

**PLANNING BOARD
VILLAGE OF WARWICK
MARCH 10, 2026
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, March 10, 2026, at 7:30 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Chairman Jesse Gallo, Board Members: Bryan Barber, Scot Brown, Bill Olsen, and Vanessa Holland. Also, present was Planning Board Administrator, Kristin Bialosky, Planning Board Engineer Keith Woodruff, Attorney Elizabeth Cassidy, Emily Enderes, Matthew Morales, Lugene Maher and Christopher Kimiecik.

Chairman, 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 Bill Olsen, seconded by Scot Brown and carried for the Acceptance of Planning Board Minutes February 10, 2026

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

Bryan Barber Abstain Scot Brown Aye Jesse Gallo Aye

Bill Olsen Aye Vanessa Holland Aye

Applications

1. **23 Wheeler Ave; Enders Morales**
<https://villageofwarwickny.gov/23-wheeler-ave-two-story-addition-sbl-207-5-8/>
Site Plan Application – Public Hearing

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 March 10, 2026 at 7:30 p.m. or as soon thereafter as possible on the application of Emily Enderes and Matthew Morales for site plan approval to authorize a two story addition, located at 23 Wheeler Avenue, Village of Warwick (SBL 207-5-7, 8). 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
Chairman
DATED: FEB. 11, 2026

Discussion:

The first application on the agenda was a site plan for 23 Wheeler Ave. Prior to beginning discussion, proof of mailing and publication was confirmed. It was noted that Tyler Folino, from DeGraw and DeHaan, had submitted a revised draft plan addressing several prior comments from the Planning Board engineer, Keith Woodruff. The revisions primarily consisted of additional notes and plan notations, and it was anticipated that the final submission for signature would incorporate these updates. No additional comments were raised for the public hearing. A motion was made to open the public hearing. Chairman Gallo read the public hearing above.

Open the Public Hearing for 23 Wheeler Ave

A **MOTION** was made by Scot Brown, seconded by Bill Olsen and carried to Open the Public hearing for 23 Wheeler Ave.

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

Bryan Barber Aye Scot Brown Aye Jesse Gallo Aye

Bill Olsen Aye Vanessa Holland Aye

Following the motion to open the public hearing, Chairman Jesse Gallo invited members of the public to speak and asked that anyone wishing to comment stand and state their name for the record. No members of the public were present to speak. Planning Board Attorney Elizabeth Cassidy confirmed that no written comments or correspondence had been received. A motion was then made to close the public hearing.

Close the Public Hearing for 23 Wheeler Ave

A **MOTION** was made by Bill Olsen, seconded by Scot Brown and carried to Close the Public hearing for 23 Wheeler Ave.

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

Bryan Barber Aye Scot Brown Aye Jesse Gallo Aye

The Planning Board reviewed a draft resolution prepared by Elizabeth Cassidy for the 23 Wheeler Avenue site plan application submitted by Emily Enders and Matthew Morales for the construction of an 876-square-foot two-story addition to an existing single-family residence (489 square feet on the first floor and 387 square feet on the second floor). The property, located in the Central Business (CB) zoning district, consists of a single merged tax lot and the proposed use is permitted within the district under Use Group B. Application materials included the August 18, 2025 application and environmental assessment form, site plans prepared by DeGraw and DeHaan dated August 14, 2025 and last revised January 15, 2026, and the Zoning Board of Appeals decision and order granting the necessary variances. The application was originally filed August 18, 2025, first heard by the Planning Board on September 9, 2025, and referred to the Orange County Department of Planning, which found no intermunicipal or countywide impacts and provided advisory comments regarding Indiana bat habitat and lot consolidation; the lots have since been merged. The action was determined to be a Type II action under SEQRA, requiring no further environmental review. A public hearing was opened and closed on March 10, 2026, with no public comment received.

The Board found that the proposed addition is consistent with the scale and character of the surrounding neighborhood and will not alter existing access or traffic patterns and therefore moved toward approval of the site plan subject to standard conditions. Conditions include submission of final plan copies, payment of all applicable fees, fulfillment of the approval within 12 months, and satisfaction of all conditions prior to issuance of a building permit. Construction hours were limited to 7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. to 7:00 p.m. on Saturdays, with no construction permitted on Sundays. Additional discussion referenced the engineer's memo and plan note indicating that existing vegetation screening between the addition and the Village parking lot will remain to the extent possible, with no planned tree removal. The Board concluded discussion and prepared to entertain a motion to approve the resolution.

The Board confirmed there were no additional conditions to add. A motion was made to approve the resolution as drafted, with the noted revisions.

Draft Resolution for 23 Wheeler Ave.

A **MOTION** was made by Scot Brown, seconded by Vanessa Holland and carried to Draft the Resolution for 23 Wheeler Ave.

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

Bryan Barber Aye Scot Brown Aye Jesse Gallo Aye

Bill Olsen Aye Vanessa Holland Aye

The Planning Board attorney indicated that the draft resolution would be cleaned up and circulated to the applicants, with Kristin providing the updated version the following day. The applicants were advised to address the remaining items noted in the engineer's memo and submit a PDF version of the revised plans for review, rather than printing full sets immediately, to allow confirmation that all required changes were included before final printing. Once the revisions are confirmed, the final plans may be submitted for signature. The applicants were reminded that they will have one year from the date of approval to obtain a building permit, and that an extension may be requested, if necessary, provided the request is made before the approval expires. The Board then concluded the discussion and thanked the applicants.

