

# **TOWN OF WARWICK ZONING BOARD OF APPEALS**

## **AGENDA**

Town of Warwick Zoning Board of Appeals  
Chairman, Jan Jansen

November 28, 2022  
7:30 p.m.

- 1. PUBLIC HEARING OF Joseph Tomczak & Laura Krill** - for property located at 364 Liberty Corners Road, Pine Island, New York and designated on the Town tax map as Section 1 Block 1 Lot 36.3 and located in an SL District for a variance of Section 280-a of the Town Law allowing access for a single-family dwelling over a private road.  
**Continued from the 9/26/22 ZBA Meeting.**
- 2. PUBLIC HEARING OF Mark & Tiffany Potempa** - for property located at 24 Newport Bridge Road, Warwick, New York and designated on the Town tax map as Section 7 Block 1 Lot 26 and located in an RU District for a variance of the Bulk Area Requirements of the Code permitting construction of a deck/patio 30 (+/-) feet from the front yard setback and side setback where 75 feet are required.
- 3. PUBLIC HEARING OF RTT Associates LLC** - for property located at 24 Newport Bridge Road, Warwick, New York and designated on the Town tax map as Section 7 Block 1 Lot 26 and located in an RU District for a variance of the Bulk Area Requirements of the Code permitting construction of a deck/patio 30 (+/-) feet from the front yard setback and side setback where 75 feet are required.
- 4. PUBLIC HEARING OF Peter & Hillary Esposito** - for property located at 40 Panorama Drive, Warwick, New York and designated on the Town tax map as Section 43 Block 1 Lot 63 for a variance of Section 164.41.A.(1)(a) permitting construction of a 40 foot X 60 foot pole barn which exceeds the allowed maximum square footage of 1,200 square feet.
- 5. PUBLIC HEARING OF Dan Doyle** - for property located at 10 Fence Road, Warwick, New York and designated on the Town tax map as Section 17 Block 1 Lot 37.2 for “Renewal” of a variance granted on 7/27/20 of Section 164.46.J(3) reducing the 200-foot buffer strip to 95 feet, 96 feet and 86 feet for 3 residences on the property for the purpose of siting a brewery building.

### **OTHER CONSIDERATION:**

- 1) ZBA Minutes of 9/26/22 & 10/24/22 for ZBA Approval.
- 2) ZBA to discuss canceling the 12/26/22-ZBA Meeting due to the Christmas Holiday and Town Hall is closed.