

**PLANNING BOARD
VILLAGE OF WARWICK
April 8, 2025
Minutes**

**LOCATION:
VILLAGE HALL
77 MAIN STREET, WARWICK, NY
7:30 P.M.
MAXIMUM OCCUPANCY- 40**

The Regular Meeting of the Planning Board of the Village of Warwick was held on Tuesday, April 8, 2025, at 7:30 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Board Members: Bryan Barber, Kerry Boland, Scot Brown, Bill Olsen, and Alternate Vanessa Holland. Chairperson Jesse Gallo was absent. Also, present was the Planning Board Clerk, Kristin Bialosky and Village Engineer Keith Woodruff. Planning Board Attorney Elizabeth Cassidy was absent. Lugene Maher was also present.

Acting Chairperson, Bill Olsen called the meeting to order and led in the Pledge of Allegiance. The Planning Board Clerk, Kristin Bialosky held the roll.

Designating Chairperson in Chairperson Jesse Gallo's absence

A **MOTION** was made by Bryan Barber, seconded by Scot Brown to designate the most senior member of the Planning Board, Bill Olsen, as acting Chairperson for the April 8, 2025, meeting.

The vote on the foregoing **motion** was as follows: **APPROVED**

Bryan Barber Aye Kerry Boland Aye Scot Brown Aye

Vanessa Holland Aye Bill Olsen Aye

Acceptance of Planning Board Minutes

A **MOTION** was made by Scot Brown, seconded by Bryan Barber and carried for the Acceptance of Planning Board Minutes: January 14, 2025, with minor revisions.

The vote on the foregoing **motion** was as follows: **APPROVED**

Bryan Barber Aye Kerry Boland Abstain Scot Brown Aye

Vanessa Holland Aye Bill Olsen Aye

Applications

1. Village View – <https://villageofwarwick.org/village-view/>

Request for 180-day extension of site plan/subdivision approval.

Discussion:

Acting Chairperson Bill Olsen began by addressing the agenda, noting the application Village View was requesting an extension. Mr. Olsen read the letter that was submitted by Kirk Rother:

Dear Chairman Gallo:

Kindly let this letter serve to request an additional 180-day extension of the conditional final Site Plan and Subdivision approval for the Village View Estates Cluster Subdivision granted by the Planning Board on August 9, 2022.

The Applicant continues to perfect the plans and studies necessary for agency approvals from the Department of Health and the NYS Department of Environmental Conservation. That includes working with the Village Board in an effort to provide a location for a water storage tank that will benefit both the Village View subdivision and the Village at large. Since our last extension request, we have had meetings at both Village Hall and the site with village officials and their water system engineers. At present we are coordinating boring tests to be performed on the property at the potential storage tank location.

While this process moves forward, the applicant requests that the Planning Board extend the Site Plan and Subdivision approvals. Please advise if our presence is needed at the Planning Board meeting for the extension request. If you have any questions, or require any additional materials, please contact this office.

Respectfully,
Kirk Rother, P.E.

The Board all agreed to grant the 180-day extension on the conditional final site plan and subdivision for Village View.

Village View Estates 180-day Extension on the conditional final site plan and subdivision approval from April 4, 2025 until October 1, 2025

A **MOTION** was made by Bryan Barber, seconded by Vanessa Holland and carried to approve a 180-day extension to Village View Estates on the conditional final site plan and subdivision approval until October 1, 2025.

The vote on the foregoing **motion** was as follows: **APPROVED**

Bryan Barber Aye

Kerry Boland Aye

Scot Brown Aye

Vanessa Holland Aye Bill Olsen Aye

Discussion:

M&L Equity Auto: Acting Chairperson Mr. Olsen established that Ms. Cassidy, Esq. drafted a letter to be submitted to the Village Board regarding M&L Equity Auto which he read:

Dear Mayor Newhard and Village Board of Trustees:

Please allow this letter to serve as the Planning Board's report in accordance with § 145-170 of the Village of Warwick Zoning Code.

The Planning Board has previously considered the application of M & L EQUITY AUTO LLC and VANESSA MANN which seeks to alter the existing lot line between 18 Elm Street (SBL 210-11-16.22) and 42 Orchard Street (SBL 210-11-5). Such alteration consists of transferring 5,963 square feet from 42 Orchard Street to 18 Elm Street. The purpose of the project is to eliminate the existing encroachment of M&L Equity Auto facilities across the rear of the Mann property (42 Orchard Street). Other than the installation of additional screening in the form of landscaping and a fence, the application does not propose any new construction.

As part of the Planning Board's review, the Planning Board considered and made a condition of its subdivision/site plan approval the granting of a zone change for the portion of property being transferred to M&L Equity Auto from Residential (R) to Light Industrial (LI). As such, the Planning Board took into account the proposed zone change when making its findings.

The Planning Board has no objection to the zone change as proposed. We note for the Village Board that the applicant must satisfy the remaining conditions as set forth on the Planning Board's conditional site plan and subdivision approval.

This letter was discussed at the Planning Board's meeting held on April 8, 2025, and authorized by a vote of ___ in favor, __ against and __absent.

Very Truly Yours,

Jesse Gallo
Chairman

Board member Mr. Barber commented to make sure the SBL's were correct before submitting the letter.

Approve report letter to be submitted to the Village Board regarding M&L Equity Auto

A **MOTION** was made by Scot Brown, seconded by Vanessa Holland and carried to approve the report letter to be submitted to the Village Board regarding M&L Equity Auto.

The vote on the foregoing **motion** was as follows: **APPROVED**

Bryan Barber Aye
Kerry Boland Aye
Scot Brown Aye
Vanessa Holland Aye
Bill Olsen Aye

Adjournment

A **MOTION** was made by Scot Brown, seconded by Vanessa Holland, and carried to adjourn the regular meeting at approximately 8:00 p.m.

The vote on the foregoing **motion** was as follows: **APPROVED**

Bryan Barber Aye Kerry Boland Aye Scot Brown Aye
Vanessa Holland Aye Bill Olsen Aye

Kristin Bialosky, Planning Board Clerk

Please go to the link to watch the Planning Board Meeting:

<https://www.youtube.com/live/5KTzCxFvJhc>