



VILLAGE OF WARWICK
INCORPORATED 1867

RESOLUTION INTRODUCING A PROPOSED LOCAL LAW
TO CHANGE THE ZONING DESIGNATION OF CERTAIN REAL PROPERTY FROM
RESIDENTIAL ("R") TO LIGHT INDUSTRIAL ("LI").
AMENDED

WHEREAS, the Village Board of the Village of Warwick has received a petition to change the zoning designation of certain real property located at 42 Orchard Street from Residential ("R") to Light Industrial ("LI"); and

WHEREAS, the Village Board of the Village of Warwick has before it a proposed local law entitled: "A local law to amend Village Code Chapter 145 entitled 'Zoning' to change the zoning designation of Lot #2 in the subdivision of certain real property located at 42 Orchard Street from Residential ('R') to Light Industrial ('LI')"; and

WHEREAS, in order to consider adoption of the proposed local law it is necessary to first introduce it, make the necessary referrals, and hold a public hearing upon it;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the movant of this resolution does hereby introduce the attached proposed local law;
2. That a public hearing on the said local law is hereby set for May 19, 2025 at 7:30 p.m.;
3. That the Village Clerk shall publish and post notice of the public hearing;
4. Pursuant to Village Code §145-170, the Village Clerk shall transmit to the Village Planning Board a copy of the proposed local law for review and a report; and
5. Pursuant to General Municipal Law §239-m, the Village Clerk shall

transmit to the County Planning Department copies of the proposed local law, the SEQRA EAF and the site plan application filed by the owner of the subject property; and

6. Pursuant to Village Code §145-171, prior to the public hearing the petitioner shall submit to the Village Clerk a list of the names and addresses of all owners of real property within five hundred (500) feet of the property affected or any other contiguous property of the petitioner in the same ownership; and

7. Pursuant to Village Code §145-171, prior to conducting the public hearing the petitioner shall provide the Village Board with proof that notice of the public hearing, including the date, place and time of such public hearing and a summary of the proposed zoning amendment, has been mailed to all property owners on the aforesaid list via Certified Mail Return Receipt Requested not less than seven (7) days before the date of such hearing.

Trustee McKnight presented the foregoing resolution which was seconded by Trustee Cheney,

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

Barry Cheney, Trustee, voting Aye

Carly Foster, Trustee, voting Absent

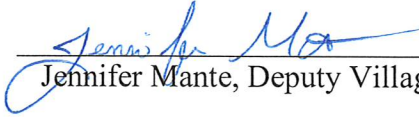
Thomas McKnight, Trustee, voting Aye

Mary Collura, Trustee, voting Aye

Michael Newhard, Mayor, voting Aye

I, JENNIFER MANTE, Deputy Village Clerk of the Village of Warwick, in the County of Orange, State of New York HEREBY CERTIFY that the above motion was made at a regular meeting of the Village Board of the Village of Warwick duly called and held on Monday, March 17, 2025, and has been compared by me with the original minutes as officially recorded in the Village Clerk's Office in the Minute Book of the Village Board and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matter.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Warwick this 18th day of March 2025.


Jennifer Mante, Deputy Village Clerk

SEAL

VILLAGE OF WARWICK LOCAL LAW NO. __ OF THE YEAR 2025

A local law to amend Town Code Chapter 145 entitled "Zoning" to change the zoning designation of certain real property located at 42 Orchard Street from Residential ("R") to Light Industrial ("LI").

Section 1. Purpose:

The purpose of this Local Law is to promote the health, safety, and welfare of the Village of Warwick by amending the Village's Zoning Code to change the zoning designation of certain real property located at 42 Orchard Street from Residential ("R") to Light Industrial ("LI").

Section 2. Municipal Home Rule Law:

This law is adopted pursuant to the provisions of the Municipal Home Rule Law § 10(1)(ii)(a)(1) which grants local governments the authority to enact local laws regarding the public health, safety and welfare. To the extent the provisions of this Local Law are in conflict with State law, the Village Board hereby asserts its intention to supersede same pursuant to the Municipal Home Rule.

Section 3. Amendment of Code:

A. The zoning designation of a portion of certain real property located at 42 Orchard Street identified on the Village Tax Map as Section 210, Block 11, Lot 5 and more particularly identified as "Lot 2" on a subdivision plat entitled "M&L Equity Auto, LLC Subdivision & Site Plan" as prepared by Brian Friedler Engineering PLLC dated June 26, 2024 and last revised October 1, 2024 and specifically described on Schedule "A" attached hereto is hereby changed from Residential ("R") to Light Industrial ("LI").

B. Village Code Section 145-21 "Zoning Districts Map," is hereby amended to revise the Zoning Districts Map by changing the zoning designation of the property described on Schedule "A" attached hereto from Residential ("R") to Light Industrial ("LI").

Section 4. Severability:

If any part or provision of this local law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this local law.

Section 5. Effective Date:

This Local Law shall become effective upon filing with the Secretary of State of the State of New York subsequent to having been duly adopted by the Village Board.

Description of Lot 2
Subdivision Map entitled M&L Equity Auto LLC
Vanessa Mann

All that certain plot, piece and parcel of land situate, lying and being in the Village of Warwick, Town of Warwick, County of Orange and State of New York and being bounded as follows:

Starting at a point along the northerly side of Orchard Street between land N/F Dreyhaupt (SBL 210-11-4) and N/F Mann (SBL 210-11-5) and heading N05°58'00"W a distance of 125.00' to a point and place of beginning,

Thence, N05°58'00"W a distance of 95.00' to a point,

Thence N50°35'36"E a distance of 63.51' to a point,

Thence S05°58'00" E a distance of 130.0' to a point,

Thence S84°02'00"W a distance of 53.00' to the point and place of beginning.