

Town OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

October 25, 2021
7:30 p.m.

1. **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 9/27/21 ZBA Meeting.**

2. **PUBLIC HEARING OF ALEXANDER KARMEROS** - for property located at 4 Clark Street, Warwick, New York and designated on the Town tax map as Section 38 Block 1 Lot 6 and located in an SM District for a variance of Section 164-41.A(1)(4) permitting an existing single story storage garage 24 foot X 22 foot less than the required 30 feet from the front line. **Continued from the 9/27/21 ZBA Meeting.**

3. **PUBLIC HEARING OF AMANDA, PAMELA, & GEORGE WARD** - for property located at 173 Brook Trail Road, Greenwood Lake, New York and designated on the Town tax map as Section 73 Lot 5 Block 40 and located in an SM District for a variance of the Bulk Area Requirements of the Code permitting a shed in the front yard setback.

4. **PUBLIC HEARING OF ERIC & AMY ALVAREZ** - for property located at 12 Shepherd Avenue, Warwick, New York and designated on the Town tax map as Section 77 Block 10 Lot 11 and located in an SM District for a variance of the Bulk Area Requirements of the Code reducing 1 side setback from 18 feet (required) to 4(+/-) feet (proposed) for the purpose of construction of an addition to a single family dwelling and Section 140-4B & D permitting construction of a swimming pool reducing 1 side yard setback from 15 feet (required) to 9 feet (proposed) and reducing the distance from the septic system from 20 feet (required) to 17 feet (proposed).

5. **PUBLIC HEARING OF RTT ASSOCIATES, LLC** - for property located at 86 Onderdonk Road, Warwick, New York and designated on the Town tax map as Section 40 Block 1 Lot 97.2 and located in an RU District for a variance of the Bulk Area Requirements of the Code permitting construction of a single-family dwelling with the following side lines (permitted / requested): 1 side line 75 feet / 58 feet; both side lines 150 feet / 127 feet.

OTHER CONSIDERATIONS:

1. ZBA to discuss Rehearing of the Ed Virag ZBA application.
2. ZBA Minutes of 7/26/21 & 9/27/21 for ZBA approval.