

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

April 26, 2021
7:30 p.m.

- 1. 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 the 3/22/21 ZBA Meeting.**
- 2. 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. **Continued from the 3/22/21 ZBA Meeting.**
- 3. PUBLIC HEARING OF JOSEPH GRAZIADIO** - for property located at 45 Old Ridge Road, Warwick, New York and designated on the Town tax map as Section 18 Block 1 Lot 40 and located in an RU District for a variance of the Bulk Area Requirements of the Code permitting a 10 ft. X 12 ft. 2 in. addition to the front an existing single-family dwelling reducing front setback from 51 ft. 1 in. to 41ft. 1 in. where 75 ft. are required.
- 4. PUBLIC HEARING OF JENNIFER & KEITH HARKER** - for property located at 16 Wickham Drive, Warwick, New York and designated on the Town tax map as Section 36 Block 4 Lot 23 District for a variance of Section 140-4 permitting construction of a hot tub less than 15 ft. from the side line and less than 15 ft. from the house on an existing enclosed porch.
- 5. PUBLIC HEARING OF THE APPEL LIVING TRUST** - for property located at 21 Waterbury Road, Warwick, New York and designated on the Town tax map as Section 42 Block 1 Lot 82.23 and located in an RU District for a variance of Section 140-4.C permitting an existing pool 10 ft. from the house basement where 15 ft. are required.

- 6. PUBLIC HEARING OF JASON SCHULER & MORGANNE FRAZIER** - for property located at 246 Pine Island Turnpike, Warwick, New York and designated on the Town tax map as Section 27 Block 1 Lot 18 and located in an LB District for a variance of the Code Section 164-41.A.(1)(a) permitting expansion of an existing building with a proposed dimension of 60 ft. X 30 ft. (1,800 sq. ft.) where no more than 1,200 sq. ft. are permitted and Sub-Section (4)(f) permitting installation of deer fencing with a proposed height of 8 ft. in the front yard setback where no more than 4 ft. are permitted and elsewhere on the property where no more than 6 ft. are permitted.

OTHER CONSIDERATION: