

June 3, 2025

**Village of Warwick – Zoning Board of Appeals Application
77 Main Street
Warwick, NY 10990
Attention: John Graney, Zoning Board of Appeals Chairman**

**Re: 28 Wheeler Ave – Two-Family Dwelling
Section 207, Block 2, Lot 26
Job #: FE-22060**

Dear Mr. Chairman,

We are enclosing a Zoning Board of Appeals application for the conversion of an existing single-family dwelling into a two-family dwelling. The property is located on the corner of Wheeler Ave and Cherry St., approximately 50-ft north of a municipal parking lot. Due to many existing lot constraints, the Village Planning Board Professionals has referred the application to the Zoning Board of Appeals for several area variances.

We have enclosed the following information for your review:

- four sets of the site plan, revised on 06/02/25.
- Application for ZBA, dated 06/02/25.
- Short Environmental Assessment Form, dated 04/21/25.

Sincerely
Friedler Engineering, PLLC

Brian Friedler

Brian Friedler, P.E.