

**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, October 27, 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:

BRADY IRREVOCABLE TRUST, MARY JANE BERINA RAUL, TRUSTEE, and MARK & PAMELA DIGUILIO regarding property located at 8 Bowen Rd., Warwick, NY 10990 & 204 Brady Rd., Warwick, NY 10990, in the MT district, and designated on the Town tax map as Section 64, Block 1, Lot 75 & Section 64, Block 1, Lot 76 for area variances from Town Code §164-40N, §164-40C for a proposed 3-lot subdivision where, Lot 2 (at ~3.8 acres) and Lot 3 (at ~2.0 acres) do not meet the required 5 acre lot area; and where the newly proposed Lot 3 only has a lot width of 272' where 300' is required.

JOHN RASO, regarding property located at 12 Demarest Rd., Warwick, NY 10990 in the RU district, and designated on the Town tax map as Section 33, Block 1, Lot 4.1 for an area variance from Town Code §164-40N and §164-41A(4) for the construction of a proposed 12'x24' shed with no electric, 40' from the front property line where a 75' front yard setback is required.

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: October 16, 2025