

**ZONING BOARD
VILLAGE OF WARWICK
JULY 22, 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, July 22, 2025, 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 Nikki Delille. Absent was Board member Wes Burley. Also present was Zoning Board Administrator, Kristin Bialosky and ZBA Attorney, Ashley Torre. Others present: John Peruso and John Peruso Jr.

The Zoning Board of Appeals Chairperson, 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: June 24, 2025.

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

John Graney Aye Wes Burley Absent Margaret Politoski Aye

John Prego Abstain Nikki Delille Aye

Applications

1. **24 Wheeler Ave** (SBL 207-2-24) – Area Variance – Convert One Family Home to Two Family Home
<https://villageofwarwickny.gov/24-wheeler-ave-two-family-zba/>

Discussion:

The applicant, Mr. Peruso Jr., for 24 Wheeler Avenue appeared before the board to request an area variance to reclassify a single-family home located in the Limited Overlay District as a legal two-family residence. The applicant explained that no exterior changes are proposed and that the intent is to maintain the current layout, which includes two kitchens, and simply reclassify the structure to a two-family home. The home currently contains four bedrooms, three bathrooms and two kitchens; the proposed use would designate the upper level as a three-bedroom, two-bath primary unit and the lower level as a one-bedroom, one-bath secondary unit. The applicant stated that the home was recently renovated to improve both safety and appearance, and emphasized their deep ties to the Warwick community, having grown up locally and returned after several years away. They explained that the conversion would provide flexibility, including space for family members, elderly relatives, or supplemental rental income. Board members discussed the request in depth. Some members expressed concern that reclassifying the home could set a precedent that would negatively affect the character and potential property values of adjacent single-family homes. One member noted that while the area is already a mix of single-family, two-family, and multi-family dwellings, this board's role is to grant special dispensations only in cases of extenuating circumstances, and this application may not meet that threshold. Others acknowledged that although the house does visually fit within the neighborhood's character, the number of variances required is substantial. Variances are needed for lot area, lot width, front yard setback, side yard setbacks (including total side yard), street frontage, livable floor area (as one unit is under the required 900 square feet), number of parking spaces (four required, three proposed), and location of parking (with two spaces proposed in the front yard, exceeding the allowable one). The applicant clarified that the garage accounts for one parking space and that the layout of the bi-level home made the addition of a second kitchen logical and functional. The board discussed past approvals for similar conversions but noted that this request includes more variances than most others they've seen. They also discussed the possibility of leased parking arrangements but clarified that, under the current code, such parking would need to be deeded to the property to be considered compliant. While some members indicated they would prefer to hear feedback from neighbors before forming a decision, others noted their hesitancy to approve due to the cumulative zoning relief required. The applicant also offered context for the requested change, noting that, while the property currently functions similarly to a two-family with a friend temporarily staying in the lower unit, the legal classification as a two-family would ensure long-term compliance and clarity for future owners. They stressed the value in preserving the structure without expanding its footprint or increasing neighborhood density, and they framed the conversion as a way to offer housing flexibility in an increasingly unaffordable market. The board acknowledged that the application would require a public hearing and confirmed that the referral to the County under General Municipal Law had already been submitted due to the property's proximity (slightly under 500 feet) to a State road. Given scheduling conflicts and uncertainty around board member availability for August, the board and applicant agreed to schedule the public hearing for September 23 at 7:00 p.m. The board classified the project as a Type II action under SEQRA, and made a motion as such, thereby concluding the environmental review process.

Type II Action Under SEQR – 24 Wheeler Ave

A **MOTION** was made by John Prego, seconded by John Graney, and carried to classify the application for 24-Wheeler Ave as a Type II action under SEQR.

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

John Graney Aye Wes Burley Absent Margaret Politoski Aye

John Prego Aye Nikki Delille Aye

Kristin Bialosky will provide Mr. Peruso Jr. with a list of property owners who must receive notice by certified mail, with return receipts to be submitted at the next meeting. The board noted that public hearing notices will be posted and published, and that while sometimes few neighbors attend, all residents of the Village are entitled to participate. The board emphasized that no final decisions would be made until after the hearing and encouraged the applicant to be prepared for both support and concerns from the public. The meeting concluded with board members thanking the applicant for their thorough presentation and commitment to improving the property and the neighborhood.

Schedule Public Hearing 24 Wheeler Ave

A **MOTION** was made by John Prego, seconded by John Graney, and carried to schedule a public hearing for September 23, 2025.

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

John Graney Aye Wes Burley Absent Margaret Politoski Aye

John Prego Aye Nikki Delille Aye

Adjournment

A **MOTION** was made by John Prego, seconded by John Graney, and carried to adjourn the regular meeting at approximately 7:45 p.m.

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

John Graney Aye Wes Burley Absent Margaret Politoski Aye

John Prego Aye Nikki Delille Aye

Kristin A. Bialosky, Zoning Board Administrator

Executive Session, if applicable

Link to YouTube of meeting: <https://www.youtube.com/live/fr88Lopx2vQ>