

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

Town of Warwick Zoning Board of Appeals  
Chairman, Jan Jansen

February 24, 2020  
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 1/27/20 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 1/27/20 ZBA Meeting.**
  
3. **PUBLIC HEARING OF AMENDED - 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 60 ft X 110 ft accessory building wherein no more than 1,200 sq ft nor a median dimension of 48 ft are allowed. **Continued from the 1/27/20 ZBA Meeting.**
  
4. **PUBLIC HEARING OF James Beaugard** - for property owned by the Dolores Daly Simon Revocable Trust and located at 63 Blooms Corners Road, Warwick, New York and designated on the Town tax map as Section 27 Block 1 Lot 39 and located in an RU District for a variances of the Bulk Area Requirements of the Code for lot area, width, side yard, both side yards, lot depth and rear yard as more specifically set forth in the application to permit a 2 lot subdivision. **Continued from the 1/27/20 ZBA Meeting.**
  
5. **PUBLIC HEARING OF Sean M. Aronsen** - for property located at 1 Tiedemann Court, Warwick, New York and designated on the Town tax map as Section 61 Block 1 Lot 44 for a variance of Section 141-41.C(4)(f) permitting a block retaining wall 6 feet 11 inches with a 5 foot high fence on top of the wall where a total of only 6 feet are permitted. **Continued from the 1/27/20 ZBA Meeting.**
  
6. **PUBLIC HEARING OF Corinna S. Lewis Trustee Of The Corinna S. Lewis Revocable Trust** - for property located on the east side of Rt 94 1,000 feet south of Old Ridge Road, Warwick, New York and designated on the Town tax map as Section 31 Block 2 Lots 64.2 & 64.322 and located in an RU District for a variance of Section 280-a of the Town Law allowing access to to a public road via a private way for the purpose of allowing a lot line change between 2 existing tax parcels. **Continued from the 1/27/20 ZBA Meeting.**

7. **PUBLIC HEARING OF Richard A. Pennings** – for property located at 56 Warwick Turnpike, Warwick, New York and designated on the Town tax map as Section 51 Block 1 Lot 35 and located in an RU District for a variance of the Bulk Area Requirements of the Cod permitting connection of an existing garage to an existing single family dwelling by a breezeway with 1 side setback 30 (+/-) feet where 75 feet are required and both side setbacks of 134 (+/-) feet where 150 feet are required.
  
8. **PUBLIC HEARING OF Anthony Aloia** – for property located at 7 Sutton Road, Warwick, New York and designated on the Town tax map as Section 41 Block 1 Lot 55.51 and located in an RU District for a variance of Section 164-41.A(1)(a) permitting construction of an accessory building of 3,000 square feet (60 feet X 50 feet) where no more than 1,200 square feet are permitted.
  
9. **PUBLIC HEARING OF Fusion CBD** – for property owned by Warwick Valley Local Development Corporation and located at 70 John Hicks Drive, Warwick, New York and designated on the Town tax map as Section 46 Block 1 Lot 44 and located in an OI District for a variance of Section 164-40N xx allowing construction of a 40 foot high commercial building where only 20 feet 1 inch is allowed.

**OTHER CONSIDERATIONS:**