

**ZONING BOARD OF APPEALS
TOWN OF WARWICK, N.Y.
NOTICE OF HEARING**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Warwick will hold a public hearing on Monday, January 27, 2025, at 7:30 PM, at the Town Hall, 132 Kings Highway, Town of Warwick, New York, to consider the following application(s) on behalf of:

KATHERINE PALMER & RONALD MCMANUS, regarding property located at 18 Eden Hill Rd. Florida, NY 10921, and designated on the Town tax map as Section 7, Block 3, Lot 5 and located in the RU district for an area variance permitting the construction of a new detached garage 40' x 31' creating an accessory building comprising of 1,240 sq. ft. of Floor Area, where a maximum of 1,200 square feet is permitted.

MATTHEW SANTIAGO & KELLY SANTIAGO, regarding property located at 656 Union Corners Rd. Florida, NY 10921, and designated on the Town tax map as Section 7, Block 2, Lot 55.1 and located in the RU district for an area variance permitting the removal of an existing attached garage and the construction of a replacement attached garage 29'x 31'-3" that reduces the side yard setback from 14.7' to 5.3' where 75' side yard setback is required.

KRISTA WITTERSCHEIN-VOLPE, regarding property located at 19 Ridgeway Loop, Warwick, NY 10990, and designated on the Town tax map as Section 18, Block 1, Lot 3.5 and located in the RU district for an area variance permitting construction of a new 24"x 28' Two-Car Garage attached with a breezeway connecting such garage to the primary residence which will reduce the existing front yard setbacks from 71.1' to 43' on Ridgeway Loop, and from 80.7' to 52' on Morgan Lane, where 75' is required.

The above applications are open to inspection at the office of the Board of Appeals, 132 Kings Highway, Warwick, New York. Persons wishing to appear at such hearing may do so in person or by attorney or other representative. Communications in writing in relation thereto may be filed with the Board, or at such hearing.

BY THE ORDER OF TOWN OF WARWICK ZONING BOARD OF APPEALS

MARK MALOCSAY, CHAIRMAN

Dated: January 16, 2025