

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

June 27, 2011
7:30 p.m.

1. **PUBLIC HEARING OF RICHARD BRADY** - for property located at 201 Brady Road, Warwick, New York and designated on the Town tax map as Section 64 Block 1 Lot 54 and located in an MT District for a variance of Section 164.40N and 164.45.1D permitting a 2 lot subdivision where proposed Lot 2 is 2.9 acres and 5 acres are required, and Section 280-a of the Town Law permitting a residence on a private road. **Continued from the 4/25/11 ZBA Meeting.**
2. **PUBLIC HEARING OF THOMAS & DEIRDRE HAMLING** - for property located at 83 Four Corners Road, Warwick, New York and designated on the Town tax map as Section 23 Block 1 Lot 64.1 and located in an RU District for a variance of Section 164.40N of the Town Code reducing 1 side setback from 42 (+\-) feet to 17 (+\-) feet for the purpose of construction of an attached garage and den to an existing single family residence. **Continued from the 4/25/11 ZBA Meeting.**
3. **PUBLIC HEARING OF ARLENE BEDROSS** - for property located at 201 Pine Island Turnpike, Warwick, New York and designated on the Town tax map as Section 29 Block 1 Lot 42.2 and located in an RU District for a variance of Section 164.46J, Special Conditions 16 & 101, allowing 2 horses on a lot with 1.5 acres where 4 acres are required, a housing shed 60 (+\-) feet from the lot line where 150 feet are required and a penning area 15 (+\-) feet from the lot line where 50 feet are required. **Continued from the 4/25/11 ZBA Meeting.**
4. **PUBLIC HEARING OF THOMAS ZOUFALY**- for property located at 88 Sleepy Valley Road, Warwick, New York and designated on the Town tax map as Section 31 Block 2 Lots 66.13 & 93.2 located in an RU District for variances of Section 164.40N permitting a lot line change which will increase 1 lot from .95 (+\-) acres to 2.6 (+\-) and reduce the second lot from 4.7 (+\-) acres to 3.1 (+\-) acres where 4 acres are required and reduction of lot width on 1 lot to 206 feet where 250 feet are required.
5. **PUBLIC HEARING OF THOMAS POST** – for property located at County Rt 1, Pine Island Turnpike, Warwick, New York and designated on the Town tax map as Section 29 Block 10 Lot 1 and located in an RU District for a variance of Section 164.40.A allowing construction of a 30 foot X 40 foot accessory building on a vacant lot.
6. **PUBLIC HEARING OF OLIVER GILLOTIN/SHALAMAR ALPACA FARM**- for property located at 164 East Ridge Road, Warwick, New York and designated on the Town tax map as Section 23 Block 1 Lot 5.1 and located in an RU District for a variance of Section 164.41.A.(1)(a) increasing the size of an existing accessory building from 1,200 square feet to 1,440 square feet where a maximum of 1,200 square feet are permitted

7. PUBLIC HEARING OF SCOTT SPRING – for property located at 46 Furnace Trail, Greenwood Lake, New York and designated on the Town tax map as Section 74 Block 9 Lot 10 and located in an SM District for a variance of Section 164.41.A.(4) allowing an accessory structure located 19 (+\-) feet from the front line where 30 feet are required.

8. PUBLIC HEARING OF MARJORIE CORBETT - for property located at 545 Liberty Corners Road, Warwick, New York and designated on the Town tax map as Section 10 Block 1 Lot 56.3 and located in an MT District for a variance of Section 164.40N allowing a 14 foot X 21 foot addition to an existing single family dwelling reducing side setback to 40 (+\-) feet where 75 feet are required.

Other Considerations:

1. ZBA Minutes of 4/25/11 – ZBA to Approve the ZBA Minutes of 4/25/11.