

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

October 28, 2019
7:30 p.m.

1. **PUBLIC HEARING OF Anthony Mercado** - for property located at 188 Brook Trail, Warwick, New York and designated on the Town tax map as Section 73 Block 4 Lot 25 and located in an SM District for a variance of the Bulk Area Requirements of the Code allowing an existing shed in the front yard setback, 14 (+/-) feet where 30 feet are required. **Continued from the 8/19/19 ZBA Meeting. (To be continued at the January 27, 2020 ZBA Meeting).**

2. **PUBLIC HEARING OF Michael Byrne** - for property located at 8 Woody Trail, Greenwood Lake, New York and designated on the Town tax map as Section 73 Block 7 Lot 3 and located in an SM District for a variance of the Bulk Area Requirements of the Code allowing an existing shed in the front yard setback, 19 feet 6 inches where 30 feet are required. **Continued from the 9/24/19 ZBA Meeting.**

3. **PUBLIC HEARING OF Jonathan & Tracy Ziegler** - for property located at 29 Little Brooklyn Road, Warwick, New York and designated on the Town tax map as Section 12 Block 4 Lot 53 and located in an SM District for a variance of the Bulk Area Requirements of the Code permitting a 29 foot X 14 foot addition to a single family dwelling, reducing 1 side setback to 5 (+/-) feet where 18 feet are required and both side setbacks to 33 (+/-) feet where 45 feet are required. **Continued from the 9/24/19 ZBA Meeting.**

4. **PUBLIC HEARING OF Gregory Pasternak** - for property owned by Albert Alin Inc. and located at 80 Indian Trail North, Warwick, New York and designated on the Town tax map as Section 72 Lot 1 Block 59.2 and located in an SM District for a variance of the Bulk Area Requirements of the Code permitting a 420 (+/-) square foot addition to a single family dwelling with a rear setback of 7.1 (+/-) ft where 30 ft are required.

5. **PUBLIC HEARING OF American Fruits Cordial Corp.** - for property located at 371 & 385 Glenwood Road, Warwick, New York and designated on the Town tax map as Section 10 Block 1 Lots 23 & 28.2 and located in an AI District for a variance of the Bulk Area Requirements of the Code to permit a lot line change as follows: (required / proposed) Proposed Lot 1 - minimum both side setbacks 200 ft / 136.8 feet; building height of existing distillery building 22.75 ft / 60 ft; building height existing garage 6.25 ft / 12 ft; Proposed Lot 2 - minimum side setback 100 ft / 83 ft; minimum both side setbacks 200 ft / 190 ft; minimum rear yard setback 100 ft / 29 (+/-) ft; building height existing storage building 7.25 ft / 16.5 ft.

OTHER CONSIDERATIONS: