

**PLANNING BOARD
VILLAGE OF WARWICK
December 9, 2025
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 Wednesday, December 9, 2025, at 7:30 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Chairman Jesse Gallo, Board Members: Bryan Barbar, Kerry Boland, Scot Brown, and Bill Olsen, and Alternate Vanessa Holland. Also, present was the Planning Board Administrator, Kristin Bialosky, Planning Board Engineer Keith Woodruff and Attorney Elizabeth Cassidy. Lauren and John Peruso, Jr., John Peruso, Tim and Amy Smith, and Mike Weslowski.

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

Acceptance of Planning Board Minutes

A **MOTION** was made by Scot Brown, seconded by Bryan Barber and carried for the Acceptance of Planning Board Minutes: November 12, 2025.

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

Bryan Barber Aye Kerry Boland Abstain Scot Brown Aye

Bill Olsen Aye Jesse Gallo Aye

Applications

- 25 Park Ave**
<https://villageofwarwickny.gov/25-park-ave-one-story-addition/>
Site Plan Application

Discussion:

The applicant appeared before the Planning Board for a second review of a proposal to construct a side yard addition to an existing single-family residence. It was noted that the applicant previously obtained the required area variances from the Zoning Board of Appeals, and a signed ZBA decision was on file. The applicant confirmed receipt of and

compliance with comments from Planning Board counsel and the Board's consulting engineer, which had been incorporated into the revised plan set. The Chair referenced a previously issued memorandum and stated that the application is subject to a public hearing. The project was classified as a Type II action under the State Environmental Quality Review Act (SEQRA), and therefore no further environmental review is required. The application is not subject to review under General Municipal Law §239. A minor typographical error was identified on the plans, which may be corrected as a condition of approval. The Building Inspector confirmed that the existing garage does not meet the required 15-foot separation between the principal structure and an accessory structure, constituting a pre-existing nonconformity, and that a formal determination to that effect has been issued. Board members confirmed that the ZBA variance language had been incorporated into the revised plan set and it was established that all prior engineering comments had been satisfactorily addressed. Planning Board attorney Elizabeth Cassidy, advised that a draft public notice would be prepared and forwarded for coordination. The applicant is responsible for mailing notice to adjacent property owners and providing proof of mailing prior to the public hearing, while staff will coordinate publication of the notice. The applicant was advised to defer plan revisions until after the close of the public hearing so that any required changes may be addressed in a single submission.

Public Hearing to be held on January 13, 2026 for 25 Park Ave

A **MOTION** was made by Scot Brown, seconded by Bryan Barber and carried for a Public hearing to be held on January 13, 2026, 25 Park Ave.

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

Bryan Barber Aye Kerry Boland Aye Scot Brown Aye

Bill Olsen Aye Jesse Gallo Aye

2. 24 Wheeler Ave; 2 Family; Peruso

<https://villageofwarwickny.gov/24-wheeler-ave/>
Site Plan Application

Discussion:

Mr. Peruso appeared before the Planning Board to continue review of the site plan application for 24 Wheeler Avenue. The Board referenced prior discussion from the previous meeting regarding parking, noting that the applicant revised the plans to show removal of existing asphalt from the front of the property and replacement with a permeable paver parking space, in accordance with the Board engineer's prior comments. These revisions were identified as the only changes since the last meeting. The application was before the Board for a public hearing. Planning Board counsel reviewed outstanding comments, noting that a proxy form had been properly executed by both property owners. With respect to SEQRA, counsel requested an updated Environmental Assessment Form (EAF) to reflect the proposed two-family residence.

Several “yes” responses on the EAF were discussed, including Question 12(b), regarding proximity to potential archaeological resources identified through the New York State Historic Preservation Office mapping tool, and Question 20, regarding proximity to a known hazardous waste cleanup site. Counsel clarified that while these responses do not necessarily indicate an impact, the record must reflect that the Planning Board considered and addressed these issues, either through narrative clarification or supporting documentation. It was further clarified that the property itself is not believed to be a hazardous waste site, but the EAF should accurately reflect the reason for the response. Additional comments from Mr. Woodruff included a request to revise the zoning data chart to note that the existing floor area ratio exceeds the permitted allowance as a pre-existing, nonconforming condition that is not being expanded. Mr. Woodruff also requested that General Note No. 9 be revised to specify the proposed use as a two-family residence with a total of four bedrooms, and that a note be added requiring the design engineer to inspect and certify installation of the permeable paver parking area in accordance with the approved plans, with such certification to be provided to the Building Inspector prior to issuance of a certificate of occupancy. A prior comment from Ms. Cassidy, Esq., regarding parking was withdrawn, as the permeable paver parking area had been incorporated into the plans.

Open the Public Hearing 24 Wheeler Ave

A **MOTION** was made by Scot Brown, seconded by Bill Olsen and carried to open the public hearing for 24 Wheeler Ave.

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

Bryan Barber Aye Kerry Boland Aye Scot Brown Aye

Bill Olsen Aye Jesse Gallo Aye

Chairman Gallo read the public hearing notice:

**VILLAGE OF WARWICK
PLANNING BOARD
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Planning Board of the Village of Warwick will hold a public hearing at the Village of Warwick Village Hall, 77 Main Street, Warwick, NY 10990 on December 9, 2025 at 7:30 p.m. or as soon thereafter as possible on the application of John A. Peruso to converting an existing 3-bedroom single-family residence into a two-family residence, located at 24 Wheeler Avenue, Warwick. A copy of the application is available for review in the Building/Planning Department located at 77 Main Street, Warwick, NY 10990 during regular business hours.

By Order of the Planning Board of the Village of Warwick,
JESSE GALLO CHAIRPERSON
DATED: NOVEMBER 18, 2025

There was no comments from the public and Ms. Cassidy, Esq. inquired if any written comments were submitted and there were not.

Close the Public Hearing 24 Wheeler Ave

A **MOTION** was made by Bill Olsen, seconded by Scot Brown and carried to close the public hearing for 24 Wheeler Ave.

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

Bryan Barber Aye Kerry Boland Aye Scot Brown Aye

Bill Olsen Aye Jesse Gallo Aye

Following discussion, the Board acknowledged that the remaining plan revisions are minor in nature. Planning Board counsel clarified that the Environmental Assessment Form (EAF) responses related to hazardous materials were triggered solely by the property's proximity to a known remediation site at 26 Railroad Avenue and not due to conditions on the subject property itself. Counsel indicated that, with no objection from the Board, the outstanding SEQRA-related comments could be addressed in the written resolution. The Board discussed potential conditions of approval. It was recommended that all outstanding comments from the Planning Board engineer be addressed to his satisfaction, including installation and certification requirements for the permeable paver parking area. Additional customary conditions were discussed, including compliance with any Zoning Board of Appeals requirements, payment of all applicable fees, and the obtaining of all required permits. Given that the project does not expand the building footprint or envelope and based on the age of the structure (circa 1969 per tax records), the Board determined that the likelihood of archaeological or historic impacts is minimal. It was further noted that the project does not involve work near surface water bodies and does not alter the existing building envelope. Counsel confirmed that the application had been previously classified as an unlisted action under SEQRA and requested confirmation of the Board's environmental determination.

Declare that the proposed action will not result in any adverse environmental impacts.

A **MOTION** was made by Bryan Barber, seconded by Kerry Boland and carried to declare that the proposed action will not result in any adverse environmental impacts.

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

Bryan Barber Aye Kerry Boland Aye Scot Brown Aye

Bill Olsen Aye Jesse Gallo Aye

Conditionally approve the application for 24 Wheeler Ave

A **MOTION** was made by Scot Brown, seconded by Bryan Barber and carried to conditionally approve the application for 24 Wheeler Ave.

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

Bryan Barber Aye Kerry Boland Aye Scot Brown Aye

Bill Olsen Aye Jesse Gallo Aye

Counsel explained that the resolution would outline the required plan revisions and conditions, and that the Chair would sign the resolution once finalized. The applicant was instructed that the project engineer, Brian Friedler, should prepare one final revised plan set incorporating all required changes and submit it in PDF format to Planning Board counsel and the Planning Board Engineer for review, rather than printing hard copies. Counsel and the engineer will review the revised plans to confirm that all conditions have been satisfied, after which the plans may be printed for final signature by the Chair. This process was intended to avoid unnecessary printing and ensure all revisions are addressed efficiently. The Board thanked the applicant, exchanged holiday well wishes, and concluded discussion of the application.

Attorney- Client meeting with Planning Board

A **MOTION** was made by Scot Brown, seconded by Jesse Gallo and carried for the Planning Board to go into Attorney – Client meeting

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

Bryan Barber Aye Kerry Boland Aye Scot Brown Aye

Bill Olsen Aye Jesse Gallo Aye

End Attorney- Client meeting with Planning Board

A **MOTION** was made by Scot Brown, seconded by Kerry Boland and carried to end Attorney – Client meeting with Planning Board.

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

Bryan Barber Aye Kerry Boland Aye Scot Brown Aye

Bill Olsen Aye Jesse Gallo Aye

Adjournment

A MOTION was made by Bill Olsen, seconded by Kerry Boland, and carried to adjourn the regular meeting at approximately 8:30 p.m.

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

Bryan Barber Aye Kerry Boland Aye Scot Brown Aye

Bill Olsen Aye Jesse Gallo Aye

Kristin Bialosky, Planning Board Administrator