

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

February 26, 2024
7:30 p.m.

1. **PUBLIC HEARING OF 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 36' x 40' (1,440 sq. ft.) single-story garage, where a maximum of 1,200 square feet is permitted.

2. **PUBLIC HEARING OF Mountain Green Partners, LLC** - regarding property located at 5 Hathorn Rd., Warwick, NY 10990, and designated on the Town tax map as Section 43, Block 1, Lot 28 and located in the SL district for an area variance from the access requirements under Town Law §280-a to permit access to the property from a 50' private right-of-way for new construction of a proposed lodge and tourist accommodations with caretaker house, meeting room, pavilion, pool, maintenance shed and parking areas where the property does not directly abut a public street or highway.

3. **PUBLIC HEARING OF Richard Jacobs & Diane Jacobs** - regarding property located at 24 West Cove Rd. and 2 Sanders Lane, Greenwood Lake, NY 10990, and designated on the Town tax map as Section 76, Block 2, Lot 4.12 & Section 76, Block 1, Lot 55 and located in the SM district for an area variance in relation to facilitating a lot line change between two pre-existing nonconforming lots allowing for variances from the Warwick Town Code §164-40N Table of Bulk Requirements for lot area, lot width, side yard setback, & both side yard setbacks, and also an area variance from the Code §164-401(a)(4) allowing one or more garages within the front yard setback where a 30' setback is required.

OTHER CONSIDERATIONS:

1. ZBA Minutes of 1/29/24 for ZBA Approval.