

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

VILLAGE OF WARWICK  
ZONING BOARD OF APPEALS  
AGENDA

MARCH 21, 2023

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43 WHEELER AVE.

AREA VARIANCE

PATRICK CORCORAN

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Next scheduled meeting: April 18, 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 21<sup>st</sup> day of March, 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

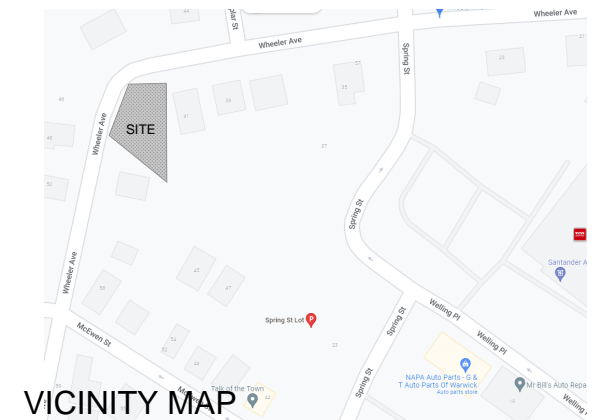
ZONING DISTRICT: CB - CENTRAL BUSINESS

**BULK REQUIREMENTS**

**REQUIRED**

**PROPOSED**

LOT AREA:	22,500 SF	6,800 SF
LOT WIDTH:	125 FT	49.52 FT
FRONT SETBACK:	40 FT	42.3 FT
FRONT YARD:	40 FT	42.3 FT
SIDE SETBACK:	25 FT	7 FT
SIDE YARD:	15 FT	5 FT
REAR SETBACK:	35 FT	5 FT
REAR YARD:	10 FT	5 FT
STREET FRONTAGE:	90 FT	49.52 FT
BUILDING HEIGHT:	35 FT	23 FT
DEVELOPMENT COVERAGE:	35%	27%
LOT DEPTH:	125 FT	120 FT
LIVABLE FLOOR AREA/DWELLING UNIT:	900 SF	1,044 SF



**VICINITY MAP**

APPROVED FOR FILING

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

SITE PLAN  
FOR

**PATRICK CORCORAN  
&  
HAZELYN CORCORAN**

VILLAGE OF WARWICK  
SCALE: 1" = 20'

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

DECEMBER 22, 2005

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP IS BASED ON AN ACTUAL FIELD  
SURVEY COMPLETED ON DECEMBER 19, 2005.

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

**MAP NOTES:**

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 SUBJECT TO 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 SHOWN HEREON 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 & HAZELYN CORCORAN.
12. APPLICANT: PATRICK & HAZELYN CORCORAN.

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

ADD WATERLINE: FEBRUARY 2, 2023  
ADD TOPOGRAPHY: DECEMBER 20, 2022  
UPDATED AND RE-CERTIFIED: MARCH 25, 2022  
**JOHN A. MCGLOIN, PROFESSIONAL LAND SURVEYOR**  
32 COLONIAL AVENUE, WARWICK, NEW YORK 10990  
(845) 986-1262

**FILE No.05-2212**

