

TOWN OF WARWICK  
ZONING BOARD OF APPEALS

OCTOBER 26, 2015

Members Present:

Jan Jansen, Chairman

Mark Malocsay, Co-Chairman

Attorney Robert Fink

Diane Bramich

Norman Paulsen

Kevin Shuback

CHAIRMAN JANSEN:  
minutes from the meeting of September 28, 2015 approved?

Is there a motion to have the

MS. BRAMICH:

So moved.

MR. MALOCSAY:

I second the motion.

CHAIRMAN JANSEN:

Any discussion; all in favor?

All in favor ( 5 Ayes) Motion carried.

**PUBLIC HEARING OF JEFFREY & LORRAINE REILLY** – for property located at 52 Ackerman Road, Warwick, New York and designated on the Town tax map as Section 31 Block 2 Lot 32.211 and located in an RU District for a variance of the Bulk Area Requirements of the Code permitting construction of an accessory building (garage) in the front yard setback (50 +/-) feet from the front line where 75 feet are required.

CHAIRMAN JANSEN: Please tell us what you want to do and why you have to do it.

MR. REILLY: My name is Jeffrey Reilly and I have a triangle shaped lot. My back yard is very small and I do not have a garage. I want to put a two car garage on the left side front of my house as it will not fit in the back yard. The back yard also is very steep, running down to a stream. I am asking for a variance to put it 50 feet from the road. The other side of the house is where I have my septic.

CHAIRMAN JANSEN: Any questions?

MR. MALOCSAY: I have to abstain from voting.

CHAIRMAN JANSEN: Ok, so we have 3 people here that can vote, do you want to go through with this? If there are no further questions and there is no one here from the Public to address this application, I am closing the Public Hearing.

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. PAULSEN: No.

MR. SHUBACK: No.

ATTORNEY FINK: Can it be achieved by any other feasible method?

CHAIRMAN JANSEN: I think because of his explanation of the drop off in his property and the septic system on the other side, no.

MS. BRAMICH: No.

ATTORNEY FINK: substantial variance? 50 to 75?	Is this a numerically
CHAIRMAN JANSEN:	Yes.
MS. BRAMICH:	Yes.
MR. SHUBACK:	Yes.
ATTORNEY FINK: adverse effect or impact on the physical or environmental conditions of the neighborhood?	Is this going to have an
CHAIRMAN JANSEN:	No.
MS. BRAMICH:	No.
MR. SHUBACK:	No.
ATTORNEY FINK:	Is this self-created?
MR. PAULSEN:	Yes.
MS. BRAMICH:	Yes.
CHAIRMAN JANSEN:	Yes.
MR. SHUBACK:	Yes.
ATTORNEY FINK: this as Unlisted with no adverse environmental impact?	Would someone care to type
MS. BRAMICH:	So moved.
MR. PAULSEN:	Seconded.
CHAIRMAN JANSEN:	Any discussion? All in favor?
4 Ayes 1 abstain, Motion carried.	
ATTORNEY FINK: motion that the variance be granted as advertised?	Would someone care to

MR. PAULSEN:

So moved.

MS. BRAMICH:

Seconded.

CHAIRMAN JANSEN:

Any discussion? All in favor?

4 Ayes, 1 abstain, Motion carried.

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