TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals **November 23, 2026**
Chairman Mark Malocsay **7:00 p.m.**

OTHER CONSIDERATIONS:

1. ZBA Minutes of 10/26/26 for ZBA approval
2. Cancellation of December Public Meeting (12/28/26)

PUBLIC HEARINGS:

1. **PUBLIC HEARING OF Brian & Christina Cifuni** - regarding property located in the RU district at 14 Spanktown Rd., Warwick, NY 10990, and designated on the Town tax map as Section 17, Block 1, Lot 60.1 for an area variance from Town Code §164-41(A)(1)(a) for a proposed 60 ft x 40 ft detached garage with a proposed square footage that exceeds the allowable 1,200 square feet in floor area, and 60 ft in greatest median dimension where only 48 ft is permitted. **Continued from the ZBA Meeting of October 26, 2026.**

2. **PUBLIC HEARING OF John & Donna Picone** - regarding property located in the RU district at 1 Big Island Rd., Warwick, NY 10990, and designated on the Town tax map as Section 27, Block 1, Lot 54.22 for an area variance from Town Law §164-40N, and §164-41A(1)(b) & A(4) permitting the construction of a proposed new 32 ft x 12 ft accessory shed, in the front yard, with a front yard setback of 5 ft where 75 ft is required.