

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

May 28, 2024
7:30 p.m.

1. **PUBLIC HEARING OF 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 4/22/2024.

2. **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 4/22/2024.

3. **PUBLIC HEARING OF Lands of America, Inc./Jeffery Sapanaro** - regarding property located at 792 County Route 1, Pine Island, NY 10969, and designated on the Town tax map as Section 3, Block 2, Lot 14.2 and located in the LB and TN-O districts for an area variance from the Town Code §164-46 (J)(13)(a) permitting the existing conversion of 2,050 sq ft. of commercial ground floor space to residential space in an existing mixed-use building where residential space is ordinarily permitted, but limited to the second floor of such mixed-use buildings.

OTHER CONSIDERATIONS: