

**ZONING BOARD OF APPEALS
TOWN OF WARWICK, N.Y.
NOTICE OF HEARING**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Warwick will hold a public hearing on Monday, January 29, 2024, at 7:30 PM, at the Town Hall, 132 Kings Highway, Town of Warwick, New York, to consider the following application(s) on behalf of:

ELLIOT BELTZER-WILLIAMS & JEREMY BELTZER-WILLIAMS, regarding property located at 5 Peach Tree Lane, Warwick, NY 10990, and designated on the Town tax map as Section 18, Block 1, Lot 6.261 and located in the RU district for an interpretation of Town Code §164-41(A), or in the alternative, an area variance of Town Code §140-4(A), in relation to the denial of a building permit for the placement of a hot tub 89” x 89” “in the front yard” where the Zoning Code does not permit swimming pools to be placed within the front yard of the premises.

FRED GANNON & STEPHANIE GANNON, regarding property located at 5 Cranberry Trail, Greenwood Lake, NY 10925, and designated on the Town tax map as Section 74, Block 2, Lot 3 and located in the SM district for an area variance in relation to the denial of a building permit for construction of a 32’ x 30’4” two-story addition to a single-family home and the construction of an accessory deck 46’8”x9’, due to side yard setback limitations imposed under SM Zoning District Bulk Tables.

The above applications are open to inspection at the office of the Board of Appeals, 132 Kings Highway, Warwick, New York. Persons wishing to appear at such hearing may do so in person or by attorney or other representative. Communications in writing in relation thereto may be filed with the Board, or at such hearing.

BY THE ORDER OF TOWN OF WARWICK ZONING BOARD OF APPEALS

JAN JANSEN, CHAIRMAN

Dated: January 9, 2024