

**TOWN OF WARWICK
ZONING BOARD OF APPEALS SPECIAL MEETING
FEBRUARY 6, 2023**

Members Present:

Jan Jansen, Chairman
Marc Malocsay
Diane Bramich
James Mehling
Connie Sardo PB/ZBA Secretary

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 1/23/23 ZBA Meeting.**

Chairman Jansen: There has been no change on this application. The public hearing was closed at the January 23, 2023 ZBA meeting. We need a motion for typing this application as Unlisted with no adverse environmental impact.

Ms. Bramich: So moved.

Mr. Malocsay: Seconded

Chairman Jansen: All in favor? (4-Ayes) Motion carried.

Chairman: We need a motion to grant the variance as advertised.

Mr. Malocsay makes a motion on the Dan Doyle application 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 granting the “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.

Ms. Bramich: Seconded.

Chairman Jansen: All in favor? (4-Ayes) Motion carried.

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. **Continued from the 1/23/23 ZBA Meeting.**

Chairman Jansen: The public hearing was closed at the January 23, 2023 ZBA meeting. We need a motion for typing this application as Unlisted with no adverse environmental impact.

Mr. Malocsay: So moved.

Mr. Mehling: Seconded.

Chairman Jansen: All in favor? (4-Ayes). Motion carried.

Chairman Jansen: We need a motion to grant the variance as advertised.

Ms. Bramich makes a motion on the Hazel Molina & Mauricio Roldan application, 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 granted 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.

Mr. Mehling: Seconded.

Chairman Jansen: All in favor? (4-Ayes). Motion carried.

Ms. Bramich makes a motion to adjourn the February 6, 2023 Special ZBA Meeting.

Seconded by Mr. Mehling. Motion carried; 4-Ayes.