

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

April 25, 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 3/28/22 ZBA Meeting.**
- 2. 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. **Continued from the 3/28/22 ZBA Meeting.**
- 3. PUBLIC HEARING OF JOHN WELCH** - for property located at 111 Walling Road, Warwick, New York and designated on the Town tax map as Section 26 Block 1 Lot 25 and located in an RU District for a variance of Section 164.46J permitting a chicken coup less than 100 feet from the property lines.
- 4. PUBLIC HEARING OF ROY L. & VICKY K. BRACHFELD** - for property located at 4 Sky Sail Lane, Warwick, New York and designated on the Town tax map as Section 27 Block 1 Lot 63.221 and located in an RU District for a variance of Section R326 of the Residential Code of NYS permitting an in-ground swimming pool 12 (+/-) feet from a well where 20 feet are required.
- 5. PUBLIC HEARING OF RICHARD MILLETTE** - for property located at 175 Alexander Road, Warwick, New York and designated on the Town tax map as Section 58 Block 2 Lot 30.1 located in an SL District for a variance of Section 164.41 permitting a 2,475-foot accessory building where only 1,200 square feet are permitted and the Bulk Area Requirements of the Code permitting a structure to be less than the required 10 feet from the side line and less than the required 75 feet from the front setback.
- 6. PUBLIC HEARING OF PAUL HANEY** - for property located at 91 Cascade Road, Warwick, New York and designated on the Town tax map as Section 65 Block 1 Lot 10.2 located in an MT District for a variance of the Bulk Area Requirements of the Code permitting construction of a 30 foot X 30 foot accessory structure with a front setback of 30 (+/-) feet where 75 feet are required.

OTHER CONSIDERATIONS: