

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

October 23, 2023
7:30 p.m.

1. **PUBLIC HEARING OF 138 PINE ISLAND TPKE LLC** - regarding property located at 138 Pine Island Tpke, Warwick, New York, and designated on the Town tax map as Section 29 Block 1 Lot 74 and located in a RU district for an area variance for the construction of a new detached two-story garage creating a singular accessory building comprising 5,549 square feet, where a maximum of 1,200 square feet is permitted; and having a greatest median dimension of 80'6" where no more than 48' is permitted.
Continued from the 9/25/23 ZBA Meeting.

2. **PUBLIC HEARING OF Joseph Tomczak & Laura Krill** - regarding property located at 364 Liberty Corners Road, Warwick, New York 10990, and designated on the Town tax map as Section 1, Block 1, Lot 36.3 and located in the RU district for area variances from the access requirements under Town Law §280-a to permit access to the property from a private road for new construction of a proposed single-family dwelling.

3. **PUBLIC HEARING OF SUTTON-MAGEE** – regarding property located at 4 Sander Lane, Greenwood Lake, NY 10925, and designated on the Town tax map as Section 76, Block 1, Lot 54 and located in the SM district for area variances permitting an increase of all side yard setbacks and lot coverage for demolition of existing nonconforming 1-story 2-bedroom residence and construction of a new single-family nonconforming 2-story 2-bedroom residence on existing property, where the property lies within 100 feet of Designated Protection Area of Greenwood Lake.

OTHER CONSIDERATIONS:

1. ZBA Minutes of 8/28/23 for ZBA approval.