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February 27, 2023

Village of Warwick Planning Board  
77 Main Street  
Warwick, NY 10990

**ATTN: JESSE GALLO, CHAIRMAN**

**RE: SITE PLAN FOR 43 WHEELER AVENUE  
APPLICANT: PATRICK CORCORAN  
TAX LOT 207-5-1  
JOB #1802.72**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted by Patrick Corcoran for a proposed project at the vacant lot located at 43 Wheeler Avenue.

- Site Plan application form, dated 2/22/23
- Short EAF, dated 9/27/22
- Site Plan for Patrick Corcoran & Hazelyn Corcoran, prepared by John McGloin, last revised 2/2/23
- Architectural elevation and plan, without a title block or date.

We provide the following comments:

Introduction

The project site is a vacant lot of approximately 0.16 acres located on the south side of Wheeler Avenue. It is located in the Central Business (CB) zoning district and is not located within the Village's historic district.

A three-family dwelling is proposed, with a wide driveway entrance proposed from Wheeler Avenue. The plan indicates that the proposed driveway will be permeable.

Review Comments

1. The existing lot is nonconforming to the zoning code with respect to lot area, width, and depth. Due to the small lot size and the proposed project layout, the project will require several variances for proposed setbacks and yards.
2. The site plan provides a good representation of the applicant's proposal. Future submissions should include additional information on utilities, including roof drainage and water and sewer connections. Proposed grading should also be shown, as well as construction details for the driveway, other site improvements, and erosion control measures.

43 Wheeler Avenue

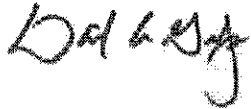
3. The New York State DEC's online EAF mapper should be used when completing the EAF form. We have attached the mapper's summary page for the project site, which indicates the potential for the following resources to be present:
  - a. archeological or historic resources
  - b. endangered species (Indiana bat)
  - c. proximity to a remediation site.

Potential environmental impacts should be discussed.

4. Mr. Dickover has provided a memo regarding the legal aspects of the application.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



David A. Getz, P.E.  
Chief Engineer

cc: Robert Dickover, Planning Board Attorney