

**ZONING BOARD  
VILLAGE OF WARWICK  
May 28, 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
2. Acceptance of Zoning Board Minutes: March 26, 2024.

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

John Graney \_\_\_ Jonathan Burley \_\_\_ John Prego \_\_\_  
Margaret Politoski \_\_\_ Wayne Greenblatt \_\_\_

3. Acceptance of Zoning Board Minutes: April 23,2024.

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

John Graney \_\_\_ Jonathan Burley \_\_\_ John Prego \_\_\_  
Margaret Politoski \_\_\_ Wayne Greenblatt \_\_\_

**Applications**

1. **18 Galloway Rd.** – Area Variance – Review of Draft Decision - <https://villageofwarwick.org/18-galloway-rd-zba/>
2. **9 Campbell Rd.** - Area Variance – Review of Draft Decision - <https://villageofwarwick.org/9-campbell-rd-zba/>

**ZONING BOARD OF APPEALS  
VILLAGE OF WARWICK, NEW YORK  
NOTICE OF PUBLIC HEARING**

**CONTINUATION OF PUBLIC HEARING LEFT OPEN ON APRIL 23, 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

3. **21 Woodside Dr.** – Area Variance - <https://villageofwarwick.org/21-woodside-drive-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 28th day of May 2024 commencing at 7:00 pm at 77 Main Street, Village of Warwick, New York to consider the following application:

APPLICATION OF NATASHA WALKOWICZ SHEA for property located at 21 Woodside Drive, Warwick, New York, designated on the Village tax map as Section 203, Block 2, Lot 3, and located in the R (Residential) District, for a variance from the Bulk Area Requirements of the Zoning Code to reduce the side yard setback from 20 feet to between 12.1 feet and 15 feet. The variance is sought for the purpose of constructing an addition on an existing single-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: MAY 10, 2024

**Executive Session, if applicable**

**Adjournment**