

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

August 27, 2018
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 per 6/25/18 ZBA Meeting – postponed and date TBD.**
- 2. PUBLIC HEARING OF St. Stephen The First Martyr Church** - for property located at 75 Stanfordville Road, Warwick, New York and designated on the Town tax map as Section 42 Lot 1 Block 49 and located in an SL District for a variance of Section 164-40N allowing expansion of lot coverage from an existing 29.6% to 31.5% where 20% is allowed to expand its common areas and existing footprint.
- 3. PUBLIC HEARING OF Matthew Tangredi** - for property located at 9 California Road, Warwick, New York and designated on the Town tax map as Section 64 Lot 3 Block 12.2 and located in an MT District for a variance of Section 280-a of the Town Law allowing access from a private road for proposed lots 1 & 2 of a proposed 3 lot subdivision.
- 4. PUBLIC HEARING OF Pamela Comrie** - for property located at 12 Canterbury Lane, Warwick, New York and designated on the Town tax map as Section 55 Lot 2 Block 10 and located in an RU District for a variance of Section 164-41A(1)(a) permitting construction of a basketball court and tennis court exceeding 1200 square feet in floor area and Section 164-41C(4)(f) allowing a 10 foot fence where no more than 6 feet are permitted.

5. **PUBLIC HEARING OF H&M Corporation of Warwick** - for property located at 309-321 State Route 94S, Warwick, New York and designated on the Town tax map as Section 49 Lot 2 Block 16 and located in an LB District for a variance of Section 164-40N for a proposed 2 lot subdivision as follows: (proposed / required): Lot 1: rear setback 16.7 (+/-) feet / 20 feet; lot coverage 60% (existing) / 35%; proposed Lot 2; lot width 120 (+/-) feet / 200 feet, lot depth 190 feet (+/-) feet / 200 feet, front setback 42.6 (+/-),(existing) 100 feet; 1 side setback 15.7 feet (+/-) (existing) / 50 feet; both side setbacks 57.2 feet (+/-) / 100 feet; and Section 164-43.1H(1)(f) allowing a free-standing sign 1 (+/-) feet from the edge of the pavement where 15 feet are required and area of free-standing sign 36 square feet / 12 square feet.

6. **PUBLIC HEARING OF BettyAnn Buono** - for property located at 6 Knoll Croft Terrace, Warwick, New York and designated on the Town tax map as Section 40 Lot 1 Block 9.26 and located in an RU District for a variance of Section 164-46 Special Condition J(16) permitting a penning area 29 (+/-) feet from the lot line where 50 feet are required, for animal housing (10 feet X 48 feet) 52 (+/-) feet from 2 lot lines and 41 (+/-) feet from a third lot line where 150 feet are required and a 70 foot X 120 foot paddock 15 (+/-) feet from 2 lot lines and 40 (+/-) feet from a third lot line where 50 feet are required.

OTHER CONSIDERATIONS:

1. ZBA Minutes of 5/21/18 & 6/25/18 for ZBA Approval