

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

May 24, 2021
7:30 p.m.

- 1. PUBLIC HEARING OF RITVARS ZUKS** - for property located at 283 Nelson Road, Monroe, New York and designated on the Town tax map as Section 58 Block 2 Lot 2 and located in an MT District for a variance of Section 164-41.A.(1)(a) permitting an accessory building 40 feet X 60 feet (2,400 feet) where not more than 1,200 square feet in floor area is permitted. **Continued from the 4/26/21 ZBA Meeting.**
- 2. PUBLIC HEARING OF JENNIFER & KEITH HARKER** - for property located at 16 Wickham Drive, Warwick, New York and designated on the Town tax map as Section 36 Block 4 Lot 23 District for a variance of Section 140-4 permitting construction of a hot tub less than 15 ft. from the side line and less than 15 ft. from the house on an existing enclosed porch. **Continued from the 4/26/21 ZBA Meeting.**
- 3. PUBLIC HEARING OF CHRISTOPHER HASLAM** - for property located at 2 Hyler Drive, Monroe, New York and designated on the Town tax map as Section 62 Block 1 Lots 12 & 52.2 and located in an MT District for a variance of the Bulk Area Requirements of the Code permitting construction of an 8 foot X 20 foot deck reducing front setback from 61 feet 2 inches to 57 (+/-) feet where 100 feet are required.
- 4. PUBLIC HEARING OF KIMBERLY MOELLER** - for property located at 51 Miriam Drive, Warwick, New York and designated on the Town tax map as Section 56 Block 4 Lot 19 and located in an SL District for a variance of Section 140-4.B allowing installation of an above ground 18 foot circumference pool 5 feet from the side line where 15 feet are required.
- 5. PUBLIC HEARING OF LUIS MARTINEZ & SOPHIA INOSTROZA** - for property located at 277 Old Dutch Hollow Road, Warwick, New York and designated on the Town tax map as Section 59 Block 5 Lot 1 and located in an SL District for a variance of Section 140-4.A constructing a 20 foot X 40 foot inground swimming pool in the front yard setbacks 40 (+/-) feet from the front line where 50 feet are required, Sub-Section C 10 (+/-) feet from the house basement where 15 feet are required; and Section 164-41C(4)(f) permitting a 5 foot fence in the front yard setbacks where no more than 4 feet are permitted.

6. **PUBLIC HEARING OF BRIAN DAVIS** - for property located at 550 Jersey Avenue, Warwick, New York and designated on the Town tax map as Section 72 Block 3 Lot 24 and located in an SM District for a variance of The Bulk Area Requirements of the Code permitting construction of a 10 foot X 16 foot utility shed 4(+/-) feet from the front line where 30 feet are required and 1 foot 6 inches (+/-) from the sideline where 5 feet are required and an 8 foot X 16 foot storage shed 1 foot 5 inches (+/-) from the front setback where 30 feet are required.
7. **PUBLIC HEARING OF WARWICK PROPERTY HOLDINGS LLC** - for property located at 59 Warwick Estates Drive, Warwick, New York and designated on the Town tax map as Section 93 Block 1 Lot 10 and located in an __ District for a variance of Section 140-4.D permitting installation of an inground pool 10 feet from the well casing where 20 feet are required.
8. **PUBLIC HEARING OF YUNG SAM SKI LTD.** - for property located at 40 Ski Lane, Warwick, New York and designated on the Town tax map as Section 58 Block 1 Lot 14 and located in an MT District for a variance of Section 124-41A(1)(a) permitting construction of a 50 foot X 100 foot (5,000 sq. ft) pole barn where no more than 1,200 sq. ft. are permitted.
9. **PUBLIC HEARING OF MICHAEL J. JACKSON JR. & HELEN M. JACKSON** - for property locate at 27 West Ridge Road, Warwick, New York and designated on the Town tax map as Section 31 Block 1 Lot 21 and located in an RU District for a variance of the Bulk Area Requirements of the Code for construction of a second floor apartment above an existing garage, addition of 17 feet X 40 feet to the garage, a covered walkway and carport to attach to the existing dwelling, the closest of which is 20 feet 2 inches from the rear line where 50 feet are required and 18 feet 6 inches from the side line where 75 feet are required.
10. **PUBLIC HEARING OF THOMAS & AMY SIBILLA** - for property located at 7 Skysail Lane, Warwick, New York and designated on the Town tax map as Section 27 Block 1 Lot 116 and located in an RU District for a variance of the Bulk Area Requirements of the Code for proposed lot 1 of a proposed 4 lot subdivision for an existing home with a front yard setback of 50 feet where 75 feet are required and from Town Law Section 280-a allowing access to a public road from a private road for all 4 lots of the proposed 4 lot subdivision.