

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman Mark Malocsay

August 24, 2026
7:00 p.m.

OTHER CONSIDERATIONS:

1. ZBA Minutes of 07/27/2026 for ZBA approval

PUBLIC HEARINGS:

1. **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 July 27, 2026.**
2. **PUBLIC HEARING OF Scott Hancock & Lisa Hancock** - regarding property located in the CO district at 50 Peters Terrace, Greenwood Lake NY 10925, and designated on the Town tax map as Section 58, Block 1, Lot 24.24 for an area variance from Town Code §164-40N to permit an existing 8' x 16' covered deck with a 60' side yard setback, where a 75' side yard setback is required.
3. **PUBLIC HEARING OF Patrick McCormack & Deirdre Davis** - regarding property located in the RU district at 101 Old Ridge Rd, Warwick, NY 10990, and designated on the Town tax map as Section 18, Block 1, Lot 12.1 for an area variance from Town Code §164-40N and §164-41.A(1) & A(4) to permit a proposed 12' x 20' shed with a 39.7' front yard setback where 75' is required.
4. **PUBLIC HEARING OF Adam Riback** - regarding property located in the SM district at 265 Jersey Ave, Greenwood Lake NY 10925, and designated on the Town tax map as Section 74, Block 1, Lot 21 for an area variance from Town Code §164-40N and §164-41.A(1)(d) to permit a proposed 12' x 22' shed with a 2' side yard setback where 5' is required, and a setback from the dwelling of 7' where 10' is required; and to permit an additional proposed 12' x 19' shed with a side yard setback of 1' where 5' is required, and a rear yard setback of 3' where 5' is required.