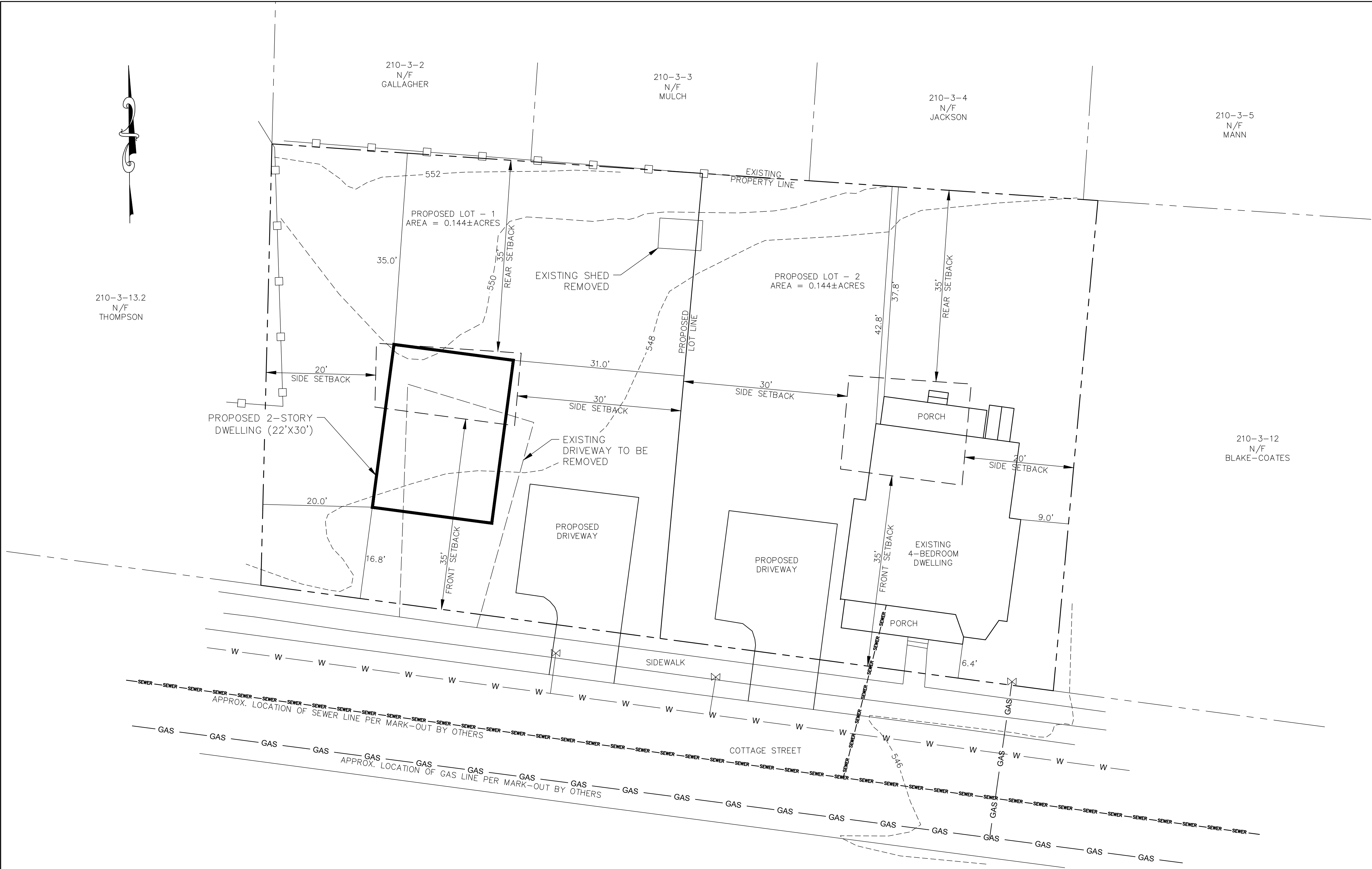
