



VICINITY MAP
SCALE: 1" = 300'



ZONING MAP
SCALE: 1" = 300'

- CB, Central Business District
- CCRC, Continuing Care Retirement Community
- LI, Light Industrial District
- R, Residential
- Office Overlay
- Traditional Neighborhood Design Overlay

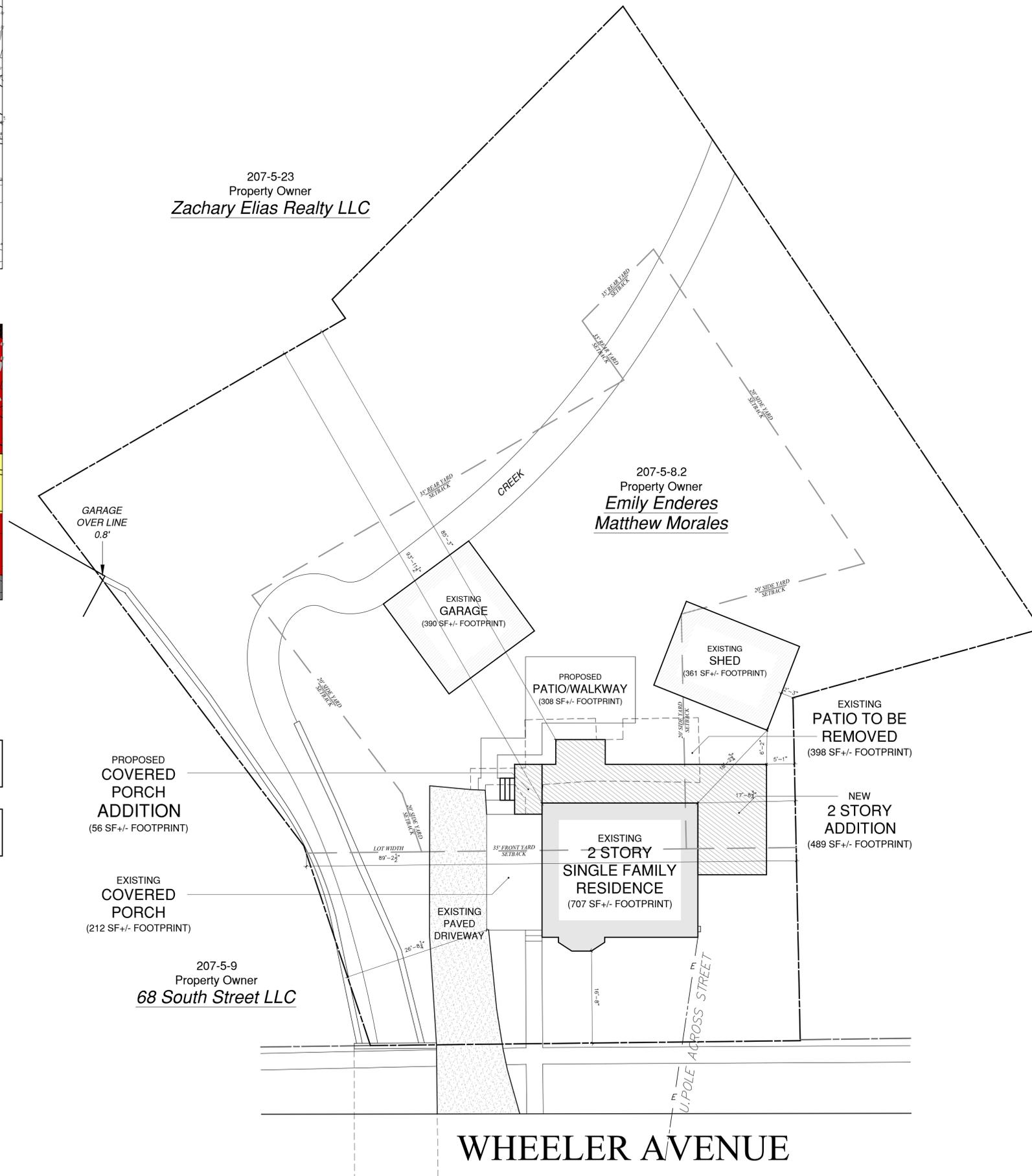
NOTE: INFORMATION ON THIS SITE PLAN HAS BEEN REFERENCED FROM A PROPERTY SURVEY PREPARED BY JOHN MCGLOIN, PLS NYS LICENSE #49689 FOR EMILY ENDERES & MATTHEW MORALES DATED DECEMBER 30, 2024

NOTE: LETTER RECEIVED FROM ORANGE COUNTY TAX MAP DEPARTMENT DATED 10/24/2025 THAT PARCELS 207-5-7 AND 207-5-8 HAVE BEEN COMBINED INTO SINGLE PARCEL 207-5-8.2

207-5-23
Property Owner
Zachary Elias Realty LLC

207-5-8.2
Property Owner
**Emily Enderes
Matthew Morales**

207-5-9
Property Owner
68 South Street LLC



CB Central Business District One Family Residence - Use Group B						
Village Code Category	Code Section	Allowance Under Current Zoning Code	Existing Conditions	Proposed Conditions	Existing Non-Conforming	Variance Requested
Min. Lot Area	145-41	20,000 SF	18,122 SF	18,122 SF	Yes	-
Lot Width	145-131	75'	89.21'	89.21'	N/A	-
Front Setback	145-131	30'	16.67'	16.67'	Yes	-
Front Yard	145-41	35'	16.67'	16.67'	Yes	-
Side Setback	145-41	20'	17.73'	5.08'	Yes	5.08'
Total Side Setback	145-131(E)	41.9'	44.42'	31.78'	N/A	31.78'
Side Yard	145-41	10'	2.25'	5.08'	Yes	5.08'
Side Yards within 25' of Residence District Boundary	145-41	N/A	-	-	-	-
Rear Setback	145-131	30'	93.96'	85.25'	N/A	N/A
Rear Yard	145-41	10'	93.96'	85.25'	N/A	N/A
Rear Yard within 25' of Residence District Boundary	145-41	N/A	-	-	-	-
Street Frontage	145-131	75'	78.25'	78.25'	N/A	N/A
Max Height	145-131	25'	22.83'	22.83'	N/A	N/A
Development Coverage	145-41	35%	15.4%	18.0%	N/A	N/A
Building Coverage	145-41	N/A	-	-	-	-
Floor Area Ratio	145-41	0.25	0.12	0.17	N/A	N/A
Lot Depth	145-41	125'	> 139'	> 139'	N/A	N/A
Livable Floor Area/Dwelling Unit	145-41	1,250 SF	1,374 SF	2,307 SF	N/A	N/A
Lot Area / Dwelling Unit	145-41	N/A	-	-	N/A	N/A
Bedrooms / Acre of Lot	145-41	N/A	-	-	N/A	N/A
Distance btwn Principal Building & Accessory Structure	145-62B	15'	18.2'	6.2'	N/A	6.2'

Development Coverage Calculation		
	Existing	Proposed
Lot Size	18,122 SF	18,122 SF
Footprint Ground Floor	707 SF	1,196 SF
Covered Porch	212 SF	288 SF
Driveway + Front Walkways	561 SF	561 SF
Patio + Rear Walkways	398 SF	308 SF
Accessory Buildings	751 SF	751 SF
Retaining Walls	156 SF	156 SF
Total Lot Coverage (SF)	2,785 SF	3,260 SF
Total Lot Coverage (%)	15.4%	18.0%

APPROVED FOR FILING

OWNER _____ 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 _____





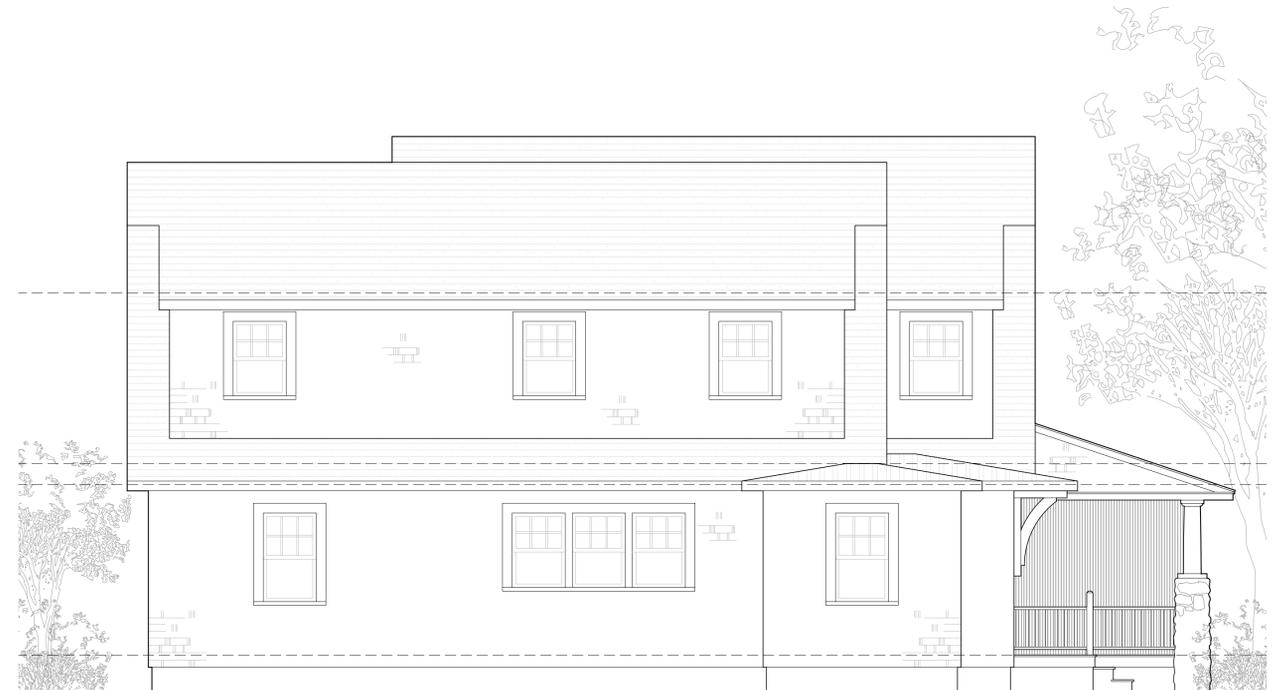
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



