

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

January 29, 2024
7:30 p.m.

1. **PUBLIC HEARING OF Elliot Beltzer-Williams & Jeremy Beltzer-Williams** - regarding property located at 5 Peach Tree Lane, Warwick, NY 10990, and designated on the Town tax map as Section 18, Block 1, Lot 6.261 and located in the RU district for an interpretation of Town Code §164-41(A), or in the alternative, an area variance of Town Code §140-4(A), in relation to the denial of a building permit for the placement of a hot tub 89” x 89” “in the front yard” where the Zoning Code does not permit swimming pools to be placed within the front yard of the premises.

2. **PUBLIC HEARING OF Fred Gannon & Stephanie Gannon** - regarding property located at 5 Cranberry Trail, Greenwood Lake, NY 10925, and designated on the Town tax map as Section 74, Block 2, Lot 3 and located in the SM district for an area variance in relation to the denial of a building permit for construction of a 32’ x 30’4” two-story addition to a single-family home and the construction of an accessory deck 46’8”x9’, due to side yard setback limitations imposed under SM Zoning District Bulk Tables.

OTHER CONSIDERATIONS:

1. ZBA Minutes of 10/23/23 for ZBA Approval.