

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

July 22, 2024
7:30 p.m.

1. **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. **Continued from the 6/24/24-ZBA Meeting.**

2. **PUBLIC HEARING OF Stella Alcindor** – regarding property located at 16 Williams Dr., Monroe, NY 10950, and designated on the Town tax map as Section 62, Block 7, Lot 9 and located in the MT district, for an area variance from the front setback requirements under Town Code §164-41(A)(4) & §164-40N permitting an existing 20' x 9' front deck on the front of the pre-existing nonconforming dwelling, which will reduce the existing front yard setback from 37.6' to 28.6' where 100' is required.

3. **PUBLIC HEARING OF Craig Robert Shields** - regarding property located at 48 Little York Rd., Warwick, NY 10990, and designated on the Town tax map as Section 12, Block 5, Lot 8.1 and located in the SM district, for an area variance permitting an existing Hot Tub (7'x7') to be placed within 8' of the property owner's existing well where a 20' setback is required under Town Code §140-4(D).

OTHER CONSIDERATIONS: