

# **TOWN OF WARWICK ZONING BOARD OF APPEALS**

## **AGENDA**

Town of Warwick Zoning Board of Appeals  
Chairman, Jan Jansen

May 22, 2023  
7:30 p.m.

- 1. CONTINUED PUBLIC HEARING OF Joseph Tomczak & Laura Krill** - for property located at 364 Liberty Corners Road, Pine Island, New York and designated on the Town tax map as Section 1 Block 1 Lot 36.3 and located in an SL District for a variance of Section 280-a of the Town Law allowing access for a single-family dwelling over a private road. **Continued from the 1/23/23 ZBA Meeting. (Postponed to 5/22/23)**
- 2. PUBLIC HEARING OF Thomas & Amy Sibilla** - for property located at 7 Skysail Lane, Warwick, New York and designated on the Town tax map as Section 27 Block 1 Lots 116 and located in an RU District for the renewal and affirmation of a Resolution adopted by the ZBA on May 24, 2021 granting a variance granted pursuant to Town Law 280(a) variance for the development of a four-lot residential subdivision off of a private road, said Resolution being set to expire on May 24, 2023.
- 3. PUBLIC HEARING OF Keri Dawson, as Trustee** - for property located at 537 Union Corners Road, Warwick, New York and designated on the Town tax map as Section 7 Block 2 Lot 75.3 and located in an RU District for an area variance for the construction of a 38 X 20 ft. addition to an accessory building on the premise expanding the total square footage to 1280 square feet where a maximum of 1,200 square feet is permitted.
- 4. PUBLIC HEARING OF Jamie Lynch** - for property located at 2 Wood Road, Greenwood Lake, New York and designated on the Town tax map as Section 78 Block 3 Lot 43 and located in an SM District for an area variance for the construction of an 8 X 16 ft. tool shed located 6 feet from the dwelling on the premises where 10 ft. is required.
- 5. PUBLIC HEARING OF John & Jennifer Maher** - for property located at 220 Pulaski Highway, Pine Island, New York and designated on the Town tax map as Section 4 Block 2 Lot 22 and located in an AI District for an area variance for the construction of 1,280 square feet detached garage where a maximum of 1,200 square feet is permitted.

### **OTHER CONSIDERATIONS:**

1. ZBA Minutes of 4/24/23 for ZBA approval.