

CHAIRMAN: JESSE GALLO

MEMBERS: WILLIAM OLSEN, KERRY BOLAND, BRYAN BARBER & SCOT BROWN

Alternate: Vanessa Holland

VILLAGE OF WARWICK
PLANNING BOARD MEETING
JULY 11, 2023

The monthly meeting of the Village of Warwick Planning Board was held on Tuesday, July 11, 2023. Present were: Kerry Boland, Scot Brown, Vanessa Holland, Bryan Barber, Village of Warwick Engineer, David Getz and Planning Board attorney, Robert Dickover. Others present were: Hazel and Patrick Corcoran, Robert Kennedy and Lugene Maher.

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

A MOTION was made by Scott Brown, seconded by Vanessa Holland and carried to accept the minutes of the June 13, 2023. (5 Ayes)

43 WHEELER AVE.

SITE PLAN APPROVAL

PATRICK CORCORAN

Mr. Getz – We should ask the Building Inspector if this building needs to be sprinklered.

Mr. Corcoran – The drainage comes off 3 corners of the roof.

Mr. Getz – Please show that on the plan. The applicant shows a playground but I don't believe that it is required.

Mr. Dickover – A playground is not required. The applicant needs to go before the Village Board for a Special Use permit. The applicant should add a fence alongside the driveway and the neighboring property.

Mr. Corcoran – There is already a fence there, but I can put another one if need be.

Mr. Dickover – A note should be added to the site plan to indicate that there is not parking allowed on unpaved areas.

A MOTION was made by Scot Brown, seconded by Vanessa Holland and carried to declare the Planning Board Lead Agency and to type this as a Type 2 Action under SEQR. (4 Ayes)

A MOTION was made by Kerry Boland, seconded by Scot Brown and carried to schedule a Public Hearing for August 8, 2023. (4 Ayes)

VILLAGE VIEW EXT. OF SITE PLAN/SUBDIVISION VILLAGE VIEW
APPROVAL

The Board reviewed the request for a 90 day extension.

A MOTION was made by Scott Brown, seconded by Kerry Boland and carried to extent the approval for Village View until November 9, 2023. (4 Ayes)

Mr. Dickover – Although the extension is until Nov. 9, 2023 if the applicant would like to request another extension he must request it at the Oct. 10, 2023 meeting. The November meeting is scheduled for the 14th so the extension would run out before we meet.

Public Hearing

13 FORESTER AVE. AMENDED SITE PLAN 13 FORESTER, LLC
APPROVAL

A MOTION was made by Bryan Barber, seconded by Scott Brown and carried to waive the reading of the public hearing notice due to lack of public. (4Ayes)

A MOTION was made by Scott Brown, seconded by Vanessa Holland and carried open the public hearing. (4 Ayes)

Mr. Kennedy – This property is located in the LI district it has received approval for a restaurant and retail businesses on the first floor and we are here tonight to request approval to put 8, 1-bedroom apts. approximately 700 sq. ft. on the second floor of the proposed building.

A MOTION was made by Scott Brown, seconded by Vanessa Holland and carried to close the public hearing. (4 Ayes)

A MOTION was made by Scott Brown, seconded by Kerry Boland and carried to issue a Consistency Statement under SEQR. (4 Ayes)

A MOTION was made by Kerry Boland, seconded by Scott Brown and carried to adopt the Resolution prepared by the Planning Board attorney to grant an amended site plan approval for 8, 1-bedroom apts. on the second floor at 13 Forester Ave. (4 Ayes)

The Board discussed converting a 2,500 sq. ft. portion of 8 Forester Ave. from office space to 1-bedroom apts.

It was determined that this would be reviewed under Use Group G of the Bulk Table Requirements. A Long EAF would be required and that it is considered a Conditional Use.

A MOTION was made by Vanessa Holland, seconded by Scot Brown and carried to adjourn the meeting. (4 Ayes)

Respectfully submitted;

Maureen J. Evans,
Planning Board secretary