

# **TOWN OF WARWICK ZONING BOARD OF APPEALS**

## **AGENDA**

Town of Warwick Zoning Board of Appeals

March 22, 2021

Chairman, Jan Jansen

7:30 p.m.

1. **PUBLIC HEARING OF Sandra McMahon** – for property located at 35 & 39 Oak Hill Road, Warwick, New York and designated on the Town tax map as Section 48 Block 3 Lots 5.2 and 3 and located in an MT District for a variance of Section 280-a of the Town Law granting variances to permit access to residences off a private road. **Continued from 1/25/21 ZBA Meeting.**
  
2. **PUBLIC HEARING OF 27 OAK HILL ROAD, LLC.** - for property located at 27 Oak Hill Road, Warwick, New York and designated on the Town tax map as Section 48 Block 3 Lot 2.2 and located in an MT District for a variance of Section 280-a of the Town Law permitting access from a private road to a public road for a new single-family dwelling. **Continued from 1/25/21 ZBA Meeting.**
  
3. **PUBLIC HEARING OF MARK & JILL MANTE** - for property located at 242 Bellvale Lakes Road, Warwick, New York and designated on the Town tax map as Section 47 Block 1 Lot 78.232 and located in an MT District for a use variance for proposed Lot 2 of a 2 lot subdivision permitting an accessory building (existing garage) to be used as a principal use until the new dwelling is constructed and a variance pursuant to Section 280-a of the Town Law permitting the said Lot 2 to have access to a public road off a private road. **Continued from 1/25/21 ZBA Meeting.**
  
4. **PUBLIC HEARING OF TDM REALTY GROUP, LLC.** - for property located at 657 Rt 94N, Warwick, New York and designated on the Town tax map as Section 19 Block 1 Lot 49 and located in an RU District for a variance of Section 164-41.A(1)(a) allowing construction of a pole barn / steel building, 40 feet X 50 feet (2,000 square feet) wherein a maximum of 1,200 square feet are allowed. **Continued from 1/25/21 ZBA Meeting.**
  
5. **PUBLIC HEARING OF LAWRENCE & KIMBERLY BENNETT** - for property located at 25 Sandfort Lane, Warwick, New York and designated on the Town tax map as Section 31 Block 2 Lot 107 and located in an RU District for a variance of the Bulk Area Requirements of the Code reducing 1 side setback of an existing dwelling 14.2 feet from the side line where 20 feet are required. **Continued from 1/25/21 ZBA Meeting.**

6. **PUBLIC HEARING OF TINA & KEYVAN SAGHAFI** - for property located at 45 Big Island Road and 1 Hedges Road, Warwick, New York and designated on the Town tax map as 16-1-17.111 & 17.112 and located in an RU District for a variance of the Bulk Area Requirements of the Code permitting a lot line change resulting in a 78,408 (+/-) square feet lot area for Lot 17.111 & 95,832 (+/-) square feet for proposed Lot 17.112 wherein the minimum required is 12,500 square feet and for a variance of Section 164-41A.(1)(b) permitting an existing shed 2 (+/-) feet from the existing dwelling where not less than 10 feet are required.
7. **PUBLIC HEARING OF WARWICK PIONEER FARM, LLC.** - for property located at 65 State Rt 94S, Warwick, New York and designated on the Town tax map as 52-1-26.2 and located in an SL District renewing a variance of Section 164-53B(12) extending the period for the expiration of a lot area variance for proposed Lot 3 of a proposed 4 lot subdivision reducing acreage from 3 acres (required) to 1.5 acres (proposed) and for a variance of Section 280-a of the Town Law providing access to a municipal highway for proposed Lot 3 over a driveway.
8. **PUBLIC HEARING OF HOLLY POPOWSKI** - for property located at 5 Ridge Road aka 5 Ridge Lane, Warwick, New York and designated on the Town tax map as Section 76 Block 1 Lot 80.100 and located in an RU District for a variance of the Bulk Area Requirements of the Code permitting construction of a 21foot X 27foot garage located 15 feet from the front line where 100 feet are required.
9. **PUBLIC HEARING OF RITVARS ZUKS** - for property located at 283 Nelson Road, Monroe, New York and designated on the Town tax map as Section 58 Block 2 Lot 2 and located in an MT District for a variance of Section 164-41.A.(1)(a) permitting an accessory building 40 feet X 60 feet (2,400 feet) where not more than 1,200 square feet in floor area is permitted.

**OTHER CONSIDERATIONS:**

1. ZBA Minutes of 1/25/21 for ZBA approval.