

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

June 27, 2022
7:30 p.m.

1. **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. **Continued from the 4/25/22 ZBA Meeting.**
2. **PUBLIC HEARING OF RENE DIAZ & MARA MATOS** – for property located at 124 Jersey Avenue, Greenwood Lake, New York and designated on the Town tax map as Section 74 Block 7 Lot 1 and located in an SM District for a variance of Section 140-4 permitting a hot tub less than the required 15 feet from the dwelling and property line setbacks.
3. **PUBLIC HEARING OF CYNTHIA MONTALTO** – for property located at 4 Four Corners Road, Warwick, New York and designated on the Town tax map as Section 33 Block 1 Lot 9.311 and located in an RU District for a variance of Section 164-41.A(4) permitting an accessory building in the front yard setback.
4. **PUBLIC HEARING OF RYAN & YVONNE FISHER** - - for property located at 29 Airport Road, Warwick, New York and designated on the Town tax map as Section 38 Block 1 Lot 1.2 and located in an RU District for a variance of Section 164-41.C(4)(f) permitting a 6-foot fence in the front yard and 8-foot fence in the rear yard setbacks.
5. **PUBLIC HEARING OF PHILLIP & DEBORAH O’CALLAGHAN** - for property located at 36 Ball Road, Warwick, New York and designated on the Town tax map as Section 53 Block 1 Lot 38 and located in an RU District for a variance of Section 164-41.C(4)(f) permitting construction of 6-foot fence in the front yard.
6. **PUBLIC HEARING OF RICK LEALLI/COMMUNITY LD, LLC.** - for property located at 5 Riley Court, Warwick, New York and designated on the Town tax map as Section 60 Block 1 Lot 8.2 and located in an SL District for a variance of Town Law Section 280-a permitting access to a municipal road from a private road.

OTHER CONSIDERATIONS:

1. ZBA Minutes of 4/25/22 for ZBA approval.