

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

**Town of Warwick Zoning Board of Appeals**  
**Jan Jansen, Chairman**

**January 26, 2009**  
**7:30 p.m.**

1. **PUBLIC HEARING OF KASTRIOT RAPAJ** - for property located at 40 Jersey Avenue, Warwick, New York and designated on the Town tax map as Section 75 Block 1 Lot 21 and located in an SM District for an interpretation of the decision of the Building Inspector that 8 single rooms over a restaurant cannot be rented because the use does not conform to the Code and that their prior legal non-conforming use status has been lost because the use has been discontinued for a period of 1 year or more and that a proposed 4 foot X 5 foot sign does not conform to the Code. **Continued from the 11/24/08 ZBA meeting.**
  
2. **PUBLIC HEARING OF CHARLES & GRACE BRACK** - for property located at 4 Wisner Court, Warwick, New York and designated on the Town tax map as Section 36 Block 2 Lot 23 and located in an SM District for a variance of Section 164.41A.(1)(b) allowing an existing accessory building less than 5 feet from the side lot line.
  
3. **PUBLIC HEARING OF “AMENDED” APPLICATION OF BRIAN KELLY** - for property located at 303 Rt 94South, Warwick, New York and designated on the Town tax map as Section 49 Block 2 Lot 18 and located in an SL District for a variance of Section 164.40N&M and 164.46.J permitting a commercial greenhouse as an accessory use to a single family dwelling on 9.5 (+/-) acres.

**OTHER CONSIDERATIONS:**

1. Mary Ellen Riccardo – ZBA to discuss the Mary Ellen Riccardo Subdivision ZBA application.
2. ZBA Minutes of 11/24/08 – ZBA to approve the 11/24/08 ZBA Minutes.