

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Mark Malocsay

March 31, 2025
7:30 p.m.

1. **PUBLIC HEARING OF Kraftify Holdings, LLC.** – regarding property located in the OI zoning district at 251 State School Road, Warwick, NY 10990, and designated on the Town tax map as Section 46, Block 1, Lot 37 for an Interpretation of Town Code §164-46B(5) and 46E regarding whether or not the applicant’s expansion plans are subject to submission of site plan review and/or special use permit application before the Planning Board, or if a Building Permit may be issued without review, and, if needed various area variances for front and side yard setbacks for proposed improvements. **Continued from the ZBA Meeting of February 24, 2025.**

2. **PUBLIC HEARING OF Jayne Lawrence** - regarding property located in the SM zoning district at 551 Jersey Ave., Greenwood Lake, NY 10925, and designated on the Town tax map as Section 72, Block 1, Lot 147.1 for an area variance from the front yard setback requirements under Town Code §164-40N for an existing 12’x16’ deck built in the front and on the side of the existing dwelling less than 10’ from the front property line, where a 30’ setback is required.

3. **PUBLIC HEARING OF Ethan Shafran & Michelle Barone** - regarding property located in the RU zoning district at 2 Ridgeway Loop, Warwick, NY 10990, and designated on the Town tax map as Section 18, Block 1, Lot 82 for area variance from Town Code §164-40N for new construction of a one family dwelling with a front yard setback of 74.5’, where 75’ is required

4. **PUBLIC HEARING OF Ryan & Teresa French** - regarding property located in the RU zoning district at 25 Lower Hillman Rd., Warwick, NY 10990, and designated on the Town tax map as Section 22, Block 1, Lot 5.2 for an area variance from Town Code §164-40N for expansion of the front of a pre-existing one-family dwelling with a proposed front yard setback reduction from 32.1’ to 28’ where 75’ is required.

5. **PUBLIC HEARING OF Valentine Home Builders, LLC** - regarding property located in the LB zoning district at 1 Liberty Corners Rd., Pine Island, NY 10969, and designated on the Town tax map as Section 11, Block 1, Lot 25 for an interpretation of the Town Code regarding whether a residence that was built in 1935 and located in the LB zoning district requires an application to the Planning Board for conversion of a single-family residence to a two-family residence.

OTHER CONSIDERATIONS: