



Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

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**Alan J. Sorensen, FAICP**  
**Commissioner**

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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 ZBA

**Applicant:** John Peruso, Jr.

**Project Name:** 24 Wheeler Ave

**Proposed Action:** Area Variance for minimum lot size reclassification of existing single-family residence to two-family residence

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

**Date of Full Statement:** July 24, 2025

**Referral ID #:** WRV 05-25M

**Tax Map #:** 207-2-24

**Local File #:** none provided

#### Comments:


The Planning Department has reviewed the submitted materials regarding the appeal for an area variance. While the Zoning Board of Appeals must weigh the local issues in balancing the needs of the appellant with the potential impacts on the surrounding area, it does not appear that intermunicipal or countywide impacts would result if the board finds that granting relief is warranted in this matter.

**County Recommendation:**

**Local Determination**

**Date:** July 30, 2025

**Prepared by:** Megan Tennermann, AICP, Planner

  
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**Alan J. Sorensen, FAICP**  
**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 online at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).