

**TOWN OF WARWICK ZONING BOARD OF APPEALS**  
**AGENDA**

Town of Warwick Zoning Board of Appeals  
Chairman, Jan Jansen

January 24, 2022  
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 11/22/21 ZBA Meeting.**
  
2. **PUBLIC HEARING OF ERIC & AMY ALVAREZ** - for property located at 12 Shepherd Avenue, Warwick, New York and designated on the Town tax map as Section 77 Block 10 Lot 11 and located in an SM District for a variance of the Bulk Area Requirements of the Code permitting lot coverage of approximately 35% where a maximum of 30% is allowed, reducing 1 side setback from 18 feet (required) to 4(+/-) feet (proposed) for the purpose of construction of an addition to a single family dwelling and Section 140-4B & D permitting construction of a swimming pool reducing 1 side yard setback from 15 feet (required) to 9 feet (proposed) and reducing the distance from the septic system from 20 feet (required) to 17 feet (proposed). **Continued from the 11/22/21 ZBA Meeting.**
  
3. **PUBLIC HEARING OF DONNA GROSMAN** - for property located at 35 Echo Lane, Warwick, New York and designated on the Town tax map as Section 30 Block 2 Lot 1.2 for a variance of the Bulk Area Requirements of the Code permitting renovation and addition to an existing single-family dwelling reducing front yard setback from 61.2 feet to 49.0 feet where 75 feet are required and side setbacks from 41.25 feet to 37.75 feet where 75 feet are required and 49 feet where 75 feet are required.
  
4. **PUBLIC HEARING OF VERVOORDT** - for property located at 49 Ackerman Road, Warwick, New York and designated on the Town tax map as Section 31 Block 2 Lot 31 for a variance of the Bulk Requirements of the Code permitting a covered porch mud room extension 5 feet X 7 feet reducing side setback from 72 feet to 67 (+/-) feet where 75 feet are required.
  
5. **PUBLIC HEARING OF GARY DINNEBEIL AND KIMBERLY ANN GOOLDER-DINNEBEIL** - for property located at 9 Wisner Road, Warwick, New York and designated on the Town tax map as Section 46 Block 1 Lot 8.2 for a variance of Section 164-41.A.(1)(a) permitting a detached garage 40 feet X 75 feet (3,000 square feet) where the maximum allowed is 1,200 square feet.

- 6. PUBLIC HEARING OF JASON SCHULER AND MORGANNE FRAZIER-GOODMAKER ACRES** - 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 for a variance Section 164-41.A.(1)(a) expanding an existing accessory building from 1,800 square feet (variance granted 4/26/21) to 2,100 square feet where 1,200 square feet is permitted.

**OTHER CONSIDERATIONS:**

1. ZBA Minutes of 11/22/21 for ZBA approval.