

VILLAGE OF WARWICK
ZONING BOARD OF APPEALS
FEBRUARY 21, 2017

The monthly meeting of the Village of Warwick Zoning Board of Appeals was held on Tuesday, February 21, 2017. Present were: John Graney, John Prego, Jonathan Burley, John MacDonald, Sandra Mehling and Zoning Board attorney, Robert Fink. Others present were: Mr. and Mrs. Theologis and Noel Thompson.

A MOTION was made by John Prego, seconded by Jonathan Burley and carried to accept the November 21, 2016 Zoning Board minutes. (3 Ayes)

A MOTION was made by John MacDonald, seconded by Jonathan Burley and carried to accept the January 17, 2017 Zoning Board minutes. (4 Ayes)

30 NORTH ST.

AREA VARIANCE

JENNIE THEOLOGIS

Mr. Graney waived the public hearing notice due to the lack of public attendance.

Mr. Theologis – We are basically putting the house exactly where the original pre-existing house was, because there is really no backyard, it is a hill and a big cliff. We can't turn it or anything really. The Planning Board sent us here because we don't meet the front setback and also because we are looking to build a 2 family house not a 1 family house.

Mr. Graney – So, if you moved the house more to the rear you would need a rear setback variance.

Mr. Theologis – Yes.

Mr. Fink – There is no real way you can request a smaller variance?

Mr. Theologis – No. It is really a dead end road; there is no real front yard.

Mr. Graney opened the meeting to the public.

Mr. Noel Thompson, 16 North St. – Has the Fire Dept. reviewed this house?

Secretary – No, this has not gone before the Fire Dept. because this house is just replacing a house that was just removed. It is really not bigger than what was there, it is basically the same footprint. The only reason they just didn't get a building permit is because they are changing the house from a single family to a 2 family.

Mr. Theologis – I intend on cleaning that whole area up so it will be an easy access for us and any emergency vehicles.

A MOTION was made by John Prego, seconded by John Graney and carried to close the public hearing. (5 Ayes)

The Board went through the 5 criteria's:

- 1) Undesirable Change – No
- 2) Achieved by Another Method – No
- 3) Substantial: No
- 4) Adverse Impact – No
- 5) Self-Created – Yes

A MOTION was made by John Graney, seconded by John Prego and carried to declare this a Type 2 Action under the SEQR process. (5 Ayes)

A MOTION was made by John Prego, seconded by Jonathan Burley and carried to grant the variance as advertised to reduce the front setback to 26 ft. where 40 ft. is required for construction of a 2 family dwelling. (5 Ayes)

A MOTION was made by John Prego, seconded by Jonathan Burley and carried to adjourn the meeting. (5 Ayes)