

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman Mark Malocsay

June 22, 2026
7:00 p.m.

OTHER CONSIDERATIONS:

1. ZBA Minutes of 04/27/26 for ZBA approval

PUBLIC HEARINGS:

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 June 22, 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 May 26, 2026.**
3. **PUBLIC HEARING OF Jason & Gina Velliquette** - JASON and GINA VELLIQUETTE, regarding property located in the SM zoning district at 49 Brook Trail, Warwick, NY 10990, and designated on the Town tax map as Section 72, Block 9, Lot 26.11 for an area variance from Town Code §164-41A(1)(b) & A(4) & C(4)(a) & C(4)(c), §164-45.1C(6) for a wood deck, patio, 4' rear fence, a 10' x 10' shed, and 20' x 12' garage that all partially outside the property lines with no setbacks, and for an 8' x 12' shed with a reduced front yard setback of 10.5' from the front property line where a front yard and rear setback of 30' is required, and where a minimum 10' side yard setback on each side is required; and where both side yard setbacks of 27' is required. **Continued from the ZBA Meeting of May 26, 2026.**

4. **PUBLIC HEARING OF Tiedemann Castle** – , regarding property located in the SM zoning district at 14 Lake Shore Rd, Greenwood Lake, NY 10925, and designated on the Town tax map as Section 75 Block 1 Lots 37 & 38 for the following area variances for construction of a 4 bedroom addition to house on lot 75-1-37, and construction of a 7 bedroom addition to house on lot 75-1-38, addition to caretaker house, and expansion of existing accessory structure: For Lot 1 (tax lot 75-1-37): Side setback expanded dwelling: 10.2', where 18.0' is allowed (§ 164-40N); Front setback expanded dwelling: 10.4', where 30.0' is allowed (§ 164-40N); Garage in front setback §164-41.A(1)(a); Lot coverage: 40.1%, where 30% is allowed (§ 164-40N); and Expansion of pre-existing nonconforming accessory building by 174% where 15% is allowed (§164-45.B.(1) & §164-41.A(1)(a)) [462 sq ft existing + 805 sq ft addition = 1,267 sq ft or 174% increase] For Lot 2 (tax lot 75-1-38): Lot coverage: 31.9%, where 30% is allowed (§ 164-40N); Side setback expanded dwelling: 0.9', where 18.0' is allowed (§ 164-40N); Rear setback: 9.0', where 30.0' is allowed (§ 164-40N); Expansion of pre-existing nonconforming principal dwelling by 66% where 15% is allowed (§164-45.B.(1) & B.(2) & D.) [2,379 sq ft existing + 1,580 addition = 3,959 sq ft or 66% increase]; and Interpretation of a breezeway to create a 2-family home. **Continued from the ZBA Meeting of May 26, 2026.**