

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

February 28, 2022
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 1/24/22 ZBA Meeting.**

2. **PUBLIC HEARING OF DONNA GROSMAN** - for property located at 35 Echo Lane, Warwick, New York and designated on the Town tax map as Section 30 Block 2 Lot 1.2 for a variance of the Bulk Area Requirements of the Code permitting renovation and addition to an existing single-family dwelling reducing front yard setback from 61.2 feet to 49.0 feet where 75 feet are required and side setbacks from 41.25 feet to 37.75 feet where 75 feet are required and 49 feet where 75 feet are required. **Continued from the 1/24/22 ZBA Meeting.**

3. **PUBLIC HEARING OF JASON SCHULER AND MORGANNE FRAZIER-GOODMAKER ACRES** - for property located at 246 Pine Island Turnpike, Warwick, New York and designated on the Town tax map as Section 27 Block 1 Lot 18 for a variance Section 164-41.A.(1)(a) expanding an existing accessory building from 1,800 square feet (variance granted 4/26/21) to 2,100 square feet where 1,200 square feet is permitted.

4. **PUBLIC HEARING OF ANTHONY NAPOLITANO** - for property owned by 138 Pine Island Tpke, LLC and located at 138 Pine Island Turnpike, Warwick, New York and designated on the Town tax map as 29-1-74 and located in an RU District for a variance of Section 164-41C(4)(f) permitting an existing fence 8 feet in height where only 4 feet are permitted.

5. **PUBLIC HEARING OF OWEN & PATRICK KEADY** - for property located at 80 Furnace Trail, Greenwood Lake, Warwick, New York and designated on the Town tax map as 74-9-18 and located in an SM District for a variance of the Bulk Area Requirements of the Code permitting a front covered porch in the minimum front yard setback.

6. **PUBLIC HEARING OF CRAIG ROBERT SHIELDS** - for property located at 48 Little York Road, Warwick, New York and designated on the Town tax map as 12-5-8.1 and located in an SL District for a variance of the Bulk Area Requirements of the Code permitting covering an existing deck 11.4 feet from the front line where 50 feet are required.

OTHER CONSIDERATIONS:

1. ZBA Minutes of 1/24/22 for ZBA Approval.