

# Unapproved Zoning Board of Appeals minutes

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VILLAGE OF WARWICK  
ZONING BOARD OF APPEALS  
FEBRUARY 18, 2020

The monthly meeting of the Village of Warwick Zoning Board of Appeals was held on Tuesday, February 18, 2020. Present were: John Graney, Jonathan Burley, Scot Brown and Zoning Board attorney, Robert Fink. Others present were: Hazelyn & Patrick Corcoran, Susana Hull, and others.

The Board recited the Pledge of Allegiance.

A MOTION was made by Jonathan Burley, seconded by Scot Brown and carried to accept the minutes of the January 21, 2020 meeting. (3 Ayes)

Public Hearing Continued from January 21, 2020

37 HIGH STREET                      AREA VARIANCE                      HAZELYN & PATRICK CORCORAN

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Mr. Fink - The big change is that there will not be front yard parking and the house has been moved closer to the other side to create better parking in the driveway. The big question that has been asked is can this practically be narrower than 24ft.?

Mr. Graney - I don't think so

Mr. Burley - I think most average houses in the Village are around 26ft.

Mr. Fink - We spent time discussing this earlier while we waited.

Mr. Graney opened the floor to the public.

Mr. Hull - This is 3 times as big as the house that was there.

Mr. Graney - What is there now has been deemed that it does not have any historical value, it is not like we are taking something away from the Village that is landmarked.

Mr. Hull - But we are taking a nice little house and putting a 3 story house in its place.

Mr. Graney - We are not putting a 3 story house in, they are putting a 2 story house in. I don't see where a 3rd story has even been mentioned.

Ms. Hull - It is a finished attic.

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Mr. Burley - Which most houses in the Village are built like that.

Mr. Graney - Considering what we have and what the usage is going to be I don't really see this as anything that is all that crushing. Have you gone to your architect?

Ms. Corcoran - Yes.

Mr. Graney - What about the ARB?

Secretary - The ARB has preliminary sketches but have not had a meeting yet to review it together.

Sketches were shown to the Board.

Mr. Graney - So it is brick and has a nice historic feel to it. It is very Townhouse looking.

Ms. Hull - It looks like a Baltimore Townhouse.

Mr. Graney - It does.

Ms. Hull - They will have no porches.

Mr. Graney - I think that what we have done with making the driveway along the side of the house which addressed the concerns of the ARB with the front yard parking request. I know change is difficult but speaking for myself what I am seeing is that this good and I don't see it as a detriment to the character of the neighborhood.

Mr. Hull - How tall is the office across the street?

Secretary - The plan indicates that it is less than 40ft. but I have had no response from the architect to get the actual height of the building.

Mr. Hull - This will definitely be the tallest building on the street.

Mr. Corcoran - Our roofline and the neighbor's roofline will be very similar because they are up on the hill.

Mr. Fink - That is not an issue for this Board. They are not looking for a variance for the height of the building.

Mr. Graney - From what I have read they are not exceeding the height. So it is a moot point.

Mr. Fink - The question is can the house become smaller? And the answer to that is that it would be impractical.

Mr. Graney - I have the utmost in faith in the ARB in that decisions will be made to make it be as conducive to the neighborhood feel and character as is currently there.

A MOTION was made by John Graney, seconded by Scot Brown and carried to close the public hearing. (3 Ayes)

The Board went through the criteria's:

- 1) Undesirable Change - No
- 2) Achieved by another method - No
- 3) Substantial - Numerically
- 4) Adverse Impact - No
- 5) Self-Created - Yes

A MOTION was made by John Graney, seconded by Jonathan Burley and carried to declare this an Unlisted Action under the SEQR process. (3 Ayes)

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A MOTION was made by Jonathan Burley, seconded by John Graney and carried to grant the application as advertised: permitting construction of a single family residence with setbacks of front yard - 16.6 ft. (+-) with steps, rear yard setbacks- 23.7 ft. (+-) including steps, 1 side yard 5ft. (+-), 1 side yard setback 10 ft. (+-) and total side yard setback 15 ft. (+-). (3 Ayes)

Respectfully submitted;

Maureen J. Evans,  
ZBA secretary