

**PLANNING BOARD
VILLAGE OF WARWICK
SEPTEMBER 12, 2023**

The Regular Meeting of the Planning Board of the Village of Warwick was held on Tuesday, September 12, 2023, at 7:30 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was: Chairman, Jesse Gallo, Board Members: Bill Olsen, Bryan Barber, Scot Brown, Kerry Boland and Vanessa Holland. Also, present was Deputy Village Clerk, Jennifer Mante, the Planning Board Attorney, Robert Dickover, and Village Engineer, David Getz. Also present: Patrick Corcoran, John Contreras, Jeff DeGraw, and Brock DeGraw.

Chairman, Jesse Gallo called the meeting to order and led in the Pledge of Allegiance. The Deputy Village Clerk held the roll call.

Acceptance of Minutes

A **MOTION** was made by Scot Brown, seconded by Vanessa Holland, and carried for Acceptance of Planning Board Minutes: July 11, 2023.

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

Jesse Gallo Abstain Bill Olsen Aye Bryan Barber Aye

Scot Brown Abstain Kerry Boland Aye Vanessa Holland Aye

Acceptance of Minutes

A **MOTION** was made by Vanessa Holland, seconded by Bill Olsen, and carried for Acceptance of Planning Board Minutes: August 8, 2023.

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

Jesse Gallo Aye Bill Olsen Aye Bryan Barber Abstain

Scot Brown Aye Kerry Boland Abstain Vanessa Holland Aye

1. Public Hearing – 43 Wheeler Avenue, Final Site Plan Approval

Discussion

A discussion ensued regarding minor changes from the previous proposal such as details regarding a privacy fence and the assurance that no parking would take place on the grass, which was a previous concern. The Board received confirmation with the Building Inspector that a sprinkler system would not be required in a three-unit building. The

Board requested that a semi permeable surface be used as the paving surface for runoff purposes and asked the applicant to have the map amended prior to the next meeting.

Open The Public Hearing For 43 Wheeler

A **MOTION** was made by Bryan Barber, seconded by Bill Olsen, and carried to open the public meeting.

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

Jesse Gallo Aye Bill Olsen Aye Bryan Barber Aye

Scot Brown Aye Kerry Boland Aye Vanessa Holland Aye

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

NOTICE IS HEREBY GIVEN that, pursuant to Sections 145-93.C of the Code of the Village of Warwick that the Planning Board of the Village of Warwick, New York, will hold a Public Hearing on the 12th day of September, 2023 at 7:30 PM, or as soon thereafter as the matter can be heard that day, at the Village Hall, 77 Main Street, Warwick, New York, on the application of Patrick Corcoran, for Final Site Plan approval for the construction of a three-family residential dwelling at an existing lot located on the lands lying at 43 Wheeler Ave. within said Village, and shown generally on the tax maps as Section 207, Block 1, Lot 5, and for such other purposes as may lawfully come before the Board.

A copy of the plan is available for public inspection at the office of the Planning Board during regular business hours, and the proposed plan has also been posted at <https://villageofwarwick.org/43-wheeler-ave/>. All written communications addressed to the Planning Board must be received by the Planning Board at or prior to the public hearing.

All persons interested are invited to attend. The meeting is open to the public.

Dated: August 10, 2023

BY ORDER OF THE PLANNING BOARD OF
THE VILLAGE OF WARWICK, NEW YORK
BY: JESSE GALLO, CHAIRMAN

Discussion

The Deputy Clerk confirmed that no additional letters or emails had been received as of the time of the meeting.

No public comments were made.

Hold Public Hearing Open for 43 Wheeler Avenue

A **MOTION** was made by Kerry Boland, seconded by Scot Brown, and carried to hold the public hearing open until the Village Board completes their review of the special use permit.

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

Jesse Gallo Aye Bill Olsen Aye Bryan Barber Aye

Scot Brown Aye Kerry Boland Aye Vanessa Holland Aye

Discussion

The applicant for 43 Wheeler, Patrick Corcoran, and Planning Board members engaged in a discussion regarding the application process. Mr. Corcoran stated his concerns regarding the process. A discussion ensued. Village Engineer, David Getz, led the discussion explaining the steps required for a request such as 43 Wheeler's proposal.

Applications

1. 63 Wheeler Avenue – final site plan application: <https://villageofwarwick.org/63-wheeler-ave/>

Discussion

A synopsis was given as to the proposal of the 63 Wheeler project. It was explained that the building would remain the same size and variances had already been granted by the ZBA.

A lighting plan was presented to showcase the light levels at the proposed site. A discussion ensued regarding the information. The lighting plan was designed to lessen the impact on neighboring residents. The Board asked for the applicant to return with the proposed style and type of lighting fixtures.

A discussion ensued regarding variances. The Board wanted to see the current variances added to the plans as well as correcting the sheet index. Also discussed was conformity of the curb line for all sheets and the addition of screening from parking areas that are adjacent to residential property lines; arborvitaes were proposed by the applicant which the Board agreed would satisfy the screening.

The Board asked to see the layout of the underground utilities to ensure that nothing would be planted or placed that could cause harm. Jeff DeGraw confirmed it would be provided.

A discussion ensued regarding hiring a consultant to check the trees for bat habitats. The applicant explained that he had the Village arborist check the trees and was told they were all Norwegian Maple, and they would not contain habitats. The Board asked for confirmation in writing regarding this finding.

David Getz wanted to see elevations for drainage regarding catch basins.

A discussion ensued regarding the details and requirements of creating new permanent signs.

Jeff DeGraw went into detail regarding the architectural use of the proposed project; assuring the Planning Board the intent was to respect the historical aspects of the building. The proposed usage would include a small restaurant café with a kitchen for cooking, a small market, and a few hotel rooms. The Board questioned what would be done with the large space that had contained the dance studio. Mr. Contreras and Mr. DeGraw both answered that the space was a large undertaking and for the time being would be used as storage for the business with pending future proposals.

Mr. DeGraw presented the floor plan and a discussion ensued.

Planning Board Attorney, Robert Dickover said he would complete a full memo regarding the project this month but still needed the applicant to provide a full set of plans and an environmental review; a public hearing would also be required. Mr. Dickover suggested the Board create a motion to declare themselves lead agency.

Lead Agency, Planning Board – 63 Wheeler Avenue

A **MOTION** was made by Jesse Gallo, seconded by Bryan Barber, and carried declaring the Planning Board lead agency for 63 Wheeler Avenue.

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

Jesse Gallo Aye Bill Olsen Aye Bryan Barber Aye

Scot Brown Aye Kerry Boland Aye Vanessa Holland Absent

The Planning Board and applicant decided that a site visit would occur on September 30th at 2:00 p.m. It was clarified that site visits were not open to the public and that the Board would only be there for visual observation purposes and could not have any discussions or make any decisions.

Adjournment

A **MOTION** was made by Scot Brown, seconded by Bill Olsen, and carried to close the regular Planning Board meeting, and adjourn at approximately 9:00 p.m.

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

Jesse Gallo Aye Bill Olsen Aye Bryan Barber Aye

Scot Brown Aye Kerry Boland Aye Vanessa Holland Absent

Jennifer Mante, Deputy Village Clerk