

**ZONING BOARD
VILLAGE OF WARWICK
OCTOBER 28, 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: August 26, 2025.

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

John Graney ____ Jonathan Burley ____ John Prego ____
Margaret Politoski ____ Nikki Delille ____

- . Acceptance of Zoning Board Minutes: September 23, 2025.

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

John Graney ____ Jonathan Burley ____ John Prego ____
Margaret Politoski ____ Nikki Delille ____

Applications

1. **25 Park Ave – One story Addition – SBL 214-5-3**
<https://villageofwarwickny.gov/zba-25-park-ave-one-story-addition-sbl-214-5-3-smith/>

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, October 28, 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 Timothy Smith and Amy Smith as applicant and property owner, for an area variance from §145-41 and §145-50 of the Village's Zoning Code (the "Code") to allow for the construction of a 12' x 30' addition onto their existing home. The proposed addition would reduce the side yard setback from 20 feet to 7.4 feet requiring a variance of 12.6 feet. The property is located in the Residential Zoning District. The Applicants' property is located at 25 Park Avenue, Warwick, New York, tax lot (S-B-L): 214-5-3.

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: October 1, 2025

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

2. **24 Howe St. – SHED**
<https://villageofwarwickny.gov/zba-24-howe-st-shed/>
3. **23 Wheeler Ave. – Two Story Addition**
<https://villageofwarwickny.gov/zba-23-wheeler-ave-two-story-addition/>

Executive Session, if applicable

Adjournment