

**ZONING BOARD
VILLAGE OF WARWICK
AUGUST 27, 2024**

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 27, 2024, at 7:00 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was: Chairperson John Graney, Board Members: John Prego, Margaret Politoski and Alternate Nikki Delille. Absent was Board member Wes Burley and Board member Wayne Greenblatt. Also present was Planning Board Secretary, Kristin Bialosky and ZBA Attorney, Ashley Torre. Others present: Randi, Robert and Julian Barlow.

The Zoning Board of Appeals Chairperson, John Graney called the meeting to order. The Planning Board Secretary held the roll call.

Acceptance of Minutes

A **MOTION** was made by John Prego, seconded by Margaret Politoski carried for the Acceptance of Minutes: June 25, 2024

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

John Graney Aye Margaret Politoski Aye John Prego Aye
Nikki Delille Aye

Applications

1. **19 Poplar Street** – Area Variance - <https://villageofwarwick.org/18-galloway-rd-zba-2/>

Discussion:

Chairperson Graney read the Public Hearing.

Public Hearing

**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 27th day of August 2024 commencing at 7:00 pm at 77 Main Street, Village of Warwick, New York to consider the following application:

APPLICATION OF ROBERT AND RANDI BARLOW for property located at 19 Poplar Street, Warwick, New York, designated on the Village tax map as Section 206, Block 1, Lot 38, and located in the R (Residential) District, for (1) an area variance from the Bulk Area Requirements of the Zoning Code to reduce the side yard setback from 20 feet to 9.6 feet; and (2) an area variance from Village Code § 145-62.B to reduce the required setback distance between the principal building and accessory garage from 15.3 feet to 2.4 feet from the porch and to 4 feet, 5 inches from the dwelling.. The variances are 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 GRANNEY,
CHAIRMAN

DATED: JULY 26, 2024

The applicants Randi and Robert Barlow presented the application for the area variance they are requesting. Randi Barlow explained to the Board that she and her husband Robert are very happy in Warwick after moving from Monroe, where they had previously lived for 30 years. Mrs. Barlow explained their desire to renovate the downstairs area of their new home, which currently only has a half bath, into a functional space with a family room, an accessible bathroom and a laundry room. The renovation is important to them as they want to accommodate visits from their elderly mothers, who are in their 90's. Ms. Barlow stated that the current washer and dryer are inconveniently located in the kitchen, and they would like to improve their home's layout for better functionality. The applicants told the board they would be working with Dave Woglam as their builder.

19 Poplar Street - Area Variance - A motion was made to Open the public hearing

A MOTION was made by John Prego, seconded by Nikki Delille

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

John Graney Aye Margaret Politoski Aye John Prego Aye

Nikki Delille Aye

No one from the public spoke about the application, and the Zoning Board attorney, Ashley Torre, asked the Zoning Board secretary if any public comments had been submitted in writing. It was confirmed that no written comments were submitted.

19 Poplar Street - Area Variance - A motion was made to Close the public hearing

A MOTION was made by John Prego, seconded by John Graney

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

John Graney Aye Margaret Politoski Aye John Prego Aye
Nikki Delille Aye

Ms. Torre, Esq. went through the Area variance balancing test for the Board. Ms. Torre, Esq. told the Board this application was a type II action under SEQR and required no further environmental review.

19 Poplar Street - Area Variance - Classify this as a Type II Action under SEQR

A MOTION was made by John Prego, seconded by Margaret Politoski to Classify this as a Type II under SEQR.

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

John Graney Aye Margaret Politoski Aye John Prego Aye
Nikki Delille Aye

Ms. Torre, Esq. explained that typically, the board would authorize a decision to be drafted for the next ZBA meeting, which is the preferred method. However, Ms. Torre, Esq. stated if action were taken tonight, that she could draft a decision based on the Board's discussions for immediate signature. She further explained the zoning law, which states that a variance will expire if construction doesn't commence and proceed diligently within six months. Given the time of year, I'm not sure what your construction schedule looks like. You'll also need Planning Board approval, which could affect your timeline. Considering that six months from now would be January or February, it's uncertain how long the construction season will last or how quickly you can go before the Planning Board. Ms. Torre, Esq. states that the applicant may want the board to delay the decision to account for these factors. The applicants decided to proceed with the area variance application. Ms. Torre, Esq. stated she would get the decision prepared for signature. Ms. Torre, Esq. asked for a motion to approve the application of Robert and Randi Barlow and to be memorialized in the decision drafted by Counsel.

19 Poplar Street - Area Variance – Approve the Application of Robert and Randi Barlow and Memorialize in the Decision drafted by Counsel.

A Motion was made by John Prego, seconded by Margaret Politoski for the Approval the Application of Robert and Randi Barlow to be Memorialized in the Decision drafted by Counsel.

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

John Graney, ZBA Chairperson voting Aye
Nikki Delille, ZBA Alternate Member, voting Aye
John Prego, ZBA Member, voting Aye
Margaret Politoski, ZBA Member, voting Aye

The applicants wanted to know what the next steps were, and it was explained they need to fill out a site plan application.

Adjournment

A **MOTION** was made by John Prego, seconded by John Graney, 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 Margaret Politoski Aye John Prego Aye
Nikki Delille Aye

Kristin A. Bialosky, Planning Board Secretary

Executive Session, if applicable