

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

March 25, 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. Continued from 2/26/24-ZBA Meeting.
- 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. Continued from 2/26/24-ZBA Meeting
- 3. 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 from the Town Law §164-41(A)(1)(a) for the construction of a new detached two-story garage creating a singular accessory building comprising 4,500 square feet, where a maximum of 1,200 square feet is permitted; and having a greatest median dimension of 88' where no more than 48' is permitted.
- 4. PUBLIC HEARING OF Lynn & Louise Weller** - regarding property located at 103 Little York Rd., Warwick, NY 10990, and designated on the Town tax map as Section 12, Block 4, Lot 9.21 and located in the RU district for an area variance from the front setback requirements under Town Law §164-40N Table of Bulk Requirements permitting the construction of a proposed new 22' x 8' covered porch addition to the front of the existing dwelling, which will reduce the existing front yard setback from 22.44' to 14' where 75' is required.
- 5. PUBLIC HEARING OF Ritvars Zuks** - regarding property located at 283 Nelson Rd., Monroe, NY 10950, and designated on the Town tax map as Section 58, Block 2, Lot 2 and located in the MT district for an area variance from the Town Law §164-40N Table of Bulk Requirements for side yard setback permitting a proposed addition of a 22'6"x30' Two-Car Garage with a breezeway connecting such garage to the primary residence which will reduce the existing front yard setback from 50.5' to 21' where 50' is required.

OTHER CONSIDERATIONS: