

CHAIRMAN: JESSE GALLO

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

Alternate: Vanessa Holland

VILLAGE OF WARWICK  
PLANNING BOARD MEETING  
MAY 9, 2023

The monthly meeting of the Village of Warwick Planning Board was held on Tuesday, May 9, 2023. Present were, Jesse Gallo, Bill Olsen, Kerry Boland, Scot Brown, Bryan Barber, Village of Warwick Engineer, David Getz and Planning Board attorney, Robert Dickover. Others present were: Hazel and Patrick Corcoran.

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

A MOTION was made by Scott Brown, seconded by Kerry Boland and carried to accept the minutes of the February 14, 2023. (4 Ayes) {1 Abstention – Bryan Barber}

43 WHEELER AVE.

SITE PLAN APPROVAL

PATRICK CORCORAN

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Mr. Corcoran – I received a variance to build a 3-family house with 2 bedrooms for each on this lot in the CB district from the ZBA last month. The Village needs rentals and the neighbors came to the meeting and were in favor and with this property being in the CB zone, I am allowed to put a business on the first floor and apts. on the second and third which would result in a much higher and even bigger building as CB requires only 5,000 sq. ft. and I have 6,800, which means I didn't even need a variance and after speaking with the neighborhood and my surrounding neighbors they were more in favor of the 3 family rather than of a commercial space with 6 apts.

Ms. Boland – Where is the driveway?

Mr. Getz – What would be paved under your new plan?

Mr. Corcoran – It will all be permeable, there will be grass in the front.

Mr. Getz – That should be added to the plan.

Ms. Boland – Is it going to be circular where everyone comes in one direction and out in another direction?

Mr. Corcoran – No, this is the entrance and exit.

Mr. Gallo – So 2 cars would fit in the garage and you are proposing 2 outside...

Mr. Brown – It looks like if I am parking in the garage, 3 people need to move to get my car out of the garage.

Mr. Corcoran – I should have moved these spaces, this driveway can go all the way down along side of the garage.

Mr. Getz – Another factor is the Village requirement for parking space size is 9 x 18 and your garage is shown 18 x 22 so that would fit 2 cars but the 4 spots that you show seem to be much smaller than 9x18 so they would not be acceptable parking spots.

Ms. Corcoran – We can move them where they can be 10x18.

Mr. Olsen – How many parking spaces do they need?

Mr. Getz – 2 per unit, 6 total.

Secretary – They are within 300ft. of a 12hr. municipal lot.

Mr. Getz – Does that mean they can reduce the number of spaces required?

Secretary – I believe that would be up to the Board.

Mr. Getz – This is a vacant lot with .16 acres in the CB zone. The applicant did receive a variance and it needs to be on the site plan along with a title block and revision dates. The first floor elevation should be added along with the number of units, garages, will there be a basement? Where would the footing drains go? If there are no basements indicate that there are no basements. The proposed grading, the topography needs to be added to see how the garage is level which relates to the floor elevations, drainage from the roof water coming off the natural slope of the site would bring it down onto neighboring properties, will you bring the water out to the street?, how will it be handled?,

Ms. Corcoran – We would level the property.

Mr. Corcoran – We can bring it out to the street. This area is about 2 ft. above the driveway and I could take 2ft off and level it and still be above the neighboring property.

Ms. Corcoran – Do we need to show 6?

Mr. Getz – 2 can be in the garage. You filled out the EAF form and that's fine but EAF forms are now supposed to be filled out online because it ties into a data base NYSDEC with information about environmental conditions and it will do both the short and long form and fill in a lot of information automatically. It talks about the Indiana bat and you are also within a distance of a remediation site and the mapper can tell you that. Construction details for the driveway, erosion control measures and details and other site improvements should be added to the plan.

Mr. Corcoran – Do you mean erosion control during construction?

Mr. Getz – Yes.

Ms. Corcoran – I see your comment about the title block.

Mr. Getz – Also when you submit new plans make sure you put the revision dates down on each submission.

Mr. Olsen – Isn't there some limitations about parking in the front yard?

Mr. Corcoran – There is but that is a sideyard.

Ms. Boland – What is the specific purpose for having a garage versus just parking spots?

Mr. Corcoran – Why not.

Mr. Olsen – It looks nicer with a garage.

Mr. Dickover – I believe that this is a Type 2 action and will require a public hearing.

Ms. Boland – Why did you decide to build a three family as opposed to two? Wouldn't it make the site a little easier?

Mr. Corcoran – Possibly, the price of the lot, which is not your problem, it just makes sense to put three and honestly since I have bought this lot I have been offered a lot more money than I paid for it because it is CB and you can put an office/retail and with apts on the 2 and 3<sup>rd</sup> floor which no one wants to see, so the short answer is yes I am trying to maximize the value of the property and still keep it residential and the Village needs rentals.

Ms. Boland – I understand, it is just hard to see how this will fit.

A MOTION was made by Bill Olsen, seconded by Bryan Barber and carried to declare the Planning Board Lead Agency under SEQR. (5 Ayes)

A MOTION was made by Kerry Boland, seconded by T.Scot Brown and carried to adjourn the meeting. (5 Ayes)

Respectfully submitted;

Maureen J. Evans,  
Planning Board secretary