

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Mark Malocsay

September 22, 2025
7:30 p.m.

- 1. 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.**
- 2. PUBLIC HEARING OF John Turnbull** - regarding property located at 56 Pine Island Tpke, Warwick, NY 10990 in the SL district, and designated on the Town tax map as Section 43, Block 1, Lot 17 for an area variance from Town Code §164-47 C.(2)(e)[1] & C.(2)(h) for a proposed 30'x40' extension to an existing commercial building with a reduced back yard setback of 28.5' where 30' is required; and for an increased lot area coverage from an existing 65% to 75% where 60% is permitted.