

**ZONING BOARD
VILLAGE OF WARWICK
DECEMBER 23, 2025
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
2. Acceptance of Zoning Board Minutes: November 18, 2025.

The vote on the foregoing **motion** was as follows:

John Graney Jonathan Burley John Prego

Margaret Politoski Nikki Delille

Applications

1. **28 Wheeler Ave – Two -Story Addition**
<https://villageofwarwickny.gov/28-wheeler-ave-addition/>
Area Variance
2. **23 Wheeler Ave. – Two Story Addition**
<https://villageofwarwickny.gov/zba-23-wheeler-ave-two-story-addition/>
Public Hearing

VILLAGE OF WARWICK
ZONING BOARD OF APPEALS
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

3. 10 Cottage – Subdivision Application

<https://villageofwarwickny.gov/zba-10-cottage-st-subdivision-sbl-210-3-13-1-2/>

Public Hearing

VILLAGE OF WARWICK
ZONING BOARD OF APPEALS

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Proposed Lot # 1 for which a residential structure is proposed:

Reduce the minimum lot area from 20,000 sf to 6,287.70 sf requiring a variance of 13,712.3 sf
Reduce the minimum lot width from 100 feet to 73.55 feet requiring a variance of 26.45 feet
Reduce the front setback from 35 feet to 16.8 feet requiring a variance of 18.2 feet
Reduce the minimum front yard setback from 35 feet to 16.8 feet requiring a variance of 18.2 feet
Reduce the minimum street frontage from 80 feet to 73.6 feet requiring a variance of 6.4 feet
Reduce the minimum lot depth from 125 feet to 83 feet requiring a variance of 42 feet

Proposed Lot # 2 which contains the current residential structure:

Reduce the minimum lot area from 20,000 sf to 6,287.16 sf requiring a variance of 13,712.84 sf
Reduce the minimum lot width from 100 feet to 72.45 feet requiring a variance of 27.55 feet
Reduce the side setback from 50 feet to 41.1 feet requiring a variance of 8.9 feet
Reduce the minimum street frontage from 80 feet to 72.4 feet requiring a variance of 7.6 feet
Reduce the minimum lot depth from 125 feet to 86 feet requiring a variance of 39 feet
Increase the floor area ratio from 25% to 29%

The property is located in the Residential Zoning District. The Applicants' property is located at 10 Cottage Street, Warwick, New York, tax lot (S-B-L): 213-3-13.1

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.

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Discussion

Should a public hearing be set before the ZBA meeting and does the code allow for this.

Executive Session, if applicable

Adjournment