

TOWN OF WARWICK
ZONING BOARD OF APPEALS

APRIL 25, 2016

Members Present:

Jan Jansen, Chairman

Mark Malocsay, Co-Chairman

Attorney Robert Fink

Diane Bramich

Chris Daubert

Members Absent:

Kevin Shuback

CHAIRMAN JANSEN:
minutes of the last meeting accepted?

Is there a motion to have the

MS. BRAMICH:

So moved.

MR. MALOCSAY:

Seconded.

CHAIRMAN JANSEN:

Any discussion; all in favor?

All in favor (4 Ayes) Motion carried.

PUBLIC HEARING OF Daniel Pitiger- for property located at 30 Lake Street, Greenwood Lake, New York and designated on the Town tax map as Section 67 Block 4 Lot 23&24 and located in an SL District for a variance of the Bulk Area Requirements of the Code to permit additions to the front and rear of the house as follows (required / provided): front setback: 50/8 ft. 8 in.; rear setback: 50/21 ft. 10 in.; 1 side setback: 35/18.5 ft.; both side setbacks: 80/40 ft. 7 in.

CHAIRMAN JANSEN: Please identify yourself and briefly tell us what it is that you would like to do.

MR. PITIGER: We want to expand our existing home; a bungalow in Greenwood Lake. We want to prep the house for our future years with everything on one level.

MS. BRAMICH: This house is on two lots, yes?

MR. PITIGER: Yes, it is.

ATTORNEY FINK: You could save money by combining the parcels; you would only have to fill out a form. Are you taxed on separate parcels?

MR. PITIGER: Yes. Thank you for that; I will look into that.

CHAIRMAN JANSEN: This is now open for Public Discussion; anyone here to address this application? No, Public Discussion is closed.

ATTORNEY FINK: Is this going to create an undesirable change in the character of the neighborhood or be a detriment to nearby properties?

MS. BRAMICH: No.

MR. MALOCSAY: No.

ATTORNEY FINK: Can it be achieved by any other means?

MS. BRAMICH: No.

MR. MALOCSAY: No.

ATTORNEY FINK: substantial variance:	Is this a numerically
MS. BRAMICH:	No, it is a small lot.
MR. MALOCSAY:	No.
ATTORNEY FINK: adverse effect or impact on the physical or environmental conditions of the neighborhood?	Is this going to have an
MS. BRAMICH:	No.
MR. MALOCSAY:	No.
ATTORNEY FINK:	Is this self-created?
MS. BRAMICH:	Yes.
MR. MALOCSAY:	Yes.
ATTORNEY FINK: this as Unlisted with no adverse environmental impact?	Would someone care to type
MR. MALOCSAY:	So moved.
MS. BRAMICH:	Seconded.
CHAIRMAN JANSEN:	All in favor; any discussion?
All in favor (4 Ayes) Motion carried.	
ATTORNEY FINK: motion that the variance be granted as advertised?	Would someone care to
MR. MALOCSAY:	So moved.
MS. BRAMICH:	Seconded.
CHAIRMAN JANSEN:	All in favor; any discussion?
All in favor (4 Ayes) Motion carried.	

CHAIRMAN JANSEN:

Motion to adjourn?

MR. DAUBERT:

So moved.

MS. BRAMICH:

Seconded.

Meeting adjourned. Submitted by Pamela J. Carroll ZBA Recording Secretary.