

# **TOWN OF WARWICK ZONING BOARD OF APPEALS**

## **AGENDA**

Town of Warwick Zoning Board of Appeals  
Chairman, Jan Jansen

October 24, 2022  
7:30 p.m.

- 1. PUBLIC HEARING OF Amended Application of KTM & M Associates LLC** - for property owned by TED EDWARDS for property located at 77 Amity Road & 88 Newport Bridge Road, Warwick, New York and designated on the Town tax map as Section 26 Block 1 Lots 117 & 118 and located in an RU District for a variance of Section 280-a of the Town Law allowing a 3 lot subdivision with access to a public highway by a shared driveway and Section 164.41C(4)(f) allowing a 6 foot fence in the front yard setback where only 4 feet are allowed.  
**Continued from the 8/22/22 ZBA Meeting.**
- 2. PUBLIC HEARING OF Michael & Marie Pillmeier** - Joint Revocable Trust for property located at 276 Round Hill Road, Florida, New York and designated on the Town tax map as Section 7 Block 2 Lot 47.2 and located in an AI District for a variance of Section 164.42E(2) permitting an adaptive reuse of an existing non-agricultural building with acreage of 1.4 acres wherein 2 acres are required at minimum. **Continued from the 9/26/22 ZBA Meeting.**
- 3. PUBLIC HEARING OF Joseph Tomczak & Laura Krill** - for property located at 364 Liberty Corners Road, Pine Island, New York and designated on the Town tax map as Section 1 Block 1 Lot 36.3 and located in an SL District for a variance of Section 280-a of the Town Law allowing access for a single-family dwelling over a private road.  
**Continued from the 9/26/22 ZBA Meeting.**
- 4. PUBLIC HEARING OF Raymond J. Morin** - property located at 179 Kings Highway, Warwick, New York and designated on the Town tax map as Section 44 Block 1 Lot 33 and located in an RU District for a variance of the Bulk Area Requirements of the Code for a proposed 16 foot X 25 foot bedroom addition with the following setbacks: (required / existing / requested) side setback: 75 / 42.7 / 26.7 and both side setbacks: 150 / 73.7 / 47.7.
- 5. PUBLIC HEARING OF John & Johanna DeSanto** - for property located at 1525 NYS Rte. 17A, Warwick, New York and designated on the Town tax map as Section 56 Block 4 Lot 2.1 and located in an SL District for a variance of Section 140-4B of the Town Code allowing an existing hot tub which is located 7 feet 10 inches from the dwelling where 15 feet are required.

**OTHER CONSIDERATIONS:**