



VILLAGE OF WARWICK

INCORPORATED 1867

VILLAGE OF WARWICK ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Village of Warwick, New York on Tuesday, December 23, 2025, at 7:00 p.m., or as soon thereafter as can be heard on said date. The public hearing will take place at the Village Hall, located at 77 Main Street, Warwick, New York, 10941. The public hearing will cover the application of Emily Enderes and Matthew Morales as applicant and property owner, for area variances from §145-41, §145-50, §145-62 and §145-131 of the Village's Zoning Code (the "Code") as noted below to allow for the construction of an addition to applicant's existing residential structure. The proposed project would require the following variances:

Reduce the side setback from 20 feet to 5.08 feet requiring a variance of 14.92 feet

Reduce the total side setback from 50 feet to 31.78 feet requiring a variance of 18.22 feet

Reduce the side yard from 10 feet to 5.08 feet requiring a variance of 4.92 feet

Reduce the distance between the principal building and accessory structure from 15 feet to 6.2 feet requiring a variance of 8.8 feet

The property is located in the Residential Zoning District. The Applicants' property is located at 23 Wheeler Avenue, Warwick, New York, tax lot (S-B-L): 207-5-8.2

The Zoning Board of Appeals will consider all verbal and/or written statements from all persons interested in the proposed variance at the above time and place. The Zoning Board of Appeals will also consider such further relief as it finds necessary. Copies of the application, Environmental Assessment Form, plans and any other information submitted in support of it are available for review, during normal business hours, at the Planning and Zoning Department located at Village Hall.

The Village of Warwick will make every effort to assure the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Village Clerk's Office at (845) 986-2031.

Dated: November 26, 2025

BY ORDER OF
THE ZONING BOARD OF APPEALS
VILLAGE OF WARWICK
JOHN GRANEY, CHAIRMAN