

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

## **AGENDA**

Town of Warwick Zoning Board of Appeals  
Chairman, Mark Malocsay

January 27, 2025  
7:30 p.m.

1. **PUBLIC HEARING OF Louis Amend** - regarding property located at 59 East Shore Rd, Sterling Forest, NY 10925, and designated on the Town tax map as Section 76, Block 1, Lot 99 and located in the SM district for an interpretation of the Town Code regarding whether the applicant's planned expansion plans for a 2<sup>nd</sup> floor addition are permissible under the Code for an accessory "cabin/bungalow" which may be a pre-existing, nonconforming building built on the property in 1950, and if so, requesting an Area Variance permitting such expansion. **Continued from the December 23, 2024 ZBA Meeting.**
2. **Katheryn Palmer & Ronald McManus** - regarding property located at 18 Eden Hill Rd. Florida, NY 10921, and designated on the Town tax map as Section 7, Block 3, Lot 5 and located in the RU district for an area variance permitting the construction of a new detached garage 40' x 31' creating an accessory building comprising of 1,240 sq. ft. of Floor Area, where a maximum of 1,200 square feet is permitted.
3. **Matthew & Kelly Santiago** - regarding property located at 656 Union Corners Rd. Florida, NY 10921, and designated on the Town tax map as Section 7, Block 2, Lot 55.1 and located in the RU district for an area variance permitting the removal of an existing attached garage and the construction of a replacement attached garage 29'x 31'-3" that reduces the side yard setback from 14.7' to 5.3' where 75' side yard setback is required.
4. **Krista Witterschein-Volpe** - regarding property located at 19 Ridgeway Loop, Warwick, NY 10990, and designated on the Town tax map as Section 18, Block 1, Lot 3.5 and located in the RU district for an area variance permitting construction of a new 24"x 28' Two-Car Garage attached with a breezeway connecting such garage to the primary residence which will reduce the existing front yard setbacks from 71.1' to 43' on Ridgeway Loop, and from 80.7' to 52' on Morgan Lane, where 75' is required.

### **OTHER CONSIDERATIONS:**

1. ZBA Minutes of 11/25/24 & 12/23/24 for ZBA approval.