

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

Town of Warwick Zoning Board of Appeals  
Chairman, Jan Jansen

August 28, 2023  
7:30 p.m.

1. **PUBLIC HEARING OF Frances & John Allen and Frances Lee Galardo** - regarding property located at 73 Liberty Corners Road, Warwick, New York, and designated on the Town tax map as Section 11, Block 1, Lots 18, 19, & 20 and partially located in both the SL & AI districts for area variances in relation to a lot line change permitting the lot area of Proposed Lot#1 to be 1.594+/- acres instead of the required 3 acres; and permitting the front of the pre-existing non-conforming dwelling on Proposed Lot#1 to be located 16.8' from the front property line, where a 50' setback is required.
  
2. **PUBLIC HEARING OF OLD FORGE ROAD LLC** - regarding property located at 57-61 Old Forge Road, Warwick, New York, and designated on the Town tax map as Section 83 Block 1 Lot 2 and located in a LC district for an area variance for lot coverage increasing the amount of impervious area from the pre-existing non-conforming 36.3% to 37.1 % as proposed, where only 20% is permitted.
  
3. **PUBLIC HEARING OF 138 PINE ISLAND TPKE LLC** - regarding property located at 138 Pine Island Tpke, Warwick, New York, and designated on the Town tax map as Section 29 Block 1 Lot 74 and located in a RU district for an area variance for the construction of a new detached two-story garage creating a singular accessory building comprising 5,549 square feet, where a maximum of 1,200 square feet is permitted; and having a greatest median dimension of 80'6" where no more than 48' is permitted.

**OTHER CONSIDERATIONS:**