

**TOWN OF WARWICK ZONING BOARD OF APPEALS**  
**AGENDA**

Town of Warwick Zoning Board of Appeals  
Chairman, Jan Jansen

December 17, 2012  
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 11/26/12 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 11/26/12 ZBA Meeting.**
3. **PUBLIC HEARING OF JAMES PECORARO** - for property located at 55 Old Mt. Peter Road, Warwick, New York and designated on the Town tax map as Section 66 Block 1 Lot 35.1 and located in an MT District for a variance of Section 164.40N reducing 1 side setback from 44.3 (+/-) feet to 13.83 (+/-) feet where 75 feet are required and both side setbacks from 67.8 (+/-) feet to 37.33 (+/-) feet where 150 feet are required for a proposed 2 story addition to an existing single family dwelling. **Continued from the 11/26/12 ZBA Meeting.**
4. **PUBLIC HEARING OF LAND PREP, INC.**- for property located at 288 Spanktown Road, Warwick, New York and designated on the Town tax map as Section 18 Block 1 Lot 80 and located in an RU District for an interpretation or variance(s) of Section 164.41.A.(1)(a) (accessory buildings) and/or Section 164.45 (non-conforming buildings and uses) and the application of AM&L Section 301, if any, permitting a storage shed 30 feet X 65 feet and greenhouse 30 feet X 50 feet as part of an existing sawmill operation.
5. **PUBLIC HEARING OF WENDI PEREZ** -for property located at Sunset Terrace, Warwick, New York and designated on the Town tax map as 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.