

CHAIRMAN: GEORGE AULEN
MEMBERS: WILLIAM OLSEN, JAMES PATTERSON, JESSE GALLO & RYAN
DENERLEY
Alternate: RAEY WEBSTER

VILLAGE OF WARWICK
PLANNING BOARD MEETNG
APRIL 20, 2017

The monthly meeting of the Village of Warwick Planning Board was held on Thursday, April 20, 2017. Present were: George Aulen, Bill Olsen, Jim Patterson, Jesse Gallo, Ryan Denerely, Raey Webster and Village Engineer representative, Karen Emmerich. Other present were: Joe Irace, Adam Powers, Jennie & Angelo Theologis, Ross Winglovitz, James Cappello, John Christison, Amy Easton, Jeremy Havens, David Bartnowski, Daniel Mack, Susan Morgan, Erick Luber, Catherine Bennett, David Dworkin and others.

A MOTION was made by Bill Olsen, seconded by Jesse Gallo and carried to accept the minutes of the March 16, 2017 meeting. (5 Ayes)

PUBLIC HEARING

103 MAIN ST.

SITE PLAN APPROVAL

HISTORICAL SOCIETY

Mr. Aulen read the public hearing notice.

Mr. Irace – We are not altering the building at all. It was a little tavern before and we would like to bring that back. There will be some food but it will not be prepared there, it would be off-site, I think there will be take out menus and food will be delivered. The existing Baird Tavern sign will remain. The tavern will be open 7 days a week.

Mr. Powers – This tavern will represent colonial times. You will be able to join the Historical Club and buy a pewter mug and we will engrave it with your name and you can leave it there or bring it with you when you come in.

Ms. Emmerich – The applicant has addressed all our previous comments but we strongly

recommend that they get a no left turn sign so only right turns can be made coming out of the driveway. We would also like some type of detail on the dumpster enclosure.

Mr. Irace – I believe we are installing a wooden fence around the dumpsters but I will show the detail on the plan.

Mr. Aulen – It has come to our attention that a nature walk is being established at this site and if by any chance it affects the site plan before this Board an amended site plan approval will be required.

Mr. Powers – No, that will not affect this site plan, it will be behind the parking lot.

Mr. Aulen opened the public hearing.

Ms. Susan Morgan – Will there be just beer or beer and alcohol?

Mr. Powers – It will be a full bar.

Mr. Mack – What are the hours?

Mr. Powers – Monday – Thursday 4:00pm to 10:00pm and Friday – Sunday 4:00pm to 11:00pm.

Mr. Mack – With food?

Mr. Powers – We will bring in food. There may be like an electric hot dog machine but mostly it will be delivered food from outside, there will be no open flame.

Mr. Luber – Can you just change the hours?

Mr. Aulen – The hours are on the site plan so if he wanted to change the hours it would require an amended site plan.

Mr. Powers – This came about because the Historic Society approached me. They are in need of revenue. I am proposing to sell \$100.00 memberships that would come with an engraved pewter mug and the proceeds will go to the Historic Society.

Ms. Catherine Bennett – So it is membership only?

Mr. Powers – No, but you can purchase a membership.

Mr. Webster – Will the tavern hours overlap with the museum hours?

Mr. Powers – No, but the museum has its very own entrance if that were to ever happen.

Mr. Dworkin – So all of the proceeds go to the Historic Society?

Mr. Powers – Yes after all other costs are paid.

A MOTION was made by Ryan Denerley, seconded by Jim Patterson and carried to close the public hearing. (5 Ayes)

A MOTION was made by Ryan Denerely, seconded by Jim Patterson and carried to accept the Resolution prepared by the Planning Board attorney and read by the Planning Board Chairman to grant site plan approval to the Historic Society for a tavern on the first floor. (5 Ayes)

30 NORTH STREET

SITE PLAN APPROVAL

MR. & MRS. THEOLOGIS

Ms. Emmerich – The applicant has addressed all comments.
The Board had no comments.

A MOTION was made by Jim Patterson, seconded by Jesse Gallo and carried to schedule a public hearing on May 18th, 2017. (5 Ayes)

Mr. Cappello – We have every intention of addressing realistic issues and we do take them seriously. We are preparing an informational meeting for the public on May 13, 2017.

