

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman Mark Malocsay

April 27, 2026
7:30 p.m.

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. Email dated 3/19/26 from Applicant's Attorney, Elizabeth Cassidy addressed to the ZBA requests the application be tabled to the ZBA Meeting of April 27, 2026.**
3. **PUBLIC HEARING OF Leo Kaytes & Karen Kaytes** - regarding property located in the RU district at 10 Windmill Ln., Warwick, NY 10990, and designated on the Town tax map as Section 29, Block 3, Lot 4 for a variance from Town Code §164-41N to permit a proposed 29' x 30' attached garage with a 33.1' proposed side yard setback where a 75' side yard setback is required.

REVIEW OF SUBMITTED APPLICATION(S): *(An opportunity for public comment will be provided when these applications are placed on an agenda for public hearings).*

1. **Jason & Gina Velliquette** – ZBA to discuss application for area variances for existing 4' rear fence and 10'x13' covered structure on deck with electric. 1) Fence is outside of property lines – variance needed. 2) Three existing sheds (2 with electric) a) 8'x12' utility shed does not meet the minimum required front yard setback. b) 10x10 small shed does not meet side yard setback and is encroaching outside of property lines. c) 20'x12' shed is outside of property lines. Property located at 49 Brook Trail, Greenwood Lake, NY and designated on the Town tax map as SBL #72-9-26.11, in the SM zone.
2. **Tiedemann Castle**– ZBA to discuss application for proposed Site Plan and SUP 3-lot lot line application as well as an application for Sketch Plat Review for the proposed use and construction of installation of anew expanding sewage disposal system, reconstruction of existing bulkheads, demolition of the existing boathouse and construction of a new boathouse, construction of a 4-bedroom addition to the house located at SBL #75-1-37, construction of a 7-bedroom addition to the main house located at SBL #75-1-38, addition to the caretaker house, construction of a new pickleball/basketball court, reconfiguration of the existing lagoon, installation of new driveways, curbing, and associated landscaping, and a proposed new pool for the locate located at SBL #75-3-37 all located within "A Designated Protection Area of Greenwood Lake, situated on tax parcels SBL #75-1-37, 38, and 40; project located at 14 Lake Shore Road, in the SM zone of the Town of Warwick. The Planning Board came to a consensus on making a "Referral" to the Zoning Board of Appeals for various bulk and area variances as per stated in the Applicant's Engineer and/or Attorney's letter.