

**BOARD OF TRUSTEES
VILLAGE OF WARWICK
FEBRUARY 10, 2026
MOTIONS**

11,102

The Special Meeting of the Board of Trustees of the Village of Warwick was held on Tuesday, February 10, 2026, at 8:00 a.m. in Village Hall, 77 Main Street, Warwick, NY. Present was: Mayor Michael Newhard; Trustees Barry Cheney, Thomas McKnight, and Mary Collura; Village Clerk Raina Abramson. Absent was Trustee Carly Foster.

Mayor Newhard called the meeting to order and led in the Pledge of Allegiance. The Village Clerk held the roll call.

Prior to entering Executive Session, Mayor Newhard stated that before proceeding, he wished to provide the Board with a preview of an issue concerning the Village zoning map. He explained that Village Clerk Raina Abramson had undertaken a detailed and careful review of what he described as a “zoning map snarl,” and he expressed his appreciation for the extensive effort she had put into researching and clarifying the matter.

Mayor Newhard stated that the issue would need to come before the Board formally, and he did not want to wait until the next regular meeting to present it without providing the Trustees with advance context. He explained that the purpose of the discussion was to ensure that all members of the Board were aware of the situation and had the opportunity to understand the background prior to any formal action. He then invited Village Clerk Abramson to present her findings.

Village Clerk Raina Abramson explained that during the summer of 2025, staff began efforts to update the Village zoning map to reflect local laws adopted over the past several years. She stated that Building, Planning, and Zoning Administer Kristin Bialosky contacted Orange County to inquire about updating the map and was advised that the County could assist with revisions. She noted that there had been some uncertainty regarding responsibility for maintaining the official zoning map.

Upon comparing the zoning map on file with Orange County to the Village’s most recent working map dated 2017, discrepancies were identified. Village Clerk Abramson clarified that the County does not automatically maintain or update official municipal zoning maps unless the Village provides the adopted local laws and corresponding official map documents. She stated that unless previously designated official maps had been submitted to the County, their records would not necessarily reflect the Village’s most current or accurate zoning configuration.

Village Clerk Abramson stated that she reviewed all local laws filed with the New York State Secretary of State dating back to 2009 to determine whether the Village’s working map was accurate. She explained that a zoning map was adopted in 2009 in conjunction with a comprehensive rewrite of the zoning code. That map was subsequently amended in 2011, and additional zoning amendments were adopted in 2017, 2021, and 2025. Upon reviewing these documents, she identified discrepancies between the 2009 adopted map and later versions,

specifically noting that zoning overlays appearing on the 2009 map were missing from the 2011 map and subsequent versions.

She stated that the missing overlays were located in two key areas of the Village: the St. Anthony's area and the Overlook Drive area. The issue came to her attention when the Village Engineer raised questions during review of a pending application, noting that one version of the zoning map showed an overlay while another did not. At that time, she believed the discrepancy stemmed from a 2011 local law and the map produced by Greenplan, which had been used as the Village's working map in subsequent years.

Village Clerk Abramson further explained that she returned to the official filings with the Secretary of State and discovered that the 2009 local law adopting the rewritten zoning code included the zoning map as part of the filed legislation. She noted that the 2011 local law related specifically to rezoning 12 Maple Avenue. However, the language submitted to the State indicated that the 2009 map was to be replaced with an attached map. That attached map, created by Greenplan, did not contain the overlays that appeared on the 2009 adopted map.

She reviewed the Board minutes from the 2011 public hearing concerning 12 Maple Avenue and found that the discussion focused solely on that parcel. There was no indication that the Board had intended to remove overlays from other areas of the Village. She provided the documentation to Village Attorney Isabelle Hayes for review. After examining the materials, counsel expressed the opinion that if the overlays had been intentionally removed, the review process, including SEQRA (State Environmental Quality Review Act) consideration, would have been more extensive and would have reflected broader zoning changes in the minutes and supporting documentation. Based on that review, it appeared that the 2011 map may have been updated in error.

Village Clerk Abramson stated that she compiled a comprehensive packet for the Board, including copies of the relevant local laws, the 2009 and 2011 maps, subsequent amendments, and meeting minutes, in order to document the history of the issue. She also worked closely with Orange County staff to reconcile the records and prepare a corrected draft zoning map dated January 30, 2026. She explained that in order to propose a corrective local law, counsel requested a draft map reflecting the intended zoning configuration so that the filing would accurately represent the Board's action.

