

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

Town of Warwick Zoning Board of Appeals  
Chairman, Jan Jansen

April 22, 2019  
7:30 p.m.

1. **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. **Continued from the 3/25/19 ZBA Meeting.**
  
2. **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. **Continued from the 3/25/19 ZBA Meeting.**
  
3. **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. **Continued from the 3/25/19 ZBA Meeting.**
  
4. **PUBLIC HEARING OF Angelo Sorrenti** – for property located at 29 Foley Road, Warwick, New York and designated on the Town tax map as Section 42 Block 1 Lot 7 and located in RU District for a variance for proposed lots in a proposed 2 lot subdivision (required / proposed): Proposed Lot 1: lot area: 174,240 sf / 87,200 sf; lot width: 250 ft / 169 ft; 1 side setback 75 ft / 41.5 ft and 58.0 ft; both side setbacks 150 ft / 99.5 ft.

- 5. PUBLIC HEARING OF Barbara Ann Thompson-Welch** - for property located at 1 Upper Hillman Road, Warwick, New York and designated on the Town tax map as Section 22 Block 1 Lot 28 and located in an RU District for a variance of the Bulk Area Requirements of the Code reducing front setback from 75 ft. to 38 ft. for the purpose of construction of a single family residence.

**OTHER CONSIDERATIONS:**

1. ZBA to discuss canceling or rescheduling the 5/27/19 to 5/28/19 ZBA Meeting due to the Memorial Day Holiday.