

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Mark Malocsay

January 26, 2026
7:30 p.m.

OTHER CONSIDERATIONS:

- **Approval of the November 24, 2025 Minutes**
1. **PUBLIC HEARING OF Thomas Sibilla & Amy Sibilla** - regarding property located in the RU district at 7 Skysail Ln., Warwick, NY 10990, and designated on the Town tax map as Section 27, Block 1, Lot 116 for renewal of a 280(a) variance previously granted on May 22, 2023 to allow for subdivision of land containing four lots with access from a shared private driveway.
Continued from the ZBA Meeting of April 28, 2025. Email dated 1/14/26 from Applicant's Attorney John Cappello requested for application to be adjourned to the ZBA Meeting of April 27, 2026.
 2. **PUBLIC HEARING OF Kraftify Holdings, LLC** - regarding property located in the OI zoning district at 251 State School Road, Warwick, NY 10990, and designated on the Town tax map as Section 46, Block 1, Lot 37 for an Interpretation of Town Code §164-22 and 46E regarding whether or not the proposed construction requires a variance as the relief sought is less intensive than the current setbacks, and that the firepits do not constitute a structure which would trigger a variance for a rear-yard setback, and, if needed various area variances for front, side or rear yard setbacks for proposed improvements.
 3. **PUBLIC HEARING OF Corrie Wagner & Morgan Brenner** - regarding property located in the MT zoning district at 91 Warwick Tpke, Warwick, NY 10990, and designated on the Town tax map as Section 63, Block 2, Lot 1

REVIEW OF SUBMITTED APPLICATIONS:

4. **Pine Island Mart** - regarding property located in the LB zoning district at 642 County Hwy 1, Pine Island, NY 10969, and designated on the Town tax map as Section 14, Block 2, Lot 1
5. **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
6. **Vincent & Amber Corrado** - regarding property located in the SM zoning district at 76 Shore Ave, Greenwood Lake, NY 10925, and designated on the Town tax map as Section 77, Block 3, Lot 77-3-14