

**ZONING BOARD OF APPEALS  
TOWN OF WARWICK, N.Y.  
NOTICE OF HEARING**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Warwick will hold a public hearing on Monday, December 23, 2024, at 7:30 PM, at the Town Hall, 132 Kings Highway, Town of Warwick, New York, to consider the following application(s) on behalf of:

KRISTINA & CHRISTOPHER FIGUEROA, regarding property located at 21 Stony Brook Dr., Pine Island, NY 10969, and designated on the Town tax map as Section 10, Block 1, Lot 60 and located in the RU district for an area variance from the side yard setback requirements under Town Code §164-40N for a proposed 30'x 40' family room addition with bathroom, where the proposed addition reduces the side setback to 20' where a 75' side setback is required.

LOUIS AMEND, applying for owner JOSEPHINE AMEND, regarding property located at 59 East Shore Rd, Sterling Forest, NY 10925, and designated on the Town tax map as Section 76, Block 1, Lot 99 and located in the SM district for an interpretation of the Town Code regarding whether the applicant's planned expansion plans for a 2<sup>nd</sup> floor addition are permissible under the Code for an accessory "cabin/bungalow" which may be a pre-existing, nonconforming building built on the property in 1950, and if so, requesting an Area Variance permitting such expansion.

The above application is open to inspection at the office of the Zoning Board of Appeals, 132 Kings Highway, Warwick, New York. Persons wishing to appear at such hearing may do so in person or by attorney or other representative. Communications in writing in relation thereto may be filed with the Board, or at such hearing.

BY THE ORDER OF TOWN OF WARWICK ZONING BOARD OF APPEALS

JAN JANSEN, CHAIRMAN

Dated: December 11, 2024