

**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, March 25, 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:

JARED SCHUTZMAN & ANDREA KLEIN, regarding property located at 282 Bellvale Lakes Rd., Warwick NY 10990, and designated on the Town tax map as Section 47, Block 1, Lot 82.222 and located in the MT district for an area variance permitting an existing 36' x 40' (1,440 sq. ft.) single-story garage, where a maximum of 1,200 square feet is permitted.

LYNN & LOUISE WELLER, regarding property located at 103 Little York Rd., Warwick, NY 10990, and designated on the Town tax map as Section 12, Block 4, Lot 9.21 and located in the RU district for an area variance from the front setback requirements under Town Law §164-40N Table of Bulk Requirements permitting the construction of a proposed new 22' x 8' covered porch addition to the front of the existing dwelling, which will reduce the existing front yard setback from 22.44' to 14' where 75' is required.

RITVARS ZUKS, regarding property located at 283 Nelson Rd., Monroe, NY 10950, and designated on the Town tax map as Section 58, Block 2, Lot 2 and located in the MT district for an area variance from the Town Law §164-40N Table of Bulk Requirements for side yard setback permitting a proposed addition of a 22'6"x30' Two-Car Garage with a breezeway connecting such garage to the primary residence which will reduce the existing front yard setback from 50.5' to 21' where 50' is required.

138 PINE ISLAND TPKE LLC, regarding property located at 138 Pine Island Tpke, Warwick, New York, and designated on the Town tax map as Section 29 Block 1 Lot 74 and located in a RU district for an area variance from the Town Law §164-41(A)(1)(a) for the construction of a new detached two-story garage creating a singular accessory building comprising 4,500 square feet, where a maximum of 1,200 square feet is permitted; and having a greatest median dimension of 88' where no more than 48' is permitted.

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: March 14, 2024