



Steven M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
Tel: (845) 615-3840
Fax: (845) 291-2533

Alan J. Sorensen, FAICP
Commissioner

www.orangecountygov.com/planning
planning@orangecountygov.com

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

Applicant: Emily Enderes and Matthew Morales

Project Name: 23 Wheeler Avenue

Proposed Action: Site Plan for new construction of two-story addition to existing single-family residence and extension of existing porch to accommodate two additional bedrooms

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

Date of Full Statement: September 17, 2025

Referral ID #: WRV 06-25M

Tax Map #: 207-5-7 and 8

Local File #: none provided

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. We would like to offer the following advisory comments:

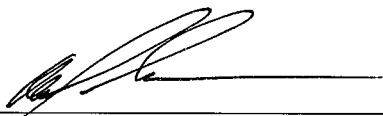
Environmental Constraints: The proposed project is in an area known to contain habitat suitable for endangered or threatened species, including the Indiana Bat. We advise the Town and the applicant to ensure that best practices are followed during construction, in order to minimize any accidental takings of these species. Best practices are likely to include tree harvesting times, among other measures.

Lot Configuration: The proposed project will require several area variances for side yard setbacks and distances between accessory structures, and as such will need to be referred to the Village Zoning Board of Appeals. We advise the Town and the applicants to consider whether it would be advantageous to merge the two parcels, as the side yard setbacks minimum lot area and accessory structure issues would be decreased or eliminated.

County Recommendation: Local Determination

Date: September 26, 2025

Prepared by: Megan Tennermann, AICP, Planner


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 on-line at www.orangecountygov.com/planning.