

**ZONING BOARD
VILLAGE OF WARWICK
January 27, 2026
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: December 23, 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- Public Hearing

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, January 27, 2026, 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 James McAteer and Chris Kimiecek as applicant and property owner, for area variances from §145-41 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 variance:

Increase the floor area ratio from 25% to 32%

The property is located in the Residential Zoning District. The Applicants' property is located at 28 Wheeler Avenue, Warwick, New York, tax lot (S-B-L): 207-2-26

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, 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: December 29, 2025

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

Executive Session, if applicable

Adjournment