

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

Town of Warwick Zoning Board of Appeals  
Chairman, Jan Jansen

October 29, 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 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. (As per Email, dated 9/28/18 – Applicant asked to be “Tabled” from the 10/29/18 ZBA Meeting).**
  
3. **PUBLIC HEARING OF Alan Mamet** - for property located at 30 Iron Mountain Road, Warwick, New York and designated on the Town tax map as Section 49 Lot 2 Block 41 and located in an MT District for a variance of the Bulk Area Requirements of the Code permitting construction of a 10 foot X 16 foot shed with a front setback of 40 feet where 100 feet are required.
  
4. **PUBLIC HEARING OF Howard & Russell Hansen (Cascade Lake Properties, LLC)** - for property located at Seminole Drive & Hansen Circle, Warwick, New York and designated on the Town tax map as Section 64 Block 1 Lots 24-29 and located in an MT District for a variance of Section 164-53(b)(12) granting a 4th extension of a variance of Section 280-a of the Town Law.
  
5. **PUBLIC HEARING OF Anthony Cossentino** - for property located at 41 Spantown Road, Warwick, New York and designated on the Town tax map as Section 7 Lot 2 Block 54.4 and located in an RU District for a variance of Section 164-45.1.C(6) permitting construction of a 24 foot X 24 foot garage attached to an existing dwelling by a 6 foot breezeway with 1 side setback of 26 feet where 35 feet are required, or in the alternative, should Section 164-40N apply, permitting 1 side setback of 26 feet where 75 feet are required and both side setbacks of 88 feet where 150 feet are required.

6. **PUBLIC HEARING OF James Peter & Lisa Bacenet** - for property located at 78 Four Corners Road, Warwick, New York 10990 and designated on the Town tax map as Section 23 Block 1 Lot 24.22 and located in an RU District for a variance of Section 164-46J.(16) permitting an existing 3'9" X 2'5" X 4.5' chicken coop 20(+/-) feet from the sideline where 100' are required and a 3' fenced penning area 20(+/-) feet from the sideline where 50' are required.

**OTHER CONSIDERATIONS:**