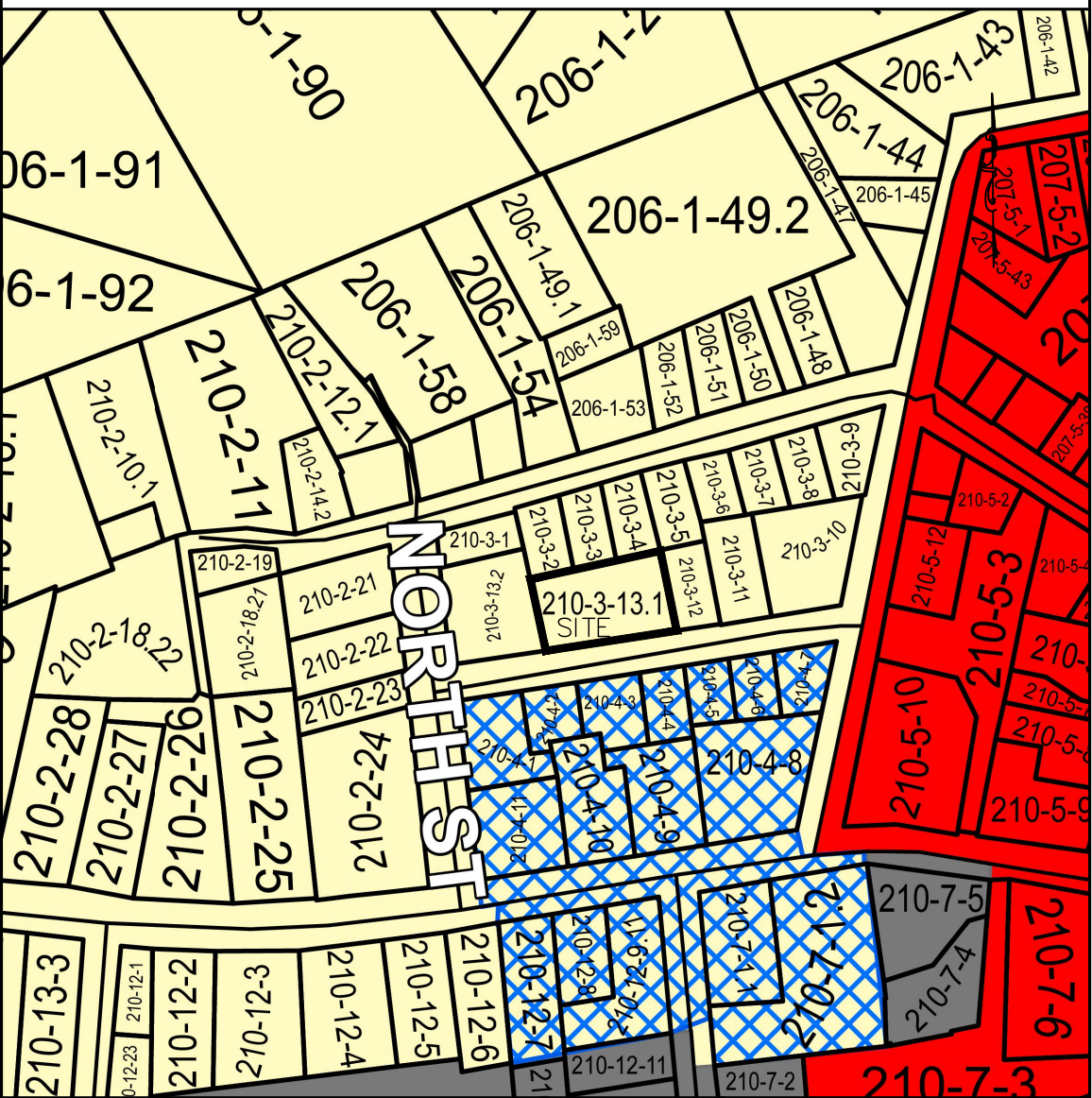




