

**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, November 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:

KRISTINA & CHRISTOPHER FIGUEROA, regarding property located at 21 Stony Brook Dr., Pine Island, NY 10969, and designated on the Town tax map as Section 10, Block 1, Lot 60 and located in the RU district for an area variance from the side yard setback requirements under Town Code §164-40N for a proposed 30'x 40' family room addition with bathroom, where the proposed addition reduces the side setback to 20' where a 75' side setback is required.

GABRIEL RICCIARDI JR., SWIMMING POOL CONSULTANT LLC, applying for owners WILFRIDO & MARIA VEGA, regarding property located at 6 Johnson Dr., Warwick, NY 10990, and designated on the Town tax map as Section 57, Block 3, Lots 1 and located in the RU district for an area variance from Town Code §164-40N; §140-4.A; 164-41.A(4) & 164-41.B(2) for a proposed 20'x 40' in-ground swimming pool with a 4' aluminum fence located in the front yard of the property with a front yard setback of 71.3' where a 75' setback is required.

KTM & M Associates & TED EDWARDS, regarding property located at 77 Amity Road & 88 Newport Bridge Road, and designated on the Town tax map as Section 26, Block 1, Lots 117 & 118 and located in the RU district for the renewal of an area variance granted on October 24, 2022 from Town Code §280-a permitting access from a 3-Lot subdivision to a public highway by a shared driveway and Town Code §164-41C(4)(f) permitting a 6' tall fence within the front yard setback where only 4' is allowed.

The above application is open to inspection at the office of the Zoning 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: November 14, 2024