

VILLAGE OF WARWICK  
ZONING BOARD OF APPEALS  
JUNE 19, 2017

The monthly meeting of the Village of Warwick Zoning Board of Appeals was held on Tuesday, June 19, 2017. Present were: John Graney, John Prego, Jonathan Burley, John MacDonald, Lynn Ruvolo and Zoning Board attorney, Robert Fink. Others present were: Ms. Sara Carew

A MOTION was made by Jonathan Burley, seconded by John Prego and carried to accept the minutes of the February 21, 2017 meeting. (4 Ayes) {1 Abstention – Lynn Ruvolo}

48 WHEELER AVE.

AREA VARIANCE

SARA CAREW

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Mr. Graney waived the reading of the public hearing notice due no public in attendance.

Ms. Carew – My husband is an artist and we would like to do this addition to create an art studio so that he can work at home. He rents a space right now but it is getting very expensive.

Mr. Fink – Is this kind of addition typical in the neighborhood.

Ms. Carew – Yes, I drove around the neighborhood and I think it is pretty typical.

Mr. Fink – It says that the existing shed is to be removed.

Ms. Carew – Yes that is the plan. We don't really have a specific date of when we will remove it but we can remove it now if we have to.

Mr. Graney – Should that be a condition on the variance? To remove the existing shed and to not replace it?

Mr. Burley – I don't think it should be a condition for the variance, why can't they have a shed? It's pre-existing.

Mr. Prego – I agree, that should not be made a condition for the variance.

A MOTION was made by Jonathan Burley, seconded by John Prego and carried to close the public hearing. (5 Ayes)

The Board went through the 5 criteria's:

- 1) Undesirable Change – No
- 2) Achieved by Another Method – No
- 3) Substantial – Yes, numerically
- 4) Adverse effect – No
- 5) Self-Created – Yes

A MOTION was made by Jonathan Burley, seconded by John Prego and carried to declare this an Unlisted Action with no adverse effect under the SEQR process. (5 Ayes)

A MOTION was made by John MacDonald, seconded by Jonathan Burley and carried to approve this application as advertised reducing side setbacks to 12.33 & 13.5 ft. where 20/30ft. are required and a rear setback with a pre-existing 29ft. setback to 12ft. where 35ft. are required for the purpose of a 24x20ft addition for a workshop/studio on the rear of the dwelling. (5 Ayes)

A MOTION was made by John Prego, seconded by John Graney and carried to adjourn the meeting. (5 Ayes).

Respectfully submitted;

Maureen J. Evans.  
ZBA secretary