She concluded by stating that, based on her review, the appropriate corrective action would be to adopt a local law restoring the overlays as they appeared on the officially adopted 2009 zoning map, since no local law was identified that formally removed them. The draft 2026 map provided to the Board reflected those corrections and would serve as the basis for the proposed local law.

Trustee Cheney asked whether the 2009 zoning map that Village Clerk Abramson referenced had been confirmed through the records filed with the New York State Secretary of State and whether it was the officially adopted and filed map at that time.

Village Clerk Abramson confirmed that the 2009 map had been obtained from the Secretary of State filings and was the map adopted in conjunction with the comprehensive rewrite of the zoning code.

Village Clerk Abramson elaborated that when the Village Engineer and the Planning Board attorney initially questioned the discrepancy, specifically asking why an overlay appeared on one map but not another, she reviewed all local laws on file. She explained that the 2011 local law had stated that the 2009 zoning map was to be replaced with an attached map, and that the replacement map had been widely distributed and used thereafter. As a result, she had initially relied on the 2011 map as the governing document and used it as the base for subsequent zoning amendments adopted in 2017, 2021, and 2025.

She noted, however, that the comprehensive packet she prepared for the Board included detailed documentation of the properties affected, the relevant local laws, and the corresponding map versions. She reiterated that, in consultation with Village Attorney Hayes, it appeared that the 2011 map replacement should have been limited to the 12 Maple Avenue rezoning, and that the broader removal of overlays was not reflected in the legislative history or public hearing record.

Trustee Cheney asked whether the zoning change adopted in 2017 had resulted in a new map being filed with the Secretary of State, or whether only the local law language had been filed without a revised map.

Village Clerk Abramson responded that in 2017 only the local law text was filed with the Secretary of State, and that a revised zoning map was not separately filed at that time. She explained that the 2017 amendment involved a very small parcel and was reflected on the 2011 map with a simple marker indicating the zoning change.

Village Clerk Abramson further explained that the 2011 zoning map had been posted on the Village website for an extended period of time and had served as the working map for subsequent amendments. She noted that when the 2017 zoning change was adopted, the affected parcel was marked directly on that map. She stated that the prior zoning designation had been crossed out and a small red marking was added to reflect the change to Central Business zoning for the specific property.

Mayor Newhard commented on the complexity of the matter and acknowledged the extensive effort undertaken by Village Clerk Abramson in tracing the history of the zoning maps and related filings. He noted that the sequence of events and document revisions over the years was

unusual and that there were numerous ways in which discrepancies could have occurred during the process, including possible clerical or printing errors. He reiterated his appreciation for the thorough review that had been conducted.

Village Clerk Abramson requested that the Board review the materials carefully. She stated that Village Attorney Hayes had reviewed the relevant local laws, and she offered to provide the Board with copies of the subsequent local laws if needed. She noted that she had sent the Board the specific local law language that directed replacement of the 2009 map with the attached map so that the Trustees could see the exact wording.

Village Clerk Abramson also stated that the packet included the Board minutes from the February 22, 2011, public hearing, which addressed the rezoning of 12 Maple Avenue. She noted that the action discussed at that time was specific to that parcel and involved changing the zoning designation to Central Business from Residential with an Office Overlay.

Village Clerk Abramson invited the Trustees to review the materials in detail and to contact her with any questions. She stated that she would provide any additional documentation requested and wanted to present the information in advance so that the Board would have the opportunity to review the draft map and supporting materials carefully before the matter was formally brought forward for action.

Mayor Newhard stated that hard copies of the zoning maps and supporting documentation would be made available to the Trustees for review.

Village Clerk Abramson stated that Orange County staff had been very helpful throughout the review process. She noted that she had worked closely with a County representative and had exchanged materials multiple times to ensure accuracy. She further stated that she provided the County with copies of the relevant local laws so that the corrected zoning map would accurately reflect the adopted legislation.

Executive Session

A **MOTION** was made by Trustee Collura, seconded by Trustee McKnight and carried to discuss the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal, or removal of a particular person or corporation and any other business that may come before the Board.

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

Trustee Cheney Aye Trustee Foster Absent Trustee Collura Aye

Trustee McKnight Aye Mayor Newhard Aye

In Executive Session: Mayor Newhard, Trustees: Barry Cheney, Thomas McKnight, and Mary Collura.

Exit Executive Session & Adjournment of the Special Meeting

A **MOTION** was made by Trustee McKnight, seconded by Trustee Cheney and carried to adjourn the regular meeting at approximately 10:20 a.m.

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

Trustee Cheney Aye Trustee Foster Absent Trustee Collura Aye

Trustee McKnight Aye Mayor Newhard Aye

Raina M. Abramson, Village Clerk