

**PLANNING BOARD  
VILLAGE OF WARWICK  
JUNE 11, 2024**

**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, June 11, 2024, at 7:30 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Chairperson, Jesse Gallo, Board Members: Bryan Barber, Kerry Boland, Scot Brown and Bill Olsen. Absent was Alternate Vanessa Holland. Also, present was the Planning Board Secretary, Kristin Bialosky, Village Engineer Keith Woodruff, Planning Board Attorney Elizabeth Cassidy and Jeannine Dreyhaup, S. Stegmann, David and Amy Sliter.

Chairperson, Jesse Gallo called the meeting to order and led in the Pledge of Allegiance. The Planning Board Secretary, Kristin Bialosky held the roll call.

**Acceptance of Planning Board Minutes**

A **MOTION** was made by Scot Brown, seconded by Kerry Boland and carried for the Acceptance of Planning Board Minutes: May 14, 2024.

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

Jesse Gallo Aye      Bryan Barber Aye      Kerry Boland Aye  
Scot Brown Aye      Bill Olsen Aye

**Applications**

1. M&L Equity Auto – <https://villageofwarwick.org/M-and-L-Equity-Auto-LLC/>  
<https://villageofwarwick.org/ml-equity-auto-zba-2/>

Application for subdivision approval.

**Discussion**

Applicant requested to re-schedule the public hearing to the August 13<sup>th</sup> meeting.

## **M&L Equity Auto – Re -Schedule of Public Hearing**

A **MOTION** was made by Bill Olsen, seconded by Bryan Barber, and carried to re-schedule a public hearing for August 13, 2024, on the M&L Equity Auto Subdivision plan.

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

Jesse Gallo Aye    Bryan Barber Aye    Kerry Boland Aye  
Scot Brown Aye    Bill Olsen Aye

### **2. 12&18 Galloway Rd. – Sliter – <https://villageofwarwick.org/18-galloway-rd/>**

Application for subdivision approval.

### **Discussion**

The applicants David and Amy Sliter explained they were seeking approval for the subdivision of their property. David and Amy Sliter said they received approval from the ZBA after presenting their application twice and were now back at the Planning Board. Chairman Jesse Gallo established that the applicants changed the lot lines based on keeping up with the current fence line. The applicants said they adopted all of the recommendations. Chairman Jesse Gallo asked Village Engineer, Keith Woodruff what his comments submitted were. He stated since there is no construction, the board can elect to waive requirements to the site disturbance construction aspects for the subdivision plan requirements checklist. The location of the existing water and gas services to each residence or each building has been shown on the plan. However, it does not show the septic or the sewer connections for each one of the parcels. Mr. Woodruff recommended the applicants verify either with DPW or the sewer department just to make sure that the lot line change is not going to impact the sewer services, if it does, then an easement would need to be created to reflect that. Mr. Woodruff would like the applicants to put a note on the plans denoting that the subdivision will have no impact to the existing sewer services to each of the individual lots. The table should be provided on the plans to denote who owns what lot as the orange county tax map is going to require verification as to who the owners are for each of the tax lots. The applicant asked if he had to make additional drawing changes and Mr. Woodruff said yes. He explained that if the record owners were not listed on the map that the county will deny the filing of the map. The plan must also have the ZBA's approval added to the actual map. Mrs. Cassidy, Esq., the Planning Board Attorney, stated this application is a type two action under SEQR. Mrs. Cassidy stated that the previous counsel drafted a memo on this project and she reviewed it and felt it was not necessary to draft another memo. Mrs. Cassidy stated in this instance, chapter 121, makes a public hearing discretionary. She stated the Board could make a decision tonight if a public hearing was necessary. Procedurally, she felt that it was only the drawing elements that Mr. Woodruff raised and can be added after as a condition of approval. Mr. Woodruff stated yes. Mrs. Cassidy stated the Board could consider waving the Public Hearing and granting conditional approval.

### **12 &18 Galloway Road – Wave the Public Hearing 121-16**

A **MOTION** was made by Bryan Barber, seconded by Scot Brown, and carried to wave the Public Hearing in accordance with code 121-16.

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

Jesse Gallo Aye     Bryan Barber Aye     Kerry Boland Aye

Scot Brown Aye     Bill Olsen Aye

It was clarified by the Village Engineer the applicants did not need to update the EAF form as it was a type II action under SEQR. Board member Bill Olsen stated to the applicants that the ZBA Decision needed to be added to the map. Mr. Sliter acknowledged that the map needed to be updated to reflect a note regarding the sewer lines, who owns which lots and lastly the ZBA's Decision. The Board's approval would be conditioned on satisfactorily addressing the comments within Mr. Woodruff's memo of June 10, 2024.

### **12 &18 Galloway Road – Conditional Approval**

A **MOTION** was made by Bryan Barber, seconded by Scot Brown, and carried to grant conditional approval.

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

Jesse Gallo Aye     Bryan Barber Aye     Kerry Boland Aye

Scot Brown Aye     Bill Olsen Aye

**Executive Session, if applicable**

### **Adjournment**

A **MOTION** was made by Scot Brown, seconded by Kerry Boland, and carried to adjourn the regular meeting at approximately 7:45 p.m.

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

Jesse Gallo Aye     Bryan Barber Aye     Kerry Boland Aye

Scot Brown Aye     Bill Olsen Aye

---

Kristin A. Bialosky, Planning Board Secretary