

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

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Warwick will hold a public hearing on Monday, February 24, 2025, 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:

DANIEL MONTGOMERY, regarding property located in the MT zoning district at 440 Buttermilk Falls Rd. Warwick, NY 10990, and designated on the Town tax map as Section 64, Block 2, Lot 15 for an area variance from Town Code §164-41.C.(4)(f) for repair and replacement of an existing unpermitted 6' driveway fence and gate located within the front yard setback where a 100' setback is required.

KRAFTIFY HOLDINGS, LLC, regarding property located in the OI zoning district at 251 State School Road, Warwick, NY 10990, and designated on the Town tax map as Section 46, Block 1, Lot 37 for an Interpretation of Town Code §164-46B(5) and 46E regarding whether or not the applicant's expansion plans are subject to submission of site plan review and/or special use permit application before the Planning Board, or if a Building Permit may be issued without review, and, if needed various area variances for front and side yard setbacks for proposed improvements.

PINE ISLAND SOLAR, LLC/SEABOARD SOLAR, regarding property located in the RU zoning district at 312 CO HWY 1, Warwick, NY 10990, and designated on the Town tax map as Section 27, Block 1, Lot 16.5 for a Special Use Permit and area variances from Town Code §164-40N and 164-46.J.(154) for a proposed 3.5 MW-AC Photovoltaic Solar Array and Application for a Sketch Plat review of a proposed 3-Lot subdivision.

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

MARK MALOCSAY, CHAIRMAN

Dated: February 7, 2025