

**PLANNING BOARD
VILLAGE OF WARWICK
MAY 12, 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, May 12, 2026, at 7:30 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Chairman Jesse Gallo, Board Members: Scot Brown, Bill Olsen, Vanessa Holland and Alternate Matthew LoPinto. Board Member Bryan Barber was absent. Also, present was Planning Board Administrator, Kristin Bialosky, Planning Board Engineer Keith Woodruff, Alternate Attorney Brian Newman, Robert Krahulik, Esq., Alex Raja, Peter DeVito, Arban Dautaj and Nikki G.

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 April 14, 2026

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

Bryan Barber Absent Scot Brown Aye Jesse Gallo Aye

Bill Olsen Aye Vanessa Holland Aye

Applications

1. **36 Oakland Ave** – Alex Raja
<https://villageofwarwickny.gov/36-oakland-ave/>
Site Plan

Discussion:

Prior to the application review, Vanessa Holland recused herself from the 36 Oakland Avenue application due to being neighbors with the applicant. Chairman Jesse Gallo noted for the record that alternate member Matthew LoPinto was participating pursuant to Section 24-5 of the Village

Code in place of Vanessa Holland for the duration of the application review. The Board then reviewed the application for 36 Oakland Avenue regarding outdoor patio seating at the Warwick Inn. Attorney Robert Krahulick, Esq. appeared on behalf of the applicant along with members of the ownership group. The applicant explained that outdoor seating had existed at the property for many years, expanding during the COVID-19 period, and that the current patio accommodates approximately 14 tables. Although the patio had operated for years without issue, the Village recently determined that formal site plan approval was required. The applicant requested approval to maintain the existing patio layout and seating configuration.

Planning consultant Keith Woodruff reviewed the application and advised that the patio appears to exceed the allowable 15% expansion permitted for a pre-existing nonconforming use in the residential zoning district. He explained that the patio area appeared significantly larger than the expansion otherwise permitted under Village Code and that the applicant would therefore require relief from the Zoning Board of Appeals. Additional concerns discussed included required parking calculations for the restaurant and existing residential unit, landscaping and screening improvements, buffering from adjacent residences, lighting impacts, outdoor noise and outdoor operating hours. The Board also discussed the need for additional landscaping and screening due to the residential zoning classification surrounding the property.

The applicant stated that there is no outdoor music associated with the patio area and that outdoor service generally concludes around 10:00 p.m. Additional parking located to the rear of the property was also discussed. The applicant explained that the patio has existed since approximately 2006 and has become an important feature for the restaurant and Village business district. The Board advised that revised plans would need to clearly identify patio dimensions, seating areas, parking counts, circulation areas and landscaping details.

Brian Newman, Esq., advised that the application would require referral to the Orange County Planning Department because of the property's proximity to Route 94 and referral to the Architectural and Historic District Review Board due to the property's location within the Historic District. The Board also reviewed the SEQRA classification for the application and determined that the project qualified as a Type II Action.

Classify 36 Oakland Avenue as a Type II Action under SEQRA

A **MOTION** was made by Bill Olsen, seconded by Scot Brown and carried to classify 36 Oakland Avenue as a Type II Action under SEQRA.

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

Bryan Barber Absent Scot Brown Aye Jesse Gallo Aye

Bill Olsen Aye Vanessa Holland Abstain Matthew LoPinto Aye

The Board then discussed referrals associated with the application, including Orange County Planning and the Architectural and Historic District Review Board. The applicant advised that revised plans would be prepared to address Board comments and that they intended to appear before the AHDRB and Zoning Board of Appeals prior to returning to the Planning Board. The Board noted that a future public hearing would be required once the variance process was completed and revised plans were submitted.

Refer 36 Oakland Ave to the ZBA, Orange County GML 239 and the AHDRB

A **MOTION** was made by Scot Brown, seconded by Matthew LoPinto and carried to refer 36 Oakland Ave to the ZBA, Orange County GML 239 and the AHDRB.

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

Bryan Barber Absent Scot Brown Aye Jesse Gallo Aye

Bill Olsen Aye Vanessa Holland Abstain Matthew LoPinto Aye

DISCUSSION:

Following discussion of the Warwick Inn application, the Board discussed the proposed Blain Town Square development located across from Price Chopper in the Town of Warwick. Board members expressed concerns regarding the project’s potential impacts on Main Street businesses, traffic, community character, growth patterns, sewer and water infrastructure, and environmental resources. It was noted that the Town Planning Board is currently undergoing the SEQRA scoping process and accepting comments regarding issues to be studied in the Environmental Impact Statement.

Board members discussed concerns related to the adequacy of existing sewer infrastructure in the area, including limitations associated with wetlands and prior approvals tied to environmental constraints. Additional discussion focused on whether future development could require connection to Village water infrastructure and the potential impacts such requests could have on Village resources. Members also discussed economic impacts to downtown Main Street businesses, traffic concerns, consistency with community character, open space considerations and impacts on surrounding neighborhoods.

Planning consultant Keith Woodruff and alternate counsel Brian Newman, Esq., advised that the Board could provide comments identifying areas of concern for further environmental review as part of the SEQRA scoping process. The Board discussed prior correspondence previously submitted through the Village Board and considered preparation of additional comments specifically addressing impacts to Main Street, community character, traffic, sewer and water infrastructure and other environmental concerns.

Chairman Jesse Gallo recused himself from the Blain Square discussion. The Board then discussed procedural requirements regarding authorship and execution of correspondence on

behalf of the Planning Board. Following discussion with counsel, it was determined that senior Board member Bill Olson could sign correspondence on behalf of the Board during the Chairman's recusal. Matthew LoPinto continued participation as alternate member pursuant to Village Code Section 24-5 during Chairman Gallo's recusal.

A motion was made to approve Bill Olsen to draft and sign correspondence regarding the Blain Town Square Development on behalf of the Board excluding the Chairman.

Authorize Bill Olsen to sign drafted correspondence regarding Blain Town Square Development on behalf of the Planning Board excluding Chair Gallo.

A **MOTION** was made by Scot Brown, seconded by Matthew LoPinto and carried to Authorize Bill Olsen to sign drafted correspondence regarding Blain Town Square Development on behalf of the Planning Board excluding Chair Gallo.

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

Bryan Barber Absent Scot Brown Aye Jesse Gallo Abstain
Bill Olsen Aye Vanessa Holland Aye Matthew LoPinto Aye

Adjournment

A **MOTION** was made by Scot Brown, seconded by Bill Olsen 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 Absent Scot Brown Aye Jesse Gallo Aye
Bill Olsen Aye Vanessa Holland Aye

Kristin Bialosky, Planning Board Administrator



WATCH THE MEETING ON YOU TUBE:

May 13, 2026, PB Meeting: <https://www.youtube.com/watch?v=3ojSgM7YFhc&t=206s>