

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

March 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 2/28/22 ZBA Meeting.**

2. **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. **Continued from 2/28/22 ZBA Meeting.**

3. **PUBLIC HEARING OF MISSION LAND FARM LLC** - for property located at 93 Mission Land Road, Warwick, New York and designated on the Town tax map as Section 3 Block 1 Lots 23.22 & 69 and located in an A1 District for an interpretation of Section 164-42E and a variance of the Bulk Area Requirements of the Warwick Code allowing a woodworking business on a lot of 1.42 acres where 2 acres are required.

4. **PUBLIC HEARING OF MERTON CORN AND PETER & AMANDA CALABRESE** - for property located at 4 & 16 Ryan's Way, Warwick, New York and designated on the Town tax map as Section 40 Block 1 Lot 77.1 and located in an RU District for a variance of the Bulk Area Requirements of the Code to permit a lot line change with the following variances (required/existing/proposed) - Proposed Lot 1: Lot area 4.0 acres / 2.206 acres / 2.075 acres; Proposed Lot 2: Lot Area 4.0 acres / 287.1 acres / 3.002 acres; Lot Width: 250 feet / 187.7 feet / 187.7 feet; One Side Setback: 75 feet / 38.7 feet / 68.8 feet; Both Side Setbacks: 150 feet / 143.7 feet / 173.8 feet.

OTHER CONSIDERATION: