

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

July 26, 2021
7:30 p.m.

1. **PUBLIC HEARING OF JOHN & JESSE LENTINI** - for property owned by The John and Jesse Lentini Family Trust and located at 480 Jersey Avenue, Greenwood Lake, NY and designated on the Town tax map as Section 72 Block 3 Lot 2 and located in an SM District for a variance of Section 164-40M permitting a chicken coup 15 (+/-) feet from the side line where 100 feet are required. **Continued from 6/28/21 ZBA Meeting.**
2. **PUBLIC HEARING OF TED DONNELL** - for property located at 16 Deer Trail, Greenwood Lake, NY and designated on the Town tax map as Section 72 Block 2 Lot 11 and located in an SM District for a variance of Section 164-45.1 permitting an addition and deck to an existing single family dwelling reducing 1 side setback from 36.1 feet to 2 feet where 12 feet are required and both side setbacks from 38 feet 1 inch to 4 feet where 30 feet are required. **Continued from 6/28/21 ZBA Meeting.**
3. **PUBLIC HEARING OF CONTINUED APPLICATION – 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. **Continued from 6/28/21 ZBA Meeting.**
4. **PUBLIC HEARING OF MICHAEL & JENNY SASSO** - for property located at 1788 Lakes Road, Warwick, New York and designated on the Town tax map as Section 58 Block 1 Lot 48 and located in an MT District for a variance of the Bulk Area Requirements of the Code permitting construction of a single-family dwelling. The following are the required/proposed area variances: Lot Area: 5.0 / 2.046 acres; Lot Width: 300 / 100 feet; Side Setbacks: 75 / 16.9 feet and 31.6 feet; Both Side Setbacks: 100 / 48.5 feet are required.
5. **PUBLIC HEARING OF STEVEN SAUFROY & MAUREEN COZAD** - for property located at 25 Denton Lane, Warwick, New York and designated on the Town tax map as Section 31 Block 2 Lot 30.21 located in an RU District for a variance of Section 280-a of the Town Law permitting access to a proposed 3 lot subdivision from a private road and the Bulk Area Requirements of the Code for lot area (required/ proposed): 4 acres, lot 1 – 3.48(+/-) acres and lot 3 – 3.33 (+/-) acres for construction of 2 single family dwellings.

6. **PUBLIC HEARING OF LINDA & PETER JONES** - for property located at 4 Cedar Lane, Warwick, New York and designated on the Town tax map as Section 31 Block 2 Lot 42.2 for a variance of Section 140-4.C permitting an above ground swimming pool 14.5 ft. from the dwelling where 15 ft. are required.

7. **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) of the Zoning Law permitting a 10 foot X 100 foot overhang on the side of a building for which a variance was given 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.

OTHER CONSIDERATIONS: