

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

November 27, 2023
7:30 p.m.

1. **PUBLIC HEARING OF 138 PINE ISLAND TPKE LLC** - regarding property located at 138 Pine Island Tpke, Warwick, New York, and designated on the Town tax map as Section 29 Block 1 Lot 74 and located in a RU district for an area variance for the construction of a new detached two-story garage creating a singular accessory building comprising 5,549 square feet, where a maximum of 1,200 square feet is permitted; and having a greatest median dimension of 80'6" where no more than 48' is permitted.
Continued from the 10/23/23 ZBA Meeting.

2. **Cristina & Johannes Van Bladel** – regarding property located at 3 J P LN, off Pulaski Hwy, Pine Island, NY 10969, and designated on the Town tax map as Section 14, Block 3, Lot 14.1 and located in the SL district for area variance in relation to the denial of a building permit for construction of a 8' X 10' greenhouse adjacent to existing 4'x 6' & 4'x 8' Chicken Coops and where the existing Chicken Coops do not meet the 100' setback required by Town Law §164-46J(16).

3. **Jared Schutzman & Andrea Klein** – regarding property located at 282 Bellvale Lakes Rd., Warwick NY 10990, and designated on the Town tax map as Section 47, Block 1, Lot 82.222 and located in the MT district for an area variance permitting an existing 1,440 square foot single-story garage, where a maximum of 1,200 square feet is permitted.

OTHER CONSIDERATIONS

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