

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

March 25, 2019
7:30 p.m.

- 1. PUBLIC HEARING OF View Wireless Infrastructure Fund LP and Orange County Poughkeepsie Limited Partnership** - dba Verizon Wireless for property owned by Pine Island Warehousing & Storage LLC and located at 39 Transport Lane, Warwick, New York and designated on the Town tax map as Section 3 Lot 2 Block 2.222 and located in an AI District for variances of Sections 164.77(C)(1) – maximum height – an increase from permitted height of 120 feet to 164 feet; 164.77(C)(2)(c) – setbacks - a decrease from the required 164 feet to 138 feet and 145 feet; 164.79(C)(3) – foundation - delaying the submission from a professional engineer until a time concurrent with the building permit application, and 164.80(C)(8) omitting the requirement of a landscaping plan, for the purpose of construction of a wireless communications facility. **As of 11/15/18 – Applicant has placed application on “HOLD” as per letter dated 11/15/18.**
- 2. PUBLIC HEARING OF Blue Arrow Too, LLC.** – for property located at 86 Glenwood Road, Warwick, New York and designated on the Town tax map as Section 24 Block 1 Lot 46.22 and located in RU & CO Districts for an interpretation or a variance of the Bulk Area Requirements of the Code as they may or may not apply to approval under Use Group 88 (outdoor amusement) with accessory food services which require a Special Use Permit and site plan approval. The subject of the variances and/or interpretations pertain to wall signs (Section 164.43.1.G(3)(a); monument signs Section 164.43.1G(3)(b); parking setback (Section 164.43.2A(4); area variances related to 3 buildings and movement of a proposed indoor riding arena. The specifics of the application are located in the Office of the Town Building Department and open to inspection.
- 3. PUBLIC HEARING OF Dawn & Mike Hazard** – for property located at 88 Prices Switch Road, Warwick, New York and designated on the Town tax map as Section 40 Block 1 Lot 28.2 and located in an RU District for a variance of following Sections of the Code as they apply to an existing lot and buildings and for a commercial agricultural operation: Section 164.46.J(16) (animal housing) setback required 150 ft / existing 1 side 95.5 ft – other side 101.3 ft and front 121.7 ft; Section 140.4 (pool to house basement) setback required 15 ft / existing 13 ft; Section 164.40M.14(b) (lot area) required 20 acres / existing 17.9 acres; Use Group (b) lot width 250 ft required / 246 ft existing; 75 foot front setback required / 17.5 ft existing; 1 side setback 75 ft required / 66 feet existing.
- 4. PUBLIC HEARING OF David & Paula Ovando** – for property located at 19 Old Cross Road, Warwick, New York and designated on the Town tax map as Section 40 Block 1 Lot 15.1 and located in an RU District for a variance of the Bulk Area Requirements of the Code permitting coverage of a front (10 ft X 6 ft entrance) and 12 ft X 26 ft addition over garage with a front setback of 66.9 ft where 75 ft are required.

5. **PUBLIC HEARING OF Kraftify Holdings, LLC.** – for property located at 251 State School Road, Warwick, New York and designated on the Town tax map as Section 46 Block 1 Lot 37 and located in an OI District for a variance of the Bulk Area Requirements of the Code permitting an addition of a rear storage building (30 ft X 66 ft) 33.7 (+/-) feet from the rear line where 50 ft are required.

OTHER CONSIDERATIONS:

1. ZBA Minutes of 2/25/19 for ZBA Approval.