- GENERAL NOTES**
1. TAX MAP DESIGNATION: SECTION 210, BLOCK 3, LOT 13.1
10 COTTAGE STREET, WARWICK, NY 10990
 2. RECORD OWNER / APPLICANT:
CLEMENT & HELEN TRUITT
45 WHEELER AVE
WARWICK, NY 10990
 3. PROPERTY AREA: 0.288 ± SQ.FT.
 4. ZONING DISTRICT: RESIDENTIAL (R)
 5. EXISTING WATER SUPPLY: VILLAGE OF WARWICK WATER SYSTEM
 6. EXISTING SEWAGE DISPOSAL: VILLAGE OF WARWICK SEWER SYSTEM
 7. SURVEY & TOPOGRAPHY INFORMATION TAKEN FROM A SURVEY PROVIDED BY JOHN A. MCGLOIN, PLS, DATED NOVEMBER 18, 2025.

- LEGEND**
- EXISTING PROPERTY LINE
 - - - PROPOSED PROPERTY LINE
 - - - 526 EXISTING CONTOUR
 - - - BUILDING SETBACK REQUIREMENTS

VICINITY MAP
SCALE: 1" = 200'±



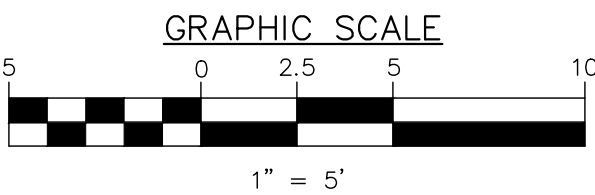
ZONING DATA :

RESIDENTIAL (R) (USE GROUP b)	REQUIRED	EXISTING	PROPOSED - LOT 1	PROPOSED - LOT 2
ITEM	20,000 SQ.FT.	12,574.86 SQ.FT.(*)	6,287.70 SQ.FT.(**)	6,287.16 SQ.FT.(**)
MIN. LOT AREA	100 FT.	146 FT.	73.55 FT.(**)	72.45 FT.(**)
MIN. LOT WIDTH	35 FT.	6.4 FT.(*)	16.8 FT.(**)	6.4 FT.(*)
FRONT SETBACK	35 FT.	6.4 FT.(*)	16.8 FT.(**)	6.4 FT.(*)
MIN. FRONT YARD	35 FT.	42.8 FT.	35.0 FT.	42.8 FT.
MIN. REAR SETBACK	10 FT.	37.8 FT.	35.0 FT.	37.8 FT.
MIN. REAR YARD	20 FT.	9.0 FT.(*)	20.0 FT.	9.0 FT.(*)
MIN. SIDE SETBACK	50 FT.	113 FT.	51.0 FT.	41.1(**)
TOTAL SIDE SETBACK	10 FT.	9.0 FT.(*)	20.0 FT.	9.0 FT.(*)
MIN. SIDE YARD	80 FT.	146 FT.	73.6 FT.(**)	72.4 FT.(**)
MIN. STREET FRONTAGE	35 FT.	>35 FT.	>35 FT.	>35 FT.
MAX. BLDG. HEIGHT	35%	16%	20% ±	26% ±
DEVELOPMENT COVERAGE	125 FT.	84 FT.(*)	83 FT.(**)	86 FT.(**)
MIN. LOT DEPTH	1,250 SF	1,818 SF	1,250 ± SF	1,818 SF
LIVABLE FLOOR AREA	0.25	0.14	0.20	0.29(***)
FLOOR AREA RATIO (**)				
(*) NON-CONFORMING, PRE-EXISTING CONDITION				
(**) EXISTING: 1,818 SQ.FT. / 12,574.9 SQ.FT. = 0.14				
PROPOSED LOT 1: 1,505 SQ.FT. / 6,287.70 SQ.FT. = 0.309				
PROPOSED LOT 2: 1,818 SQ.FT. / 6,287.16 SQ.FT. = 0.29				
(***) VARIANCE NEEDED				

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



TRUITT SUBDIVISION
ZONING BOARD OF APPEALS
10 COTTAGE STREET
SECTION 210 BLOCK 3 LOT 13.1
VILLAGE OF WARWICK
ORANGE COUNTY, NEW YORK

FRIEDLER ENGINEERING, PLLC

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9 LOCUST STREET WARWICK, NEW YORK 10990
FRIEDLERENGINEERING@OUTLOOK.COM

DRAWN BY BJF	CHECKED BY BJF	SCALE AS SHOWN	JOB NO. FE-25180	SHEET NO. 1 OF 1
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