

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

June 24, 2024
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 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. **Public Hearing was closed at the May 28, 2024 ZBA Meeting.**

2. **PUBLIC HEARING OF Woglom Construction, LLC/Yum-Sam Ski, Ltd** – regarding property located at 40 Ski Ln., Warwick, NY 10990, and designated on the Town tax map as Section 58, Block 1, Lot 14 and located in the MT district for an area variance from the Town Code §164-41(A) permitting the proposed construction of a 2,000 square foot two-story pole barn with electric, where a maximum of 1,200 square feet is permitted.

3. **PUBLIC HEARING OF James Angelo & Lauren Rose Yodice** – regarding property located at 28 Conklin Rd., Warwick, NY 10990, and designated on the Town tax map as Section 63, Block 2, Lot 12.42 and located in the MT district for an area variance from the Town Code §164-40N & §164-46(J)(17) permitting the proposed conversion of a single-family dwelling and separate cottage into a legal two-family dwelling on 6.967 acres of land where 10.0 acres are required, by the construction of a connecting breezeway; and permitting a Livable Floor Area of 736 square feet in one of the dwellings where 1,000 square feet are required.

4. **PUBLIC HEARING OF Ben & Stacy Wiley** – regarding property located at 78 Warwick Estates, Pine Island, NY 10969, and designated on the Town tax map as Section 93, Block 1, Lot 14 and located in the RU district for an area variance from the Town Code §164-41(A)(4) & §164-40N permitting the construction of a proposed new 8' x 58' open deck addition to the front of the existing dwelling, which will reduce the existing front yard setback from 49.5' to 48' where 75' is required.

OTHER CONSIDERATIONS: