

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Mark Malocsay

August 25, 2025
7:30 p.m.

OTHER CONSIDERATIONS:

- ZBA Minutes of 6/23/25 for ZBA Approval:

1. **PUBLIC HEARING OF Kraftify Holdings, LLC.** – regarding property located in the OI zoning district at 251 State School Road, Warwick, NY 10990, and designated on the Town tax map as Section 46, Block 1, Lot 37 for an Interpretation of Town Code §164-46B(5) and 46E regarding whether or not the applicant’s expansion plans are subject to submission of site plan review and/or special use permit application before the Planning Board, or if a Building Permit may be issued without review, and, if needed various area variances for front and side yard setbacks for proposed improvements. **Continued from the ZBA Meeting of June 23, 2025.**

2. **PUBLIC HEARING OF Joshua Young & William Young** – regarding property located in the RU district at 22 Foley Rd., Warwick, NY 10990, and designated on the Town tax map as Section 29, Block 1, Lot 39.1 for an area variance from Town Code §164-41(A)(1)(a) for a proposed 80’x 30’ detached garage with a side open roof overhang with a proposed square footage that exceeds the allowable 1,200 square feet in floor area, and 80’ in greatest median dimension where only 48’ is permitted. **Continued from the ZBA Meeting of June 23, 2025**

3. **PUBLIC HEARING OF Thomas Sibilla & Amy Sibilla** - regarding property located in the RU district at 7 Skysail Ln., Warwick, NY 10990, and designated on the Town tax map as Section 27, Block 1, Lot 116 for renewal of a 280(a) variance previously granted on May 22, 2023 to allow for subdivision of land containing four lots with access from a shared private driveway. **Continued from the ZBA Meeting of April 28, 2025.**

4. **PUBLIC HEARING OF John, Gregory & Monica Pennings** - regarding property located in the RU district at 103 Hoyt Rd., Warwick, NY 10990, and designated on the Town tax map as Section 63, Block 1, Lot 1.224 for an area variance from Town Code §140-4A & §140-4C permitting an existing above-ground 18’ x 33’ pool and a separate hot tub located within the front yard, the hot tub located within 15 feet from the house; and §164-41A(1) & §164-41A(1)(a) permitting two (2) 12’ x 40’ overhangs that were added to each side of an existing and permitted 30’ x 40’ garage increasing the overall size of the accessory garage from 1,200 sq ft to 2,160 square feet where only 1,200 square feet is permitted..