

**ZONING BOARD
VILLAGE OF WARWICK
APRIL 23, 2024
AGENDA**

**LOCATION:
VILLAGE HALL
77 MAIN STREET, WARWICK, NY
7:00 P.M.
MAXIMUM OCCUPANCY- 40**

**Call to Order
Pledge of Allegiance
Roll Call**

1. Introduction by Zoning Board Chairperson, John Graney.

Applications

1. **9 Cambell Road - Area Variance** - <https://villageofwarwick.org/9-campbell-rd-zba/>

**ZONING BOARD OF APPEALS
VILLAGE OF WARWICK, NEW YORK
NOTICE OF PUBLIC HEARING
CONTINUATION OF PUBLIE HEARING LEFT OPEN ON MARCH 26, 2024**

A Public Hearing before the Zoning Board of Appeals of the Village of Warwick will be held on Tuesday, the 26th day of March 2024 commencing at 7:00 pm at 77 Main Street, Village of Warwick, New York to consider the following application:

APPLICATION OF LAILA AND PETER PROULX for property located at 9 Campbell Road, Warwick, New York, designated on the Village tax map as Section 213, Block 1, Lot 8, and located in the R (Residential) District, for variances from the Bulk Area Requirements of the Zoning Code to (1) reduce the minimum lot area from 20,000 square feet to 8,125 square feet; (2) reduce the minimum lot width from 100 feet to 65 feet; (3) reduce the front yard setback from 35 feet to 31 feet; (4) reduce the side yard setbacks for the proposed residence from 20 feet to 12 feet and 18 feet; (5) reduce the total side yard setback for the proposed residence from 50 feet to 30 feet; (6) reduce the side yard for the garage from 10 feet to 6 feet, 7 inches; (7) reduce the rear yard for the garage from 10 feet to 5 feet; (8) reduce the street frontage from 80 feet to 65 feet; (9) increase the maximum development coverage from 35% to 43%, (10) increase the floor area ratio from 0.25 to 0.27; and (11) to reduce the required setback distance between a principal and accessory building under Village Code § 145-62.B from 22 feet to 16 feet. The variances are sought for the purpose of constructing a single-family residence and to keep an existing garage that does not comply with the Zoning Code.

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: MARCH 5, 2024

2. 18 Galloway Rd. – Area Variance – <https://villageofwarwick.org/18-galloway-rd-zba/>

**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 April 2024 commencing at 7:00 pm at 77 Main Street, Village of Warwick, New York to consider the following application:

APPLICATION OF AMY B. SLITER for property located at 12 and 18 Galloway Road, Warwick, New York, designated on the Village tax map as Section 213, Block 8, Lots 6, 7 and 9, and located in the R (Residential) District, for two variances from the Bulk Area Requirements of the Zoning Code to (1) reduce the required side yard from 10 feet to between 5.6 feet and 8.5 feet and (2) reduce the required side yard from 10 feet to 8.2 feet. The variances are sought for two greenhouse structures in connection with a proposed lot line change to consolidate three tax lots into two lots.

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: APRIL 5, 2024

Executive Session, if applicable

Adjournment