

**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, March 31, 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:

JAYNE LAWRENCE, regarding property located in the SM zoning district at 551 Jersey Ave., Greenwood Lake, NY 10925, and designated on the Town tax map as Section 72, Block 1, Lot 147.1 for an area variance from the front yard setback requirements under Town Code §164-40N for an existing 12'x16' deck built in the front and on the side of the existing dwelling less than 10' from the front property line, where a 30' setback is required.

ETHAN SHAFRAN & MICHELLE BARONE, regarding property located in the RU zoning district at 2 Ridgeway Loop, Warwick, NY 10990, and designated on the Town tax map as Section 18, Block 1, Lot 82 for area variance from Town Code §164-40N for new construction of a one family dwelling with a front yard setback of 74.5', where 75' is required.

RYAN & TERESA FRENCH, regarding property located in the RU zoning district at 25 Lower Hillman Rd., Warwick, NY 10990, and designated on the Town tax map as Section 22, Block 1, Lot 5.2 for an area variances from Town Code §164-40N for expansion of the front of a pre-existing one-family dwelling with a proposed front yard setback reduction from 32.1' to 28' where 75' is required.

VALENTINE HOME BUILDER LLC, regarding property located in the LB zoning district at 1 Liberty Corners Rd., Pine Island, NY 10969, and designated on the Town tax map as Section 11, Block 1, Lot 25 for an interpretation of the Town Code regarding whether a residence that was built in 1935 and located in the LB zoning district requires an application to the Planning Board for conversion of a single-family residence to a two-family residence.

The above applications are 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

MARK MALOCSAY, CHAIRMAN

Dated: March 20, 2025