

**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, July 27, 2026, at 7:00 PM, at the Town Hall, 132 Kings Highway, Town of Warwick, New York, to consider the following application(s) on behalf of:

ERIC ALVAREZ and AMY ALVAREZ, regarding property located in the SM district 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.

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: July 14, 2026