

**PLANNING BOARD  
VILLAGE OF WARWICK**

**May 14, 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, May 14, 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 was absent, Jane Samuelson attended in Keith Woodruff's place, Planning Board Attorney Elizabeth Cassidy, Paul LeDuc, Tara LeDuc and Robert Krahulik.

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 Bill Olsen, seconded by Kerry Boland and carried for the Acceptance of Planning Board Minutes: April 9, 2024. Jesse Gallo and Scot Brown recused themselves as they were not in attendance at the April 9, 2024, meeting.

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

Bryan Barber Aye      Kerry Boland 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**

The applicant's attorney Robert Krahulic discussed the subdivision application for M&L Equity Auto's property. Mr. Krahulic provided background information on the property and explained the car wash on the property has been using the rear portion of Ms. Mann property for traffic

flow and snow storage. He stated that the building inspector approached the business owner, Paul LaDuc and advised him that Ms. Mann's property is zoned for Residential use and that he would have to go before the zoning board and apply for a zoning change from Residential to Light Industrial. Mr. Krahulick asked the Board for direction on how to proceed towards a path of completion and Mr. Krahulick stated he was hopeful the applicant would obtain conditional approval from the planning board on the subdivision making it conditional on the applicant's ability to get the zoning classification changed on the lot before the Village Board. If they are successful before the Village Board then Mr. Krahulic said this would empower the Chairman of the Planning Board to sign the map and they could complete the subdivision. Mr. Krahulick stated the applicant had lease agreements dating back to the 80's with the Mann's but the property is not in full compliance with zoning codes. The applicant would like to rectify this. The Village Engineer's report was read by Jane Samuelson. Board member Bill Olsen said that there should be a buffer and Chairperson Jesse Gallo said a six-foot-high privacy fence or a hedge of some sort. Mr. Krahulic stated Mr. LeDuc is happy to do whatever is required. Mr. Krahulic stated Ms. Mann would like to come speak at the Public Hearing, as she would like to look down towards the creek and walk down there whenever she would like to. Village Attorney, Liz Cassidy read out that the Planning Board declared itself to be Lead Agency for purposes of SEQR review as an unlisted action appropriate for uncoordinated review and stated the Public Hearing should be scheduled. The Board was asked if they were ready for a Public Hearing which will be held on June 11.

### **M&L Equity Auto - Planning Board Declared as Lead Agency in Uncoordinated SEQRA Review**

A **MOTION** was made by Bryan Barber, seconded by Scot Brown and carried for the Village of Warwick Planning Board to declare themselves lead agency for purposes of SEQR review and resolve to conduct an uncoordinated review on this matter as an unlisted action for the subdivision application for the purpose of achieving a lot line improvement between 42 Orchard St. and 18 Elm Street.

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

Jesse Gallo Aye    Bill Olsen Aye    Bryan Barber Aye

Scot Brown Aye    Kerry Boland Aye

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

A **MOTION** was made by Bryan Barber, seconded by Scot Brown, and carried to schedule a public hearing for June 11, 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

**Executive Session, if applicable**

**Adjournment**

A **MOTION** was made by Scot Brown, seconded by Bryan Barber, and carried to adjourn the regular meeting at approximately 8:05 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

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Kristin A. Bialosky, Planning Board Secretary