

**ZONING BOARD
VILLAGE OF WARWICK
AUGUST 26, 2025**

Minutes

**LOCATION:
VILLAGE HALL
77 MAIN STREET, WARWICK, NY
7:00 P.M.
MAXIMUM OCCUPANCY- 40**

The Regular Meeting of the Zoning Board of Appeals of the Village of Warwick was held on Tuesday, August 26, 2025, at 7:00 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was: Chairperson John Graney, Board Members: Margaret Politoski and Nikki Delille. Absent were Board members Wes Burley and John Prego. Also present was Zoning Board Administrator, Kristin Bialosky and ZBA Attorney, Ashley Torre. Others present: Helen and Clement Truitt.

The Zoning Board of Appeals Chairman, John Graney, called the meeting to order.
The Zoning Board Administrator held the roll call.

Acceptance of Minutes

A **MOTION** was made by Margaret Politoski, seconded by Nikki Delille for the Acceptance of Minutes: July 22, 2025.

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

John Graney Aye Wes Burley Absent Margaret Politoski Aye

John Prego Absent Nikki Delille Aye

Applications

1. **10 Cottage St. – Subdivision – SBL 210-3-13.1**
<https://villageofwarwickny.gov/zba-10-cottage-st-subdivision-sbl-210-3-13-1-2/>

Discussion:

At the meeting, the Board heard an informal discussion regarding the property at 10 Cottage Street, presented by Mr. and Mrs. Truitt. The applicant explained his intent to subdivide the existing lot, approximately 13,000 square feet, into two parcels. He clarified that he is not

planning to build on the lot that he would like to subdivide but instead to sell the new lot as buildable property. Questions were raised regarding the floor area ratio (FAR), with the applicant noting that the existing home is 1,818 square feet on a 6,500 square-foot lot, which results in a FAR of 28%. He compared this to nearby properties, some of which have FARs as high as 42%. A central issue discussed was whether the proposed new lot would be designated for a single-family or two-family home, as each classification requires different variances. The attorney, Ashley Torre, emphasized that the variances needed are tied to the intended use, and that greater variances are required for a two-family. The applicant expressed uncertainty, noting that a future buyer may choose either, but the Board explained that the application must specify one use or the other before variances can be considered. Board members voiced significant concerns, noting that the existing lot is already undersized under zoning, and subdividing it would result in two undersized lots, further altering the neighborhood character. Several members expressed opposition to the proposal, stating that while they understood the applicant's financial goals, they felt subdivision would negatively impact the neighborhood. It was also noted that the neighborhood consists largely of older homes predating zoning laws, which adds to the concern about maintaining character. The applicant inquired whether designating the lot for a single-family home would improve his chances. The Board attorney responded that while it could reduce the number and size of required variances, the lot size variance remains substantial and would still be a significant concern. The Board attorney stressed that no decision could be made at this meeting, as this matter requires a public hearing. Additionally, only three members were present, and the applicant was advised that a full five-member board would provide more comprehensive feedback. The Board suggested the applicant consider revising the plan to lessen the extent of variances needed and to return when all members are present before deciding whether to proceed with the expense of a public hearing and associated mailings. It was further noted that future review would be conducted under the guidance of a new ZBA attorney, William Frank, as this was the final meeting for the current attorney, Ashley Torre. The applicant agreed to coordinate with staff to confirm the attendance of all board members at the next meeting before proceeding to present their application to a full board.

Adjournment

A **MOTION** was made by Chairman John Graney, seconded by Nikki Delille, and carried to adjourn the regular meeting at approximately 7:30 p.m.

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

John Graney Aye Wes Burley Absent Margaret Politoski Aye

John Prego Absent Nikki Delille Aye

Kristin A. Bialosky, Zoning Board Administrator

Executive Session, if applicable

Link to YouTube of meeting: https://www.youtube.com/live/2Y64m_Ko0tI