

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

October 26, 2020
7:30 p.m.

1. **PUBLIC HEARING OF Drowned Lands Group** – for property located at 18 Brozdowski Lane, Warwick, New York and designated on the Town tax map as Section 3 Block 1 Lot 71.1 and located in an SL/AI Districts for a variance of the Bulk Area Requirements of the Code permitting construction of a 2 family home requiring the following variances: Required / Proposed: minimum lot area 49,050 sq. ft / 24,394 sq. ft; minimum lot width: 150' / 65'; minimum front setback: 50' / 17.5'; minimum one side setback 35' / 9.5'; minimum both side setbacks 80' / 30.5'. **Continued from 9/28/20 ZBA Meeting.**

2. **PUBLIC HEARING OF John A. & Donna M. Picone** - for property located at 1 Big Island Road, Warwick, New York and designated on the Town tax map as Section 27 Lot 1 Block 54.22 and located in an RU District for a variance of the Bulk Area Requirements of the Code permitting a 12 foot X 20 foot shed 5 (+/-) feet from the front line where 75 feet are required.

3. **PUBLIC HEARING OF Robert Nettles** - for property located at 204 Hambletonian Road, Chester, New York and designated on the Town tax map as Section 23 Block 1 Lot 39 and located in an RU District for a variance of the Bulk Area Requirements of the Code permitting construction of a roof over an existing front porch and landing 40 (+/-) feet from the front line where 75 feet are required.

4. **PUBLIC HEARING OF Frank A. Dzierzek** - for property located at 23 Florida Road, Florida, New York and designated on the Town tax map as Section 21 Block 12 Lot 8 and located in an SM District for a variance of the Bulk Area Requirements of the Code permitting construction of an 8 foot X 20 foot X 4 foot porch in the front of an existing dwelling 13.2 feet from the front line where 100 feet are required.

5. **PUBLIC HEARING OF Johnny Hayseed, LLC.** - for property located at Glenwood Road, Warwick, New York and designated on the Town tax map as Section 24 Block 1 Lot 35.22 and located in an RU District for a variance of Section 164-41A(1)(a) & (b) permitting construction of a 4,824 square foot accessory building less than 10 feet from the existing dwelling where not more than 1,200 square feet are permitted and the distance from the dwelling has to be 10 or more feet.

OTHER CONSIDERATIONS