

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman Mark Malocsay

February 23, 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 addressed to the ZBA requesting the 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. **Continued from the ZBA Meeting of November 24, 2025.**
 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 for an area variance from Town Code §164-41N; §164-41(C)(4)(f) for a proposed 8' x 11' covered porch addition to the front of house approximately 76' from the front property line where a 100' front yard setback is required, with a pre-existing nonconforming 8.6' side yard where a 75' side yard setback is required.
 4. **PUBLIC HEARING OF Vincent Corrado & Amber Lees** - regarding property located in the SM district at 76 Shore Ave., Greenwood Lake, NY 10925, and designated on the Town tax map as Section 77, Block 3, Lot 14 for area variances from Town Code §164-41A(4) and §164-45.1C(3) & C(6) for proposed expansion of a single family dwelling with a reduced front yard setback of 17.3' from the deck to the front property line where a front yard setback of 30' is required; and side yard setbacks on each side of 0.5' and 9.2' where

5. **PUBLIC HEARING OF Bradley Cleverley & 642 Pine Island Holdings LLC** - regarding property located in the LB district at 642 County Route 1, Pine Island, NY 10969, and designated on the Town tax map as Section 14, Block 2, Lot 1, for multiple area variances from Town Code §164-41N for: Lot Area, 2 acres min, 0.281 acres proposed; Lot Width, 200' min, 170' proposed; Lot Depth 200' min, 60' proposed; Front Yard setback 40' min, <0' proposed; Side Yard setback 20' min, 3' proposed; Lot Coverage 35% max, 96% proposed, and possibly others under 164-46J(57), (60), (61), and (62) to be reviewed and determined. Pre-existing nonconforming building not to be moved or expanded, but reduced in footprint, but increased in Gross Floor Area.

REVIEW OF SUBMITTED APPLICATIONS:

1. **Akos Schenek** – ZBA to discuss application for area variance for an existing carport built outside property lines/not meeting setback. Property located at 2 Nob Hill Rd., Greenwood Lake, NY and designated on the Town tax map as SBL 78-3-46, in the SM zone.