

**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, September 28, 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:

MARK FORMICA & ROBERTA FORMICA, regarding property located in the SM district at 53 Shore Ave, Greenwood Lake, NY 10925, and designated on the Town tax map as Section 77, Block 1, Lot 18 for an area variance from Town Code §164-40N to permit an existing 31 ft x 5 ft front deck with a 10 ft x 6 ft covered porch roof, which reduces the existing front yard setback from 24.7 ft to 21 +/- ft front yard setback, where a 30 ft front yard setback is required.

NICHOLAS CONETTA & ALEXANDRA STEINBERG, regarding property located in the SL district at 192 Alexander Rd, Monroe NY 10950, and designated on the Town tax map as Section 60, Block 3, Lot 21 for an area variance from Town Code §164-40N and §164-45.1 to permit construction of a new residential dwelling on an existing undeveloped tax lot with a lot area of 0.34 acres, where 3 acres are required; a front yard setback of 36 ft, where a 50 ft front yard setback is required.

JONATHAN SISMEY & VICTORIA SISMEY, regarding property located in the MT district at 347 Nelson Rd, Monroe, NY 10950, and designated on the Town tax map as Section 58, Block 2, Lot 1.3 for an area variance from Town Code §164-40N and §164-45.C to permit relocation and reconstruction of a residential dwelling, damaged by fire to the extent of more than 50% of its assessed value, on a pre-existing non-conforming lot which increases the existing front yard setback from 15.5 ft to 75 ft, where a 100 ft is required; and which decreases the existing side yard setback from 30 ft to 40 ft, where 75 ft is required.

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: September 17, 2026