

**PLANNING BOARD  
VILLAGE OF WARWICK**

**December 9, 2025**

**Minutes**

**LOCATION:**

**VILLAGE HALL**

**77 MAIN STREET, WARWICK, NY**

**6:30 P.M.**

**MAXIMUM OCCUPANCY- 40**

The Regular Meeting of the Planning Board of the Village of Warwick was held on Tuesday, December 9, 2025, at 6:30 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. Absent was Alternate Board member Vanessa Holland. Also, present was the Planning Board Administrator, Kristin Bialosky, Building Inspector, Boris Rudzinski, Planning Board Engineer Keith Woodruff and substitute Attorney for Elizabeth Cassidy was William Frank, Esq. and Brian Singer.

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

**Discussion:**

The Board discussed Overlook/Galloway commercial properties, focusing on zoning conflicts and parking for 2 Overlook and 4 Overlook. The applicant reviewed the history of the site, noting that 2 Overlook is zoned General Commercial and has long been used for mixed commercial/office use, while 4 Overlook is zoned residential and currently contains a commercial surveyor's office with an apartment above. A rear parking lot serving the second floor of 2 Overlook was constructed and used without final approval, and access to that lot currently crosses 4 Overlook, creating a conflict because the driveway crosses a residentially zoned parcel to serve a commercial use. There is an open zoning violation for commercial use in a residential district and unresolved issues with stormwater management areas and landscaping associated with prior approvals. Mr. Singer proposed a lot line adjustment to "clean up" the shared access and to formalize parking allocations, and indicated willingness to convert 4 Overlook to strictly residential or to a more limited commercial/office use if needed, stating that the primary goal is to preserve viable use of the second floor of 2 Overlook.

The Board and consultants discussed that a prior request to rezone 4 Overlook to General Commercial had not advanced at the Village Board level and that any solution must comply with code provisions prohibiting driveways in one district from serving prohibited uses in another. Mr. Singer noted that nearby properties (including the hotel) appear to have Limited Office Overlay on older zoning maps, suggesting that extending a Limited Office Overlay to 4 Overlook might be a context-appropriate transitional solution if the code allows parking/access between Limited Office and General Commercial where uses are compatible. The Board agreed

that it cannot act on a new or amended site plan until the zoning path is clarified. Next steps are for counsel and staff to (1) verify the “true” current zoning map for the area, (2) confirm whether Limited Office Overlay on 4 Overlook would permit the proposed access/parking arrangement under §145-70, and (3) compile the outstanding site-plan compliance items for 2 and 4 Overlook (stormwater, landscaping, completion items). Subject to those findings, Mr. Singer will work with counsel to submit a petition/letter to the Village Board requesting a zoning map amendment (Limited Office Overlay on 4 Overlook) and then return to the Planning Board with an amended site plan that addresses lot lines, cross-easements, parking counts and design, screening between residential and commercial, stormwater calculations, and any remaining violations. The meeting was then adjourned.

### **Adjournment**

A **MOTION** was made by Scot Brown, seconded by Bryan Barber, and carried to adjourn the work session meeting at approximately 7:30 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