

TOWN OF WARWICK ZONING BOARD OF APPEALS
AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

September 25, 2023
7:30 p.m.

1. **PUBLIC HEARING OF George DeGraw** - regarding property located at 50 Brook Trail, Greenwood Lake, New York, and designated on the Town tax map as Section 72, Block 8, Lot 2 and partially located in the SM district for an area variance permitting the pre-existing non-conforming 10' x 20' accessory carport to be located less than 5' from the front property line, where a 30' setback is required.

2. **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. **Continued from the 8/28/23 ZBA Meeting.**

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. **Continued from the 8/28/23 ZBA Meeting.**

OTHER CONSIDERATIONS: