

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

May 21, 2018
7:30 p.m.

1. **PUBLIC HEARING OF Warwick Pet Lodge (Cathy Bauman)** - for property located at 54 Jessup Road, Warwick, New York and designated on the Town tax map as Section 29 Block 1 Lot 14.22 and located in an RU District for a variance of the Bulk Area requirements of the Code allowing one side setback of 182 (+/-) feet and the second side setback of 289.7 (+/-) feet where 300 feet are required for the purpose of a proposed dog kennel and grooming business. **Continued from April 23, 2018 ZBA Meeting.**
2. **PUBLIC HEARING OF Warwick Pioneer Farm, LLC.** - for property located at 65 State Rt 94S, Warwick, New York and designated on the Town tax map as Section 52 Block 1 Lot 26.2 and located in an SL District for a variance of the Bulk Area Requirements of the Code for a lot area variance for proposed Lot 3 of a proposed 4 lot subdivision reducing acreage from 3 acres (required) to 1.5 acres and for a variance of Section 280-a of the Town Law providing access to a municipal highway for proposed Lot 3 over a driveway. **Continued from April 23, 2018 ZBA Meeting.**
3. **PUBLIC HEARING OF FRANCISCO PEDRO** - for property located at 438 Jersey Avenue, Greenwood Lake, New York and designated on the Town tax map as Section 72 Block 4 Lot 8 and located in an SM District for a variance of the Bulk Area Requirements of the Code as follows: (required / existing / proposed) side setback 18/4.4/0.9 (ft); both side setbacks 45/32.2/5.3 (ft); lot coverage (percent) 30/35.2/34.7 for the purpose of creating a full second floor, slightly expanding the footprint and adding a 2 car garage to an existing single family residence.