

**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, June 24 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:

WOGLOM CONSTRUCTION, LLC./YUNG-SAM SKI, LTD. regarding property located at 40 Ski Ln., Warwick, NY 10990, and designated on the Town tax map as Section 58, Block 1, Lot 14 and located in the MT district for an area variance from the Town Code §164-41(A) permitting the proposed construction of a 2,000 square foot two-story pole barn with electric, where a maximum of 1,200 square feet is permitted.

JAMES ANGELO YODICE & LAUREN ROSE YODICE regarding property located at 28 Conklin Rd., Warwick, NY 10990, and designated on the Town tax map as Section 63, Block 2, Lot 12.42 and located in the MT district for an area variance from the Town Code §164-40N & §164-46(J)(17) permitting the proposed conversion of a single-family dwelling and separate cottage into a legal two-family dwelling on 6.967 acres of land where 10.0 acres are required, by the construction of a connecting breezeway; and permitting a Livable Floor Area of 736 square feet in one of the dwellings where 1,000 square feet are required.

BEN WILEY & STELLA WILEY regarding property located at 78 Warwick Estates, Pine Island, NY 10969, and designated on the Town tax map as Section 93, Block 1, Lot 14 and located in the RU district for an area variance from the Town Code §164-41(A)(4) & §164-40N permitting the construction of a proposed new 8' x 58' open deck addition to the front of the existing dwelling, which will reduce the existing front yard setback from 49.5' to 48' where 75' is required.

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: June 13, 2024