

# **TOWN OF WARWICK ZONING BOARD OF APPEALS**

## **AGENDA**

Town of Warwick Zoning Board of Appeals  
Chairman, Jan Jansen

November 25, 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 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. **Continued from the October 28, 2019 ZBA Meeting.**
- 3. 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. **Continued from the Oct 28, 2019 ZBA Meeting.**
- 4. PUBLIC HEARING OF Tiffany & Mark Potempa** - for property located at 63 Waterbury Road, Warwick, New York and designated on the Town tax map as Section 27 Lot 1 Block 38.21 and located in an RU District for a variance of Section 164-41A(1)(a) permitting construction of a 50 ft X 100 ft accessory building wherein no more than 1,200 sq ft nor a median dimension of 48 ft are allowed.
- 5. PUBLIC HEARING OF Raymond Jahn** - for property located at 92 Dekay Road, Warwick, New York and designated on the Town tax map as Section 41 Lot 1 Block 54 and located in an RU District for a variance of the Bulk Area Requirements of the Code permitting attachment of an existing single family dwelling and garage by a breezeway with a garage side setback of 56 ft where 75 ft are required.
- 6. PUBLIC HEARING OF Nicholas & Jesse Carbone** - for property located at 1387 State Rt 17A, Warwick, New York and designated on the Town tax map as Section 66 Lot 1 Block 51 and located in an RU District for a variance of Section 164-41.C(4)(f) permitting an existing 6 ft fence in the front yard setback where only 4 ft are permitted.

**OTHER CONSIDERATIONS:**