

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman Mark Malocsay

September 28, 2026
7:00 p.m.

OTHER CONSIDERATIONS:

1. ZBA Minutes of 08/24/2026 for ZBA approval

NOTE: PUBLIC HEARING OF Jason Velliquette: Held over to October 26, 2026

1. **PUBLIC HEARING OF Adam Riback** - regarding property located in the SM district at 265 Jersey Ave, Greenwood Lake NY 10925, and designated on the Town tax map as Section 74, Block 1, Lot 21 for an area variance from Town Code §164-40N and §164-41.A(1)(d) to permit a proposed 12' x 22' shed with a 2' side yard setback where 5' is required, and a setback from the dwelling of 7' where 10' is required; and to permit an additional proposed 12' x 19' shed with a side yard setback of 1' where 5' is required, and a rear yard setback of 3' where 5' is required.
2. **PUBLIC HEARING OF Nicholas Conetta** – regarding property located in the SL district at 192 Alexander Rd, Monroe NY 10950, and designated on the Town tax map as Section 60, Block 3, Lot 21 for an area variance from Town Code §164-40N and §164-45.1 to permit construction of a new residential dwelling on an existing undeveloped tax lot with a lot area of 0.34 acres, where 3 acres are required; a front yard setback of 36 ft, where a 50 ft front yard setback is required.
3. **PUBLIC HEARING OF Jonathan Sismey** – regarding property located in the MT district at 347 Nelson Rd, Monroe, NY 10950, and designated on the Town tax map as Section 58, Block 2, Lot 1.3 for an area variance from Town Code §164-40N and §164-45.C to permit relocation and reconstruction of a residential dwelling, damaged by fire to the extent of more than 50% of its assessed value, on a pre-existing non-conforming lot which increases the existing front yard setback from 15.5 ft to 75 ft, where a 100 ft is required; and which decreases the existing side yard setback from 30 ft to 40 ft, where 75 ft is required
4. **PUBLIC HEARING OF Mark Formica** – regarding property located in the SM district at 53 Shore Ave, Greenwood Lake, NY 10925, and designated on the Town tax map as Section 77, Block 1, Lot 18 for an area variance from Town Code §164-40N to permit an existing 31 ft x 5 ft front deck with a 10 ft x 6 ft covered porch roof, which reduces the existing front yard setback from 24.7 ft to 21 +/- ft front yard setback, where a 30 ft front yard setback is required.