

CHAIRMAN: JAMES PATTERSON

MEMBERS: WILLIAM OLSEN, JESSE GALLO, KERRY BOLAND & THOMAS McKNIGHT

Alternate: Bryan Barber

VILLAGE OF WARWICK
PLANNING BOARD MEETING
OCTOBER 12, 2021

The monthly meeting of the Village of Warwick Planning Board was held on Tuesday, October 12, 2021. Present were: Jim Patterson, Jesse Gallo, Tom McKnight, Bill Olsen, Kerry Boland, Bryan Barber, Village Engineer, Dave Getz and Planning Board attorney, Robert Dickover. Others present were: Kirk Rother, Robert Silber, Ben Silber, Mr. and Mrs. Mahr, John Gruen and others.

The meeting was held in the Village Hall.
The Board recited the Pledge of Allegiance.

A MOTION was made by Bill Olsen, seconded by Kerry Boland and carried to accept the minutes of September 14, 2021 Planning Board meeting as amended. (3 Ayes) {2 Abstentions – Jesse Gallo and Tom McKnight}.

VILLAGE VIEW

PRELIMINARY SITE PLAN/
SUBDIVISION APPROVAL

VILLAGE VIEW

Mr. Rother – Last month when we were here we went over how we have received the Special Use Permit from the Village Board along with the annexation from the Village and Town Board being completed and last month I believe you authorized your attorney to prepare a resolution and that is why we are here tonight.

Mr. Dickover – I have prepared, and a draft of the Resolution was circulated to the Board but was modified pursuant to Kirk’s comments. There were minor changes which on are page 2, on the 4th page we added the Supplemental Draft Environmental that was prepared and the hearing that was held on it and on page 14 condition #14 regarding the Developer’s Agreement which has been signed on Sept. 15, 2021.

Mr. Olsen – What is the bottom line of the agreement?

Mr. Rother – The bottom line is that we are paying for the Robin Brae pumpstation among other things.

Mr. Dickover – This is a preliminary subdivision approval with conditions and once the conditions are complied with by the applicant, they will come back for a final but the final review is to make sure that they complied with the conditions. They still need to come back for the approval of their site plan and pursuant to your code every subdivision is also a site plan and so we will need from the applicant information about landscaping and some details with respect to a site plan. This conditional preliminary approval will allow them to get to the agencies that they need to get to.

Mr. Patterson – I understand that there is some kind of Article 78 that is going on with this project are we still allowed to continue with this application?

Mr. Dickover – Yes.

Ms. Boland requested to go through the changes made to the resolution pursuant to Mr. Rother’s comments.

Mr. Rother went through his comments that were added or incorporated into the resolution.

Mr. Rother - I did suggest that the condition related to open space being owned by an individual lot because it wasn’t applicable to be eliminated.

Mr. Dickover – The applicant has made the decision that the HOA will own all of the common areas.

Mr. Rother – Yes, all of our open space will be owned by the HOA.

Mr. Patterson – Was there anything determined about the water and the towers or any comments from the engineers?

Mr. Rother – Not yet. If this Board gives us preliminary approval that gives us the opportunity to submit to the DEC for the sewer, the Health Dept. for the water main, so we will be pestering Dave and Mr. Cheney for that answer so we know in what direction we should go. The question is whether we are going to put a pump station on this property that will only serve this property or possibly give the Village an opportunity to put a water tower on the town property that would benefit a larger area. We are willing to do both.

Ms. Boland – This is in addition to Robin Brae?

Mr. Rother – Yes, this is water.

A MOTION was made by Bill Olsen, seconded by Jesse Gallo and carried to adopt the Resolution of Approval for Preliminary Subdivision drafted and submitted by the Village Planning Board attorney with the one change to condition #14, that the applicant shall comply with the Developer's Agreement with the Village of Warwick dated Sept. 15, 2021. (5 Ayes)

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

Respectfully submitted,

Maureen J. Evans,
Planning Board secretary