**TOWN OF WARWICK ZONING BOARD OF APPEALS**

**AGENDA**

**Town of Warwick Zoning Board of Appeals February 24, 2025**

**Chairman, Mark Malocsay 7:30 p.m.**

1. **PUBLIC HEARING OF Louis Amend -** regarding property located at 59 East Shore Rd, Sterling Forest, NY 10925, and designated on the Town tax map as Section 76, Block 1, Lot 99 and located in the SM district for an interpretation of the Town Code regarding whether the applicant’s planned expansion plans for a 2nd floor addition are permissible under the Code for an accessory “cabin/bungalow” which may be a pre-existing, nonconforming building built on the property in 1950, and if so, requesting an Area Variance permitting such expansion. **Continued from the January 27, 2025 ZBA Meeting.**
2. **PUBLIC HEARING OF Daniel Montgomery –** regarding property located in the MT zoning district at 440 Buttermilk Falls Rd. Warwick, NY 10990, and designated on the Town tax map as Section 64, Block 2, Lot 15 for an area variance from Town Code §164-41.C.(4)(f) for repair and replacement of an existing unpermitted 6’ driveway fence and gate located within the front yard setback where a 100’ setback is required.
3. **PUBLIC HEARING OF Kraftify Holdings, LLC. –** regarding property located in the OI zoning district at 251 State School Road, Warwick, NY 10990, and designated on the Town tax map as Section 46, Block 1, Lot 37 for an Interpretation of Town Code §164-46B(5) and 46E regarding whether or not the applicant’s expansion plans are subject to submission of site plan review and/or special use permit application before the Planning Board, or if a Building Permit may be issued without review, and, if needed various area variances for front and side yard setbacks for proposed improvements.
4. **PUBLIC HEARING OF Pine Island Solar/Seaboard Solar/Jorgensen Trust –** regarding property located in the RU zoning district at 312 CO HWY 1, Warwick, NY 10990, and designated on the Town tax map as Section 27, Block 1, Lot 16.5 for a Special Use Permit and area variances from Town Code §164-40N and 164-46.J.(154) for a proposed 3.5 MW-AC Photovoltaic Solar Array and Application for a Sketch Plat review of a proposed 3-Lot subdivision.

**OTHER CONSIDERATIONS:**