

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

January 23, 2023
7:30 p.m.

- 1. CONTINUED 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.**
- 2. PUBLIC HEARING OF Dan Doyle** - for property located at 10 Fence Road, Warwick, New York and designated on the Town tax map as Section 17 Block 1 Lot 37.2 for “Renewal” of a variance granted on 7/27/20 of Section 164.46.J(3) reducing the 200-foot buffer strip to 95 feet, 96 feet and 86 feet for 3 residences on the property for the purpose of siting a brewery building. **Continued from the 11/28/22 ZBA Meeting.**
- 3. PUBLIC HEARING OF Michael Kushner & Remy Germinario** - for property located at 24 Lake Trail, Greenwood Lake, New York and designated on the Town tax map as Section 72 Block 5 Lot 1 for a variance of the Bulk Area Requirements of the Code allowing an existing shed which is over the front property line.
- 4. PUBLIC HEARING OF Anthony & Theresa Costello** - for property located at 12 Wawayanda Road, Warwick, New York and designated on the Town tax map as Section 49 Block 1 Lot 45.3 for a variance of the Bulk Area Requirements of the Code allowing 2 existing sheds extending over the side property line and Section 140-4B allowing an existing pool 5 feet from the property line where 15 feet are required.
- 5. PUBLIC HEARING OF Hazel Molina & Mauricio Roldan** - for property located at 7 Seneca Hill, Greenwood Lake, NY and designated on the Town tax map as Section 73 Block 12 Lot 2.2 for a variance of the Bulk Area Requirements of the Code permitting expansion of an existing structure with an existing front setback of 7 (+/-) feet, proposed 6 (+/-) feet and required 30 feet.
- 6. PUBLIC HEARING OF Michael Capuano** - for property located at 17 Funnell Place, Florida, New York and designated on the Town tax map as Section 21 Block 1 Lot 29.1 for a variance of the Bulk Area Requirements of the Code permitting alteration of an existing single-story dwelling 47.6 feet from the front line where 75 feet are required.

- 7. PUBLIC HEARING OF Stephen Schermerhorn** - for property located at 402 Jersey Avenue, Greenwood Lake, New York and designated on the Town tax map as Section 73 Block 9 Lot 18 for a variances of Section 140-4C and D permitting a hot tub less than 15 feet from the dwelling and less than 20 feet from the septic system.

OTHER CONSIDERATIONS: