

VILLAGE OF WARWICK
ZONING BOARD OF APPEALS
JANUARY 22, 2019

The monthly meeting of the Village of Warwick Zoning Board of Appeals was held on Tuesday, September 17, 2018. Present were: John Prego, Jonathan Burley, Lynn Ruvolo and Zoning Board attorney, Robert Fink. Others present were: Beau Kennedy, Jason McGovern, Ron Charlton, Keith Woodruff and Cedric Glasper.

A MOTION was made by Jonathan Burley, seconded by John Prego and carried to accept the minutes of the December 17, 2018 meeting. (3 Ayes)

The Board recited the Pledge of Allegiance.

CONTINUED

FORESTER AVE. AREA VARIANCE 77 FORESTER AVE.,LLC

There were no public in attendance for this application.
The Board reviewed the applicant's prior meeting on Sept. 17, 2018.

A MOTION was made by John Prego, seconded by Jonathan Burley and carried to close the public portion of the meeting. (3 Ayes)

The Board went through the criteria's:

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

A MOTION was made by John Prego, seconded by Jonathan Burley and carried to declare this an Unlisted Action under the SEQR process with no adverse effect. (3 Ayes)

A MOTION was made by Jonathan Burley, seconded by Lynn Ruvolo and carried to grant the application supplemented in the applicants proposal: 40 unit apartment building with the following setbacks: Front Setback: - 18.5ft; Front Yard Setback -18.5ft.; Rear Yard Setback -0 ft.; Max. Developmental Coverage- 68.1%; Maximum Floor Ratio-0.48 (3 Ayes)

A MOTION was made by John Prego, seconded by Jonathan Burley and carried to adjourn the meeting. (3 Ayes)

Respectfully submitted:

Maureen J. Evans,
ZBA secretary