VILLAGE OF WARWICK
ZONING BOARD OF APPEALS

RESOLUTION of Variance Determination upon Application
of EMILY ENDERES AND MATTHEW MORALES

Decision and Order

23 Wheeler Avenue
Tax Map SBL 207-5-8.2

At a meeting of the Village of Warwick Zoning Board of
Appeals duly convened on December 23, 2025 at 7:00 p.m.

Present: John Graney, Chairman
Nikki Delille, Member
Margaret Politoski, Member
John Prego, Member

MOTION made by J. Graney, seconded by J. Prego, 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 filed by Emily Enderes and Matthew Morales ("Applicants") for
area variances from the Village Zoning Code with respect to the property located at 23 Wheeler
Avenue, Warwick, New York, designated on the Village tax map as Section 207, Block 5, Lot
8.2, and located in the R (Residential) Zoning District to:

- A. Reduce the side setback from 20 feet to 5.08 feet requiring a variance of 14.92 feet;
- B. Reduce the total side setback from 50 feet to 31.78 feet requiring a variance of 18.22 feet;
- C. Reduce the side yard from 10 feet to 5.08 feet requiring a variance of 4.92 feet;

RESOLUTION of Variance Determination upon
Application of Emily Enderes and Matthew Morales

- D. Reduce the distance between the principal building and accessory structure from 15 feet to 6.2 feet requiring a variance of 8.8 feet

The variances are sought for the purpose of constructing an addition on Applicants'
existing single-family residence.

Matthew Morales appeared on behalf of both Applicants and presented their proposal for
construction of the home addition to the side, rear, and second story of the existing residence to
provide additional living space in order to care for the applicant's mother. The proposed work
would expand the home to a five-bedroom residence, including a first-floor bedroom intended
for the mother and additional bedrooms on the second floor. The applicant stated that no trees are
proposed to be removed. The Board and attendees were invited to ask further questions or share
comments, and no objections or comments were made by the public. A neighbor residing at 45
Wheeler Avenue appeared before the Board and spoke in favor of the proposed variances. No
correspondence was received by the Board in connection with the instant application.

MOTION made by J. Graney, seconded by J. Prego, and the following voting in favor:
ALL members present, and the following voting in opposition: NONE, to close the public
hearing.

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; and
it is further

RESOLVED, that with regard to the requested area variances the following findings are
hereby made:

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RESOLUTION of Variance Determination upon
Application of Emily Enderes and Matthew Morales

A. Pursuant to proper notice, a public hearing was convened at the Warwick Village
Hall on the 23rd day of December, 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 testimony and evidence in the record, the Board renders the
following conclusions with respect to the area variance sought 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 variances are substantial;
- iv. that the request does not have any adverse physical or environmental effects;
- v. that the alleged difficulty to the Applicants is 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, the Board makes the following findings:

- A. Reduce the side setback from 20 feet to 5.08 feet requiring a variance of 14.92 feet;

MOTION made by J. Graney, seconded by J. Prego, and the following voting in
favor: ALL members, and the following voting in opposition: NONE-Variance
approved.

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RESOLUTION of Variance Determination upon
Application of Emily Enderes and Matthew Morales

- B. Reduce the total side setback from 50 feet to 31.78 feet requiring a variance of 18.22 feet;

MOTION made by J. Prego, seconded by J. Graney, and the following voting in
favor: ALL members, and the following voting in opposition: NONE-Variance
approved.

- C. Reduce the side yard from 10 feet to 5.08 feet requiring a variance of 4.92 feet;

MOTION made by J. Prego, seconded by J. Delille, and the following voting in
favor: ALL members, and the following voting in opposition: NONE-Variance
approved.

- D. Reduce the distance between the principal building and accessory structure from 15 feet to 6.2 feet requiring a variance of 8.8 feet

MOTION made by J. Prego, seconded by J. Graney, and the following voting in
favor: ALL members, and the following voting in opposition: NONE-Variance
approved.

Based on the foregoing, it is hereby

RESOLVED, that Area Variances are hereby **GRANTED**.

The foregoing is the Decision and Order of the Zoning Board of Appeals.

Dated: January 9, 2025
Resolution Approved:

BY ORDER OF THE ZONING
BOARD OF APPEALS OF THE
VILLAGE OF WARWICK

John Graney
JOHN GRANEY, CHAIRMAN

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