

VILLAGE OF WARWICK  
ZONING BOARD OF APPEALS  
JUNE 27, 2023

The monthly meeting of the Village of Warwick Zoning Board of Appeals was held on Tuesday, June 27, 2023. Present were: John Graney, Margaret Politoski, John Prego, Wayne Greenblatt and ZBA attorney, Ashley Torre. Other's present were: John and Shelly Contreras, Brock DeGraw, Jeff DeGraw, Nancy Thompson, Diane Mann, Robert Serafin, Eric Loberg, Anthony Gonzalez, Jeryl Morris, Sundeep Bisla and others.

The meeting was held in Village Hall.

A MOTION was made by John Prego, seconded by Margaret Politoski and carried to approve the minutes of the April 11, 2023 meeting. (4 Ayes)

63 WHEELER AVE.	AREA VARIANCE	WESTERN ADDITION LLC
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Mr. Graney read the public hearing notice.

Mr. J. DeGraw – This is an existing commercial building that is pre-existing and non-conforming, and this is where the major variance requests comes from. We are requesting a variance for the parking aisle width; 14 ft. is required by code and we are proposing 12ft. which we have tested and the 12' works fine.

Mr. Graney – So you are saying the footprint will not change, you are not adding another story or expanding the footprint?

Mr. J. DeGraw – Exactly, there will be no changes to the building.

A MOTION was made by John Prego, seconded by John Graney and carried to open the meeting to the public. (4 Ayes)

Ms. Thompson, 16 North St. – Have you thought about changing the entrance, there is a lot of traffic on Wheeler and people park on both sides of the street and then with all the traffic that this will generate it just seems like too much.

Ms. Bisla, 5 Cottage St. – There was a lot of traffic with the dance studio, and it was always in the evening and after school hrs. and the neighborhood managed and I welcome the positivity this brings to the neighborhood.

Ms. Mann, 71 McEwen St. – There is a lot of traffic on Wheeler and people park on both sides of the street and then with all the traffic that this will generate it just seems like too much. It has increased and there is always parking on both sides of the street, there is just no room and I am also worried about drinking alcohol and disorderly conduct, the lights and the noise that this place will create.

Mr. Serafin, 51 McEwen St. – I share two property lines with this property, so I am very concerned about noise and traffic. There are 4 school bus routes that come by in the morning, afternoon, after school and the late bus, has there been any consideration for the children that are walking with even more traffic? What about the noise and the lights that will be generated from this use at all hours.

Mr. Contreras – The restaurant hours will be from 8am to 8pm on weekends till 9pm on Saturdays and the market is going to be very small with some baked breads and things that are served in the bistro.

Mr. Gonzalez, 7 Cottage St. – I don't have any concerns with school buses or bus stops.

Mr. Eric Loberg, 31 Welling Ave. – I am just glad that someone is doing something over there.

A MOTION was made by John Prego, seconded by Margaret Politoski and carried to close the public hearing. (4 Ayes)

A MOTION was made by John Graney, seconded by Wayne Greenblatt and carried to declare this an Unlisted Action with an Uncoordinated review under SEQR. (4 Ayes)

A MOTION was made by John Prego, seconded by Margaret Politoski and carried to declare a Negative Declaration with No Adverse Effect. (4 Ayes)

The Board went through the 5 criteria's:

Undesirable – No, pre-existing

Achieved by Another Method – No

Substantial – Numerically

Adverse Effect – No

Self-Created – Yes

A MOTION was made by John Prego, seconded by Wayne Greenblatt and carried to grant the variance as advertised in creating a boutique hotel with 4 rooms, a bistro and small market to be located at 63 Wheeler Ave. (4 Ayes)

A MOTION was made by John Prego, seconded by Margaret Politoski and carried to adjourn the meeting. (4 Ayes)