

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

Town of Warwick Zoning Board of Appeals  
Chairman, Jan Jansen

September 24, 2018  
7:30 p.m.

1. **PUBLIC HEARING CONTINUATION OF Warwick Pet Lodge (Cathy Bauman)** - for the revised site plan 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 251 (+/-) feet where 300 feet are required for the purpose of a proposed dog kennel and grooming business. **Continued from June 25, 2018 ZBA Meeting. (Postponed to the September 24, 2018 ZBA Meeting).**
  
2. **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. **Continued from 8/27/18 ZBA Meeting.**
  
3. **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. **Continued from 8/27/18 ZBA Meeting.**
  
4. **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. **Continued from 8/27/18 ZBA Meeting.**
  
5. **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. **Continued from 8/27/18 ZBA Meeting.**

6. **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. **Continued from 8/27/18 ZBA Meeting.**
7. **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. **Continued from 8/27/18 ZBA Meeting.**
8. **PUBLIC HEARING OF Christopher Penso** - for property located at 72 Deer Trails, Greenwood Lake, New York and designated on the Town tax map as Section 73 Lot 1 Block 3 and located in an SM District for a variance of Section 164.45.1 permitting a covered porch 1.2 ft from the side line where 7 ½ ft are required and a total of both side setbacks of 8.6 ft where 21 ft are required for the purpose of construction of a covered walkway 2 ft X 24 ft and covered porch attached to the existing single family dwelling.
9. **PUBLIC HEARING OF Justin & Kathryn Colon** - for property located at 49 West Ridge Road, Warwick, New York and designated on the Town tax map as Section 31 Lot 1 Block 13.1 and located in an RU District for a variance of Section 164.41.A(1)(b) allowing a detached garage 4 ft from the principal building where not less than 10 ft are required.

**OTHER CONSIDERATIONS:**