

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman Mark Malocsay

July 27, 2026
7:00 p.m.

OTHER CONSIDERATIONS:

1. ZBA Minutes of 06/22/2026 for ZBA approval

PUBLIC HEARINGS:

1. **PUBLIC HEARING OF Tiedemann Castle** – regarding property located in the SM zoning district at 14 Lake Shore Rd, Greenwood Lake, NY 10925, and designated on the Town tax map as Section 75 Block 1 Lots 37 & 38 for the following area variances for construction of a 4 bedroom addition to house on lot 75-1-37, and construction of a 7 bedroom addition to house on lot 75-1-38, addition to caretaker house, and expansion of existing accessory structure: For Lot 1 (tax lot 75-1-37): Side setback expanded dwelling: 10.2', where 18.0' is allowed (§ 164-40N); Front setback expanded dwelling: 10.4', where 30.0' is allowed (§ 164-40N); Garage in front setback §164-41.A(1)(a); Lot coverage: 40.1%, where 30% is allowed (§ 164-40N); and Expansion of pre-existing nonconforming accessory building by 174% where 15% is allowed (§164-45.B.(1) & §164-41.A(1)(a)) [462 sq ft existing + 805 sq ft addition = 1,267 sq ft or 174% increase] For Lot 2 (tax lot 75-1-38): Lot coverage: 31.9%, where 30% is allowed (§ 164-40N); Side setback expanded dwelling: 0.9', where 18.0' is allowed (§ 164-40N); Rear setback: 9.0', where 30.0' is allowed (§ 164-40N); Expansion of pre-existing nonconforming principal dwelling by 66% where 15% is allowed (§164-45.B.(1) & B.(2) & D.) [2,379 sq ft existing + 1,580 addition = 3,959 sq ft or 66% increase]; and Interpretation of a breezeway to create a 2-family home. **Continued from the ZBA Meeting of June 22, 2026.**
2. **PUBLIC HEARING OF Jason & Gina Velliquette** – regarding property located in the SM zoning district at 49 Brook Trail, Warwick, NY 10990, and designated on the Town tax map as Section 72, Block 9, Lot 26.11 for an area variance from Town Code §164-41A(1)(b) & A(4) & C(4)(a) & C(4)(c), §164-45.1C(6) for a wood deck, patio, 4' rear fence, a 10' x 10' shed, and 20' x 12' garage that all partially outside the property lines with no setbacks, and for an 8' x 12' shed with a reduced front yard setback of 10.5' from the front property line where a front yard and rear setback of 30' is required, and where a minimum 10' side yard setback on each side is required; and where both side yard setbacks of 27' is required. **Continued from the ZBA Meeting of June 22, 2026.**

3. **PUBLIC HEARING OF Eric & Amy Alvarez** – regarding property located in the SM zoning district at 12 Shepherd Ave, Greenwood Lake, NY 10925, and designated on the Town tax map as Section 77, Block 10, Lot 11 for area variances from Town Code §164-41N and §164-45.1C to permit an existing 3' x 4' extension of the house which would reduce the side yard setback to 1.1' where 18' is required, and a 4' side yard setback variance was previously granted in 2022; and from Town Code §140-4B to permit an existing hot tub located 13.9' from the property line, and 1' from the principal dwelling, where a 15' setback is required; and from Town Code §164-41A to permit an existing 4' x 8' (+/-) shed in the front yard with a front yard setback of 0.5' where 30' is required, and a side yard setback of 2.5' where 5' is required; and from §164-41N to permit 40.4% Lot Coverage where a max. 30% is permitted and a 35% Lot Coverage variance was previously granted in 2022.