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County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

Local Referring Board: Village of Warwick Planning Board

Referral ID #: WRV 04-25M

Applicant: John Peruso

Tax Map #: 207-2-24

Project Name: 24 Wheeler Ave Two-Family Site Plan

Local File #: none provided

Proposed Action: Site Plan approval for existing single family residence to be recognized as two family residence. No exterior improvements proposed; residence currently contains two separate living areas

Reason for County Review: Within 500 feet of NYS Routes 17A & 94

Date of Full Statement: July 10, 2025


Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. As the applicant seeks only to formalize the existing improvements and no exterior changes are proposed, we have no advisory comments regarding this application.

County Recommendation: Local Determination

Date: August 5, 2025

Prepared by: Megan Tennermann, AICP, Planner


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Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning.