

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

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Warwick will hold a public hearing on Monday, February 23, 2026, 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:

CORRIE WAGNER and MORGAN BRENNER, regarding property located in the MT zoning district at 91 Warwick Turnpike, Warwick, NY 10990, and designated on the Town tax map as Section 63, Block 2, Lot 1 for an area variance from Town Code §164-41N; §164-41(C)(4)(f) for a proposed 8' X 11' covered porch addition to the front of house approximately 76' from the front property line where a 100' front yard setback is required, with a pre-existing nonconforming 8.6' side yard where a 75' side yard setback is required.

VINCENT CORRADO AND AMBER LEES, regarding property located in the SM district at 76 Shore Ave., Greenwood Lake, NY 10925, and designated on the Town tax map as Section 77, Block 3, Lot 14 for area variances from Town Code §164-41A(4) and §164-45.1C(3) & C(6) for proposed expansion of a single family dwelling with a reduced front yard setback of 17.3' from the deck to the front property line where a front yard setback of 30' is required; and side yard setbacks on each side of 0.5' and 9.2' where a minimum of 10' is required; and both side yard setbacks of 9.7' where 27' is required.

BRADLEY CLEVERLEY and 642 PINE ISLAND HOLDINGS LLC, regarding property located in the LB district at 642 County Route 1, Pine Island, NY 10969, and designated on the Town tax map as Section 14, Block 2, Lot 1, for multiple area variances from Town Code §164-41N for: Lot Area, 2 acres min, 0.281 acres proposed; Lot Width, 200' min, 170' proposed; Lot Depth 200' min, 60' proposed; Front Yard setback 40' min, <0' proposed; Side Yard setback 20' min, 3' proposed; Lot Coverage 35% max, 96% proposed, and possibly others under 164-46J(57), (60), (61), and (62) to be reviewed and determined. Pre-existing nonconforming building not to be moved or expanded, but reduced in footprint, but increased in Gross Floor Area.

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: February 10, 2026