

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

November 25, 2024
7:30 p.m.

1. **PUBLIC HEARING OF Kristina & Christopher Figueroa** - regarding property located at 21 Stony Brook Dr., Pine Island, NY 10969, and designated on the Town tax map as Section 10, Block 1, Lot 60 and located in the RU district for an area variance from the side yard setback requirements under Town Code §164-40N for a proposed 30'x 40' family room addition with bathroom, where the proposed addition reduces the side setback to 20' where a 75' side setback is required.

2. **PUBLIC HEARING OF Gabriel Ricciardi, Jr., Swimming Pool Consultant, LLC,** - applying for owners WILFRIDO & MARIA VEGA, regarding property located at 6 Johnson Dr., Warwick, NY 10990, and designated on the Town tax map as Section 57, Block 3, Lots 1 and located in the RU district for an area variance from Town Code §164-40N; §140-4.A; 164-41.A(4) & 164-41.B(2) for a proposed 20'x 40'in-ground swimming pool with a 4' aluminum fence located in the front yard of the property with a front yard setback of 71.3' where a 75' setback is required.

3. **PUBLIC HEARING OF KT& M Associates & Ted Edwards** - regarding property located at 77 Amity Road & 88 Newport Bridge Road, and designated on the Town tax map as Section 26, Block 1, Lots 117 & 118 and located in the RU district for the renewal of an area variance granted on October 24, 2022 from Town Code §280-a permitting access from a 3-Lot subdivision to a public highway by a shared driveway and Town Code §164-41C(4)(f) permitting a 6' tall fence within the front yard setback where only 4' is allowed.

OTHER CONSIDERATIONS:

1. ZBA Minutes of 8/26/24 for ZBA approval.
2. ZBA to discuss changing meeting times from 7:30 p.m. to 7:00 p.m. starting on January 1, 2025.