Ms. Emmerich – We are recommending that a note be added stating that no fill material be placed within the floodway. The applicant should also be aware that the Village Code has section 145-70A(8) which provides detailed standards for parking lot landscaping and at this time the plan does not comply with the following standards: 1) In all parking lots providing 8 or more off-street parking at least 15% of the area between the inside perimeter of the parking surface of the parking area shall be landscaped and maintained with trees, shrubs and other plants, as determined by the Planning Board. 2) lots with 8 spaces or more, one canopy tree of 3” dph (diameter at breast height) and 10 shrubs for each 8 spaces and with the 45 proposed spaces, this equates to 6 trees and 56 shrubs. 3) A 10ft. wide landscaping strip around the parking lot with shade trees & shrubs is required which equates to 12 trees. 4) 8ft. wide planting strips averaging a tree every 6-10 spaces which equates to 5 planting strips. 5) 6ft. wide diamond tree islands for every 4-6 stalls which equates to 8 diamonds. 6) Avoid more than 10 spaces in a continuous row. 7) Create large planting islands between every 15 spaces with at least one shade tree which equates 3 trees. 8) At least 25% of shade trees should be evergreens. 9) There should be non-plant material in the landscape plan, i.e. large rocks, wood, water, etc. 10) A landscape maintenance bond will be required. Regarding the SWPP, on page 4 we would like to see more information regarding the redevelopment site and to describe the site constraints that are present. The report should explain the pre-treatment measure proposed for the infiltration basin and the storage calculations should be checked for consistency. We received a copy of the Phase 1 Archeological Study which indicates that no artifacts or features were encountered and that no further work is recommended.

Mr. Winglovitz – The Archeological Study has been submitted to the State.

Mr. Aulen – There are two pages that indicate CI, that should be corrected. Also, on the landscaping plan, it should be stamped by a landscape architect. The banked parking in the floodway will not be disturbed, correct?

Mr. Winglovitz – Correct.

Mr. Aulen – Will they be reclaimed?

Mr. Winglovitz – Yes.

Mr. Aulen – You indicate that there will be outdoor eating,

Mr. Christison – Yes

Mr. Aulen – Can you indicate how many people on the plan?

Mr. Christison – Yes.

Mr. Aulen – There is a dumpster and a handicap access.

Mr. Christison – Yes.

Mr. Olsen – What about the banked parking?

Mr. Winglovitz – We will not be creating the parking, we will landscape it.

Mr. Aulen – Will there be any new macadam?

Mr. Winglovitz – Yes and we will repair pavement.

Mr. Patterson – Will there be landscaping around the outdoor equipment?
Mr. Christison – Yes, and they will be fully enclosed.
Mr. Olsen – What about lighting off-site?
Mr. Winglovitz – There will be no light shine off of the property site. This was confirmed by your engineer, Dave Getz.
Mr. Gallo – It looks like the rear of the building has no lights, no windows or doors.
Mr. Christison – Correct. There is a bilco door outside to get to the downstairs.
Mr. Aulen – What about emergency exits?
Mr. Christison – Yes, we have 2.
Mr. Aulen read the Planning Board attorney’s comments.
Mr. Gallo – Is there any reason why you stopped planting the Norway Spruces here?
Mr. Christison – I don’t believe there is a reason. If you want more Norway Spruces I can plant more.
Mr. Aulen – I think the original variance for the property should be added to the plan.

A site visit with the applicant and the Board was scheduled for Saturday, April 29, 2017 at 10:00am.

46 MAIN STREET

CHANGE OF USE/
SITE PLAN WAIVER

AMY EASTON

The Board reviewed the application for site plan waiver to change the use of 46 Main St. from a restaurant to a retail space located on the lower floor.

A MOTION was made by Jim Patterson, seconded by Bill Olsen and carried to grant a Change of Use/Site Plan Waiver to the lower floor of 46 Main St. for retail use. (5 Ayes)

A MOTION was made by Jim Patterson, seconded by Jesse Gallo and carried to adjourn the meeting. (5 Ayes)

Respectfully submitted;

Maureen J. Evans,
Planning Board secretary