

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

July 27, 2020
7:30 p.m.

1. **PUBLIC HEARING OF John Linderman** - for property located at 410 Nelson Road, Warwick, New York and designated on the Town tax map as Section 47 Block 1 Lot 20.1 and located in an MT District for a variance of Section 164-40N reducing front yard setback from 45 (+/-) feet to 100 feet from the existing dwelling and Section 164-41.A(1)(b) reducing setback between an existing dwelling and an existing garage from 10 feet to 5(+/-) feet.
2. **PUBLIC HEARING OF Eric and Dina Vihinen** - for property located at 1485 State Route 17A, Warwick, New York and designated on the Town tax map as Section 55 Lot 1 Block 72.1 and located in an MT District for a variance of the Bulk Area Requirements of the Code permitting a 2 story 10 foot 8 inch X 12 foot addition to an existing dwelling 55 feet from the side line where 75 feet are required.
3. **PUBLIC HEARING OF Rosella M. Schaefer** - for property located at 23 Bellvale Lakes Road, Warwick, New York and designated on the Town tax map as Section 55 Block 1 Lot 20.1 and located in an MT District for a variance of Section 164.41.C.(4)(f) permitting a 6 foot fence within the front yard setback where only 4 feet are permitted.
4. **PUBLIC HEARING OF James T. & Jennifer M. Papandrea** - for property located at 75 Wickham Drive, Warwick, New York and designated on the Town tax map as Section 36 Block 1 Lot 14 and located in an SM District for a variance of Section 164-41.A(1)(b) permitting a 10 foot X 28 foot existing shed with the following existing / required setbacks: 1 foot from the sideline where 5 feet are required and 1.5 feet from the dwelling where 10 feet are required.
5. **PUBLIC HEARING OF Dan Doyle** - for property located at 10 Fence Road, Warwick, New York and designated on the Town tax map as Section 17 Block 1 Lot 37.2 and located in an RU District for a variance of Section 164.46.J(3) reducing the 200 foot buffer strip to 95 feet, 96 feet and 186 feet for 3 residences on the property for the purpose of siting a brewery building.
6. **PUBLIC HEARING OF Christopher Marshall** - for property located at 9 Bianca Court, Warwick, New York and designated on the Town tax map as Section 40 Block 1 Lot 84 and located in an RU District for a variance of Section 164.41.A(1)(a) allowing a 2,400 foot storage barn where no more than 1,200 square feet are permitted by the Code.

- 7. PUBLIC HEARING OF Amante and Norris Associates, LLC** – for the property owned by Raymond and Joan M. Sullivan located at 18 Firehouse Lane, Pine Island, New York and designated on the Town tax map as Section 15 Block 1 Lot 4.3 and located in an SL District for a variance of Section 280-a of the Town Law permitting access for a single family dwelling to a public road from a private road.

OTHER CONSIDERATIONS: