

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

November 23, 2020
7:30 p.m.

1. **PUBLIC HEARING OF AMENDED APPLICATION OF MARTIN G. MULLEN** for property located at 64 Echo Lane, Warwick, New York and designated on the Town tax map as Section 30 Block 2 Lot 3.1 and located in an RU District for a variance of the Bulk Area Requirements of the Code permitting an existing 10 foot X 12 foot shed and Section 164-41.C(4)(f) permitting an existing 6 foot fence in the front yard setback. **Continued from 9/28/20 ZBA Meeting.**

2. **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 10/26/20 ZBA Meeting.**

3. **PUBLIC HEARING OF Sandra McMahon** – for property located at 35 & 39 Oak Hill Road, Warwick, New York and designated on the Town tax map as Section 48 Block 3 Lots 5.2 and 3 and located in an MT District for a variance of Section 280-a of the Town Law granting variances to permit access to residences off a private road.

4. **PUBLIC HEARING OF Nuka Reddy** – for property located at 26 Oil City Road, Pine Island, New York and designated on the Town tax map as Section 1 Block 1 Lot 52 and located in an A1 District for a variance of Section 164-41.A.(1)(a) permitting construction of a 10.5 foot X 16 foot awning attached to the residence which awning is less than the required 10 feet from the garage.

5. **PUBLIC HEARING OF Robert & Diane Delaney** – for property located at 227 Bellvale Lakes Road, Warwick, New York and designated on the Town tax map as Section 47 Block 1 Lot 108.11 and located in an RU District for a variance of Section 164-41.A.(1)(a) permitting construction of a 40 foot X 40 foot (1,600 sq. ft) pole barn which exceeds the size limit of 1,200 square feet.

6. **PUBLIC HEARING OF Cascade Lake Properties, LLC** – for property located at Seminole Drive & Hansen Place, Warwick, New York and designated on the Town tax map as Section 64 Block 1 Lots 24-29 and located in an MT District for a variance of Section 164-53B(12) extending a previously granted variance from Section 280-a of the Town Law.

OTHER CONSIDERATIONS