

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Mark Malocsay

October 27, 2025
7:30 p.m.

Other Considerations:

- ZBA Minutes of September 22, 2025
 - ZBA to Discuss MTAG
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.**
 2. **PUBLIC HEARING OF John Turnbull** - regarding property located at 56 Pine Island Tpke, Warwick, NY 10990 in the SL district, and designated on the Town tax map as Section 43, Block 1, Lot 17 for an area variance from Town Code §164-47 C.(2)(e)[1] & C.(2)(h) for a proposed 30'x40' extension to an existing commercial building with a reduced back yard setback of 28.5' where 30' is required; and for an increased lot area coverage from an existing 65% to 75% where 60% is permitted. **Continued from the ZBA Meeting of September 22, 2025.**
 3. **PUBLIC HEARING OF John Raso** - regarding property located at 12 Demarest Rd., Warwick, NY 10990 in the RU district, and designated on the Town tax map as Section 33, Block 1, Lot 4.1 for an area variance from Town Code §164-40N and §164-41A(4) for the construction of a proposed 8'x20' shed with no electric, 40' from the front property line where a 75' front yard setback is required.
 4. **BRADY IRREVOCABLE TRUST, MARY JANE BERINA RAUL, TRUSTEE, and MARK & PAMELA DIGUILIO** - regarding property located at 8 Bowen Rd., Warwick, NY 10990 & 204 Brady Rd., Warwick, NY 10990, in the MT district, and designated on the Town tax map as Section 64, Block 1, Lot 75 & Section 64, Block 1, Lot 76 for area variances from Town Code §164-40N, §164-40C for a proposed 3-lot subdivision where, Lot 2 (at ~3.8 acres) and Lot 3 (at ~2.0 acres) do not meet the required 5 acre lot area; and where the newly proposed Lot 3 only has a lot width of 272' where 300' is required.