

# **TOWN OF WARWICK ZONING BOARD OF APPEALS**

## **AGENDA**

Town of Warwick Zoning Board of Appeals  
Chairman, Jan Jansen

April 22, 2024  
7:30 p.m.

- 1. PUBLIC HEARING OF Ruby Randig & Mateo Prendergast** - regarding property located at 103 Iron Mt. Rd., Warwick, New York 10990, and designated on the Town tax map as Section 63, Block 1, Lot 13.2 and located in the MT district for an area variance permitting the construction of a new detached two-story garage with office & storage space with a footprint of 36'-9"x22'-11" creating a singular accessory building comprising of 1,463 sq. ft. of Floor Area, where a maximum of 1,200 square feet is permitted.
- 2. 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 ZBA Meeting of 3/25/24.
- 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. Continued from ZBA Meeting of 3/25/24.
- 4. 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. Continued from ZBA Meeting of 3/25/24.

**OTHER CONSIDERATIONS:**