

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

February 25, 2013
7:30 p.m.

1. **PUBLIC HEARING OF KARA-MARIE REYES-RINALDI** - for property located at 59 West Ridge Road, Warwick, New York and designated on the Town tax map as Section 31 Block 1 Lot 5 and located in an RU District for a variance of Section 164.40N permitting conversion of a 1 family dwelling to a 2 family dwelling on a 2.001 (+/-) acre parcel where 8 acres are required. **Amended Notice of Hearing. Continued from the 1/21/13 ZBA Meeting.**

2. **PUBLIC HEARING OF JOHN D. TURNEY** - for property located at 13 Pumpkin Hill Road, Warwick NY and designated on the Town tax map as Section 44 Block 1 Lot 88 and located in an SL District for an interpretation whether keeping up to 100 pigeons in an enclosure not less than 50 feet from the property line constitutes a prior legal non-conforming use. **Continued from the 1/21/13 ZBA Meeting.**

5. **PUBLIC HEARING OF WENDI PEREZ** -for property located at 9 Sunset Terrace, Warwick, New York and designated on the Town tax map as Section 36 Block 3 Lot 7 and located in an SM District for a variance of Section 164.40N reducing 1 side setback from 7.3 feet to 2.3 feet to construct a deck and from 18.1 feet to 2.5 feet to construct a carport on an existing single family dwelling, where the minimum side setback is 18 feet and both side setbacks are 45 feet. **Continued from the 1/21/13 ZBA Meeting.**

6. **PUBLIC HEARING OF JAMES DEGNAN** - JAMES DEGNAN for property located at 252 Rt 94S, Warwick, New York and designated on the Town tax map as Section 49 Block 1 Lot 32.21 and located in an RU District for a variance of Section 164.41.C.(4)(f) allowing an existing 6 foot fence in the front yard setback.