and the other to be leased from a nearby property.

Alternatively, the Site Plan could be revised again to show one parking space in the front yard, one in the existing garage and one space located to the west of the dwelling, within the side yard setback.

We have enclosed the following information for your review:

- Eight sets of the site plan, dated 10/22/25.

Sincerely
Friedler Engineering, PLLC

Brian Friedler

Brian Friedler, P.E.