

MEETING WILL TAKE PLACE AT VILLAGE HALL @ 7:00PM

VILLAGE OF WARWICK
ZONING BOARD OF APPEALS
AGENDA

APRIL 11, 2023

CONTINUED

43 WHEELER AVE.

AREA VARIANCE

PATRICK CORCORAN

Next scheduled meeting: May 16, 2023

MAX OCCUPANCY - 40

**ZONING BOARD OF APPEALS
VILLAGE OF WARWICK, NEW YORK**

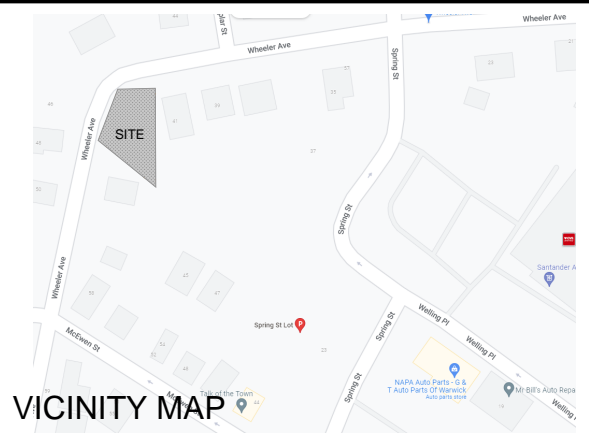
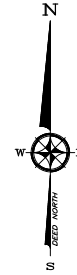
A Public Hearing before the Zoning Board of Appeals of the Village of Warwick will be held on Tuesday, the 11th day of April 2023 commencing at 7:00pm at 77 Main Street, Village of Warwick, New York to consider the following application:

APPLICATION OF PATRICK CORCORAN for property located at 43 Wheeler Ave., Warwick, NY, designated on the Village tax map as Section 207 Block 5 Lot 1 and located in the CB District for a variance of the Bulk Area Requirements of the Code reducing Lot Area 22,500 sq. ft. to 6,800 sq. ft.; Lot Width 125 ft. to 49.52 ft.; Side setback 25 ft. to 7 ft.; Side yard setback 15 ft. to 5 ft.; Rear setback 35 ft. to 5 ft.; Rear yard setback 10 ft. to 5 ft.; Street Frontage 90 ft. to 49.52 ft and Lot Depth 125 ft. to 120 ft. for the purpose of constructing a three-family residence.

The above application is open to inspection at the office of the Board of Appeals, 77 Main Street, Warwick, New York. Persons wishing to appear at such hearing may do so in person or by attorney or other representative. Communications in writing in relation thereto may be filed with the Board or at such hearing.

JOHN GRANEY,
CHAIRMAN

<u>BULK REQUIREMENTS</u>	<u>REQUIRED</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
USE GROUP	(G RESIDENTIAL)	(K CB)	
LOT AREA:	22,500 SF	5,000 SF	6,800 SF
LOT WIDTH:	125 FT	50 FT	49.52 FT
FRONT SETBACK:	40 FT	10 FT	42.3 FT
FRONT YARD:	40 FT	10 FT	42.3 FT
SIDE SETBACK:	25 FT	10 FT	10 FT
SIDE YARD:	15 FT	10 FT	10 FT
REAR SETBACK:	35 FT	10 FT	10 FT
REAR YARD:	10 FT	10 FT	10 FT
STREET FRONTAGE:	90 FT	50 FT	74.23 FT
BUILDING HEIGHT:	35 FT	40 FT	23 FT
DEVELOPMENT COVERAGE:	35%	100%	32.8%
LOT DEPTH:	125 FT	50 FT	120 FT
LIVABLE FLOOR AREA/DWELLING UNIT:	900 SF	N/A	1,224 SF



OWNER	DATE
APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON _____	
CHAIRMAN	DATE
VILLAGE ENGINEER	DATE

*PATRICK CORCORAN
&
HAZEL YN CORCORAN*

ORANGE COUNTY, N.Y.
AREA = 0.156±ACRES

N. OR F.
MURPHY
LIBER 15020 PAGE 1026

* PATRICK CORCORAN & HAZELYN CORCORAN
* THOMAS KNOBLOCH
* KVDB INTERNATIONAL, LLC
* OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

1. TAX MAP DESIGNATION: SECTION 207, BLOCK 5, LOT 1.
2. DEED REFERENCE: LIBER 12064, PAGE 829.
3. UNLESS ILLUSTRATED AND NOTED BY POINT OF REFERENCE UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
4. SURVEY SUBMITTED BY THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
5. MISSING PROPERTY CORNERS WERE NOT PLACED AS PART OF THIS SURVEY
6. TOPOGRAPHIC DATUM: NAVD 88
7. UNDERGROUND UTILITIES ARE PER MARKING BY OTHERS
8. WATER SUPPLY: VILLAGE WATER SUPPLY
9. SEWAGE DISPOSAL: VILLAGE SEWER
10. ZONING DISTRICT: CENTRAL BUSINESS
11. RECORDED OWNER: PATRICK & HAZEL YN CORCORAN
12. APPLICANT: PATRICK & HAZEL YN CORCORAN

FILE No.05-2212

COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OF CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, SECTION 7209, SUB-DIVISION 2.

JOHN A. McGLOIN, N.Y. LIC.#49689
PROFESSIONAL LAND SURVEYOR
32 COLONIAL AVENUE
WARWICK, NEW YORK 10990

ELEV. 569'

ELEV. 544'

