

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

August 23, 2021
7:30 p.m.

- 1. PUBLIC HEARING OF CONTINUED APPLICATION – JOHNNY HAYSEED LLC** - for property located at Glenwood Road, Warwick, New York and designated on the Town tax map as Section 24 Block 1 Lot 35.22 and located in an RU District for a variance of Section 164-41A(1)(a) & (b) permitting construction of a 4,824 square foot accessory building less than 10 feet from the existing dwelling where not more than 1,200 square feet are permitted and the distance from the dwelling has to be 10 or more feet. **Continued from 6/28/21 ZBA Meeting.**
- 2. PUBLIC HEARING OF STEVEN SAUFROY & MAUREEN COZAD** - for property located at 25 Denton Lane, Warwick, New York and designated on the Town tax map as Section 31 Block 2 Lot 30.21 located in an RU District for a variance of Section 280-a of the Town Law permitting access to a proposed 3 lot subdivision from a private road and the Bulk Area Requirements of the Code for lot area (required/ proposed): 4 acres, lot 1 – 3.48(+/-) acres and lot 3 – 3.33 (+/-) acres for construction of 2 single family dwellings. **Continued from the 7/26/21 ZBA Meeting.**
- 3. PUBLIC HEARING OF KB HOMES CORP.** – for property located at 107 Lake Shore Road, Greenwood Lake, Warwick, New York and designated on the Town tax map as Section 75 Block 1 Lot 16.2 and located in an SM District for a variance of Section 164-41A(4) reducing front yard setback for an existing 16 foot X 10 foot deck with a 9 (+/-) front yard setback where 30 feet are required.
- 4. PUBLIC HEARING OF JAMES DAGUANNO** – for property located at 17 River Street, Warwick, New York and designated on the Town tax map as Section 73 Block 7 Lot 8 and located in an SM District for a variance of Section 164-45.1C with the following setbacks (required / requested): minimum lot area: 12,500 sq ft / 5,816 sq ft; rear yard setback: 30 ft / 6 ft; and pursuant to the Bulk Area Requirements of the Code (required / requested): lot depth 100 ft / 77 ft; front setback: 30 ft / 28 ft., for the purpose of construction of a single family dwelling.
- 5. PUBLIC HEARING OF JASON & ALYSON HEARON** – for property located at Jersey Avenue, Greenwood Lake, New York and designated on the Town tax map as Section 74 Block 8 Lot 6 and located in an SM District for a use variance allowing a shed on a vacant lot
- 6. PUBLIC HEARING OF ROBERT & JAMIE BOGERT** - ROBERT & JAMIE BOGERT for property located at 12 Entin Terrace, Warwick, New York and designated on the Town tax map as Section 31 Block 2 Lot 48.4 and located in an RU District for a variance of Section 140-4.A permitting construction of a pool in the front yard.

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OTHER CONSIDERATIONS:

1. ZBA Minutes of 6/28/21 for ZBA approval.