2. **28 Wheeler Ave** –James McAteer & Christopher Kimiecik
<https://villageofwarwickny.gov/28-wheeler-ave/>
Site Plan

Discussion:

The Planning Board next reviewed the application for 28 Wheeler Avenue. The applicant explained the history of the project, noting that they had previously appeared before the Planning Board with a proposal to convert the property into a two-family residence, which the Planning Board had generally supported. However, after presenting the project to the Zoning Board of Appeals (ZBA), the proposal encountered strong opposition and was ultimately withdrawn.

During discussion, the applicant expressed frustration regarding the timeline and review process. The applicant explained that after withdrawing the two-family proposal following the ZBA discussion, they understood that if the addition did not extend more than 12 feet, they could proceed by preparing architectural drawings and applying directly to the Building Department for a building permit. The applicant explained based on that understanding, the applicant hired architects and paid for expedited plans in order to move forward with the project.

When the plans were later submitted to the Building Department, the applicant was advised that the proposal required a variance for floor area ratio (FAR). As a result, the applicants returned to the ZBA to seek the necessary FAR variance, which was subsequently granted. The applicant noted that this additional step contributed to delays and additional project costs, including architectural expenses and carrying the property while it remained vacant. Although the FAR variance was ultimately approved by the ZBA, the applicant stated that the process had been frustrating and time-consuming.

The revised proposal now involves maintaining the property as a single-family home and constructing an addition to create a third bedroom and bathroom. The addition replaces a large existing rear deck, resulting in a net reduction in impervious surface, and an existing shed in the rear yard will be removed. The only variance required relates to the floor area ratio, as the lot is small. The maximum permitted FAR is 0.25; the house previously measured 0.22, and with the addition the FAR increases to 0.32, which was approved by the ZBA. The existing driveway and parking arrangement will remain unchanged.

Schedule Public hearing for April 14, 2026 28 Wheeler Ave

A **MOTION** was made by Bryan Barbar, seconded by Scot Brown and carried to Schedule Public Hearing for April 14, 2026 28 Wheeler Ave.

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

Bryan Barber Aye

Scot Brown Aye

Jesse Gallo Aye

Bill Olsen Aye

Vanessa Holland Aye

The applicant reiterated their frustration with the approval process, stating that if they had known the review would take so long, they would have continued pursuing the two-family proposal rather than switching to a single-family addition. They explained that they had already arranged for construction, including lining up a mason and ordering lumber, and were prepared to begin work on the foundation when they received an email from the Building Inspector indicating that the building permit application had been denied. The denial was based on the floor area ratio (FAR) exceeding the allowable limit; the submitted plans indicated an FAR of 0.27, while the zoning bulk table permits a maximum of 0.25. The applicant noted that the delay has left them unable to proceed with construction during the current season, leaving the project temporarily stalled.

Board members confirmed that no further action was required from the applicant that evening aside from proceeding to the scheduled public hearing. Staff explained that the applicant would need to complete the public hearing notification mailing, provide the mailing receipts to Kristin, and use the same list of neighboring property addresses that had been used previously. The notice for the public hearing would be prepared and provided by staff, after which the applicant would send the required mailings. The discussion concluded with confirmation of the next steps and the applicant thanked the Board before leaving the meeting.

3. Village View –Robert Silber

<https://villageofwarwickny.gov/village-view/>

Review Local Law and provide any recommendations or comments back to Village Board by March 12, 2026

Discussion:

The Planning Board discussed a referral from the Village Board regarding a proposed local law applying a zoning designation to the Village View Estates annexation parcel. The parcel consists of a small triangular portion of property currently located in the Town of Warwick that is proposed to be annexed into the Village so that the roadway associated with the development

will be located entirely within Village boundaries. The applicant had previously initiated the annexation process but had not completed it and is now proceeding with the necessary steps to finalize the annexation.

The Village Board referred the proposed local law to the Planning Board for comment. The purpose of the local law is to apply a zoning designation to the annexed parcel, as newly annexed land must be assigned a zoning district under the Village zoning code. The proposed designation is Residential (R).

Board members reviewed the materials previously circulated by email and confirmed that the surrounding parcels are zoned Residential, making the proposed designation consistent with adjacent properties and prior approvals associated with the Village View Estates project.

The Board also noted that the applicant intends to begin tree clearing on the portion of the property located within the Town. A model home is anticipated in the future, although no permits for that construction have been issued.

Following discussion, the Planning Board determined that it had no substantive comments on the proposed local law. The Planning Board attorney advised that the response to the Village Board should state that the R zoning designation is consistent with the adjoining parcels and consistent with the approval previously granted, without the Planning Board attorney commenting on the underlying application. The Board concurred with this recommendation and directed that a letter be prepared to the Village Board reflecting this comment.

With no further business before the Board, a motion was made and seconded to adjourn, and the motion carried unanimously.

Adjournment

A **MOTION** was made by Scot Brown, seconded by Vanessa Holland and carried to adjourn the regular meeting at approximately 8:45 p.m.

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

Bryan Barber Aye Scot Brown Aye Jesse Gallo Aye

Bill Olsen Aye Vanessa Holland Aye

Kristin Bialosky, Planning Board Administrator

You tube link to March 10, 2026, PB Meeting: <https://youtube.com/live/UwIBjAb9bwg>