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May 2, 2023

Village of Warwick Planning Board
77 Main Street
Warwick, NY 10990

ATTN: JESSE GALLO, CHAIRMAN

**RE: SITE PLAN FOR 43 WHEELER AVENUE
APPLICANT: PATRICK CORCORAN
TAX LOT 207-5-1
JOB #1802.72**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted by Patrick Corcoran for a proposed project at the vacant lot located at 43 Wheeler Avenue. This letter is an update to our previous review letter dated February 27, 2023.

- Site Plan application form, dated 2/22/23
- Short EAF, dated 9/27/22
- Site Plan for Patrick Corcoran & Hazelyn Corcoran, prepared by John McGloin, last revised 2/2/23
- Architectural elevation and plan, without a title block or date
- ZBA resolution dated April 11, 2023.

We provide the following comments:

Introduction

The project site is a vacant lot of approximately 0.16 acres located on the south side of Wheeler Avenue. It is located in the Central Business (CB) zoning district and is not located within the Village's historic district.

A three-family dwelling is proposed, with a wide driveway entrance proposed from Wheeler Avenue. The plan indicates that the proposed driveway will be permeable.

The applicant appeared before the Village Zoning Board of Appeals on March 21, 2023 and April 11, 2023 for various area variances.

Review Comments

1. The existing lot is nonconforming to the zoning code with respect to lot area, width, and depth. As mentioned above, the project requires a number of area variances due to the small lot size and the proposed project layout. Variances were granted by the Village ZBA on April 11, 2023. The site

43 Wheeler Avenue

plan (including the bulk table) should be revised so that it is consistent with the variances that were granted.

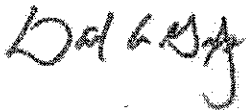
2. The site plan provides a good representation of the applicant's proposal. Future submissions should include additional information on utilities, including roof drainage and water and sewer connections. Proposed grading should also be shown, as well as construction details for the driveway, other site improvements, and erosion control measures.
3. The New York State DEC's online EAF mapper should be used when completing the EAF form. We have attached the mapper's summary page for the project site, which indicates the potential for the following resources to be present:
 - a. archeological or historic resources
 - b. endangered species (Indiana bat)
 - c. proximity to a remediation site.

Potential environmental impacts should be discussed.

4. Mr. Dickover has provided a memo regarding the legal aspects of the application.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



David A. Getz, P.E.
Chief Engineer

cc: Robert Dickover, Planning Board Attorney