

**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, August 25, 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:

JOHN G. PENNINGS & MONICA PENNINGS, regarding property located in the RU district at 103 Hoyt Rd., Warwick, NY 10990, and designated on the Town tax map as Section 63, Block 1, Lot 1.224 for an area variance from Town Code §140-4A & §140-4C permitting an existing above-ground 18' x 33' pool and a separate hot tub located within the front yard, the hot tub located within 15 feet from the house; and §164-41A(1) & §164-41A(1)(a) permitting two (2) 12' x 40' overhands that were added to each side of an existing and permitted 30' x 40' garage increasing the overall size of the accessory garage from 1,200 sq ft to 2,160 square feet where only 1,200 square feet 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

MARK MALOCSAY, CHAIRMAN

Dated: August 12, 2025

Pennings (177 Hoyt Rd.) Sub # 63-1-1 day
Property Adjoiners List

335489 51-1-36.2
Pennings R E Holdings LLC
127 Sanfordville Rd
Warwick NY, 10990

335489 51-1-36.4
Pennings-Azapinto, Maria J
54 Warwick Tpke
Warwick NY, 10990

~~335489 63-1-1.222
Pennings, John Gregory
103 Hoyt Rd
Warwick NY, 10990~~

~~335489 63-1-1.224
Pennings, John Gregory
103 Hoyt Rd
Warwick NY, 10990~~

335489 63-1-10.12
Grimes, Brian
109 Hoyt Rd
Warwick NY, 10990

335489 63-1-10.22
Warwick Conference Center
P.O. Box 349
Warwick, NY 10990

