VILLAGE OF WARWICK

INCORPORATED 1867

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 23rd day of September 2025 commencing at 7:00 pm at 77 Main Street, Village of Warwick, New York to consider the following application:

APPLICATION OF JOHN AND LAUREN PERUSO for property located at 24 Wheeler Ave, Warwick, New York, designated on the Village tax map as Section 207, Block 2, Lot 24, and located in the R (Residential) and Limited Office Overlay (LO) Districts, for variances from the Zoning Code to (1) reduce the minimum lot area from 22,500 square feet to 5,798 square feet; (2) reduce the minimum lot width from 125 feet to 59.3 feet; (3) reduce the front yard setback from 40 feet to 21.1 feet; (4) reduce the front yard from 40 feet to 20 feet; (5) reduce the side yard setback from 25 feet to 11.1 feet; (6) reduce the total side yard setback from 60 feet to 30.5 feet; (7) reduce the side yard from 15 feet to 9.8 feet; (8) reduce the street frontage from 90 feet to 59.3 feet; (9) reduce the livable floor area from 900 square feet to approximately 570 square feet for proposed Unit #2; (10) reduce the required parking spaces from four (4) to three (3) (*see* Village Code § 145-70A(3)(a)); and (11) to locate two (2) 2 parking spaces in the front yard where only one (1) is permitted (*see* Village Code § 145.71A). The variances are sought for the purpose of converting a single-family residence to a two-family residence.

The above application is available for 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 DATED: JULY 29, 2025