

**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, September 22, 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 TURNBULL, regarding property located at 56 Pine Island Tpke, Warwick, NY 10990 in the SL district, and designated on the Town tax map as Section 43, Block 1, Lot 17 for an area variance from Town Code §164-47 C.(2)(e)[1] & C.(2)(h) for a proposed 30'x40' extension to an existing commercial building with a reduced back yard setback of 28.5' where 30" is required; and for an increased lot area coverage from an existing 65% to 75% where 60% 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: September 9, 2025