

September 9, 2010

The Town Board of the Town of Warwick held a Public Hearing on the adoption of text and map Amendments to the Town of Warwick Zoning Law. Said public hearing was held on Thursday, September 9, 2010 at the Town Hall, 132 Kings Highway, Town of Warwick. Supervisor Sweeton opened the public hearing at 7:00 p.m.

ATTENDANCE: Supervisor Michael Sweeton
Councilman Floyd DeAngelo
Councilman Leonard DeBuck
Councilman James Gerstner
Councilman Mickey Shuback

Town Attorney, John Hicks

LEGAL NOTICE: The Clerk read the legal notice, which was duly published in the Warwick Valley Dispatch on August 25, 2010. (Copy of this legal notice is printed at the end of these minutes.)

Supervisor Sweeton – This is the document, which is the Final Generic Environmental Impact Statement for the Route 94 design shopping area. It contains all of the responses to issues that were raised, concerns that were raised and questions that were asked. They are answered in the document. One of the issues raised was that there was no alternative proposed to what was initially introduced as the CB District Zoning and that alternative does now exist. The Town Board took seriously the concerns and the public input that we had on a series of different meetings including the public hearings and we feel that the alternative that’s been proposed does reflect many of those concerns. We inadvertently scheduled this hearing tonight on the first evening of the Rosh Hashanah holiday, so in deference to our Jewish residents we are adjourning this hearing tonight and we will reopen it next Wednesday, which is September 15 at 7:00 p.m. If there is anyone who can’t be here next week and would like to comment we’ll certainly accept their comments this evening, but we would prefer those comments come next Wednesday and our planner will be here that evening as well.

Councilman DeBuck – I would like to have a point or two clarified, if I could. Development out there is going to take place even if we did nothing.

Supervisor Sweeton – That’s correct.

Councilman DeBuck – In modifying the zoning; what I think this plan does, which is to ask if development proposals come forward, is to use marginal access roads as part of the new design, to take a lot of pressure off of Route 94, which the State would eventually dictate to the Town and we would have to widen it. It would become like this super lane highway. Therefore I think it’s an excellent change to ask for marginal access roads. Are we increasing the zone at all?

Supervisor Sweeton – Two parcels are being added. They are currently zoned OI and they are known as the Marie Green property, which is on the corner of the bowling alley and across from County Rt. 21, which is Warwick Turnpike. The reasoning behind extending it there is to align the end of the marginal access on that side of the road with County Rt. 21, which could be then reconfigured as a roundabout as an alternative to a light you would need to be on that property.

Councilman DeBuck – But even in the old plan those properties would be designed under an OI scenario in case you get some kind of development.

Supervisor Sweeton – Correct.

Councilman DeBuck – I think it's important to stress the fact that this isn't drastically changing the zoning. It happens to be improving the particular business district that's going to exist out there whether we make changes or not. I'm of the opinion that we need to move this forward.

Ken Stewart – Resident, Town of Warwick, NY 10990 – I wasn't planning on saying anything and I apologize I have not been following this as closely as I wish I could have, but now your discussion of marginal roads and so forth, I'm wondering to what extent have pedestrian amenities been considered and a lot of us would prefer to have people do things on foot then driving their car from one store to the next or across the road. I would be glad to hear any indications that a plan would consider making it as friendly as possible for people. Not only for pedestrians that are coming from nearby county areas, but people coming from one store to another and crossing the road from one thing to another.

Supervisor Sweeton – One of the changes in the plan is that rather than having design guidelines as guidelines, they are now being mandated as design standards and in those design standards, which the ARB is currently helping design and our planner is helping design, includes building a pedestrian and bicycle friendly infrastructure to the zone. We do also share your feelings that there should be more of that.

ADJOURN PUBLIC HEARING: Motion Councilman Shuback, seconded Councilman Gerstner that the public hearing be adjourned. Motion Carried (5 ayes, 0 nays) 7:16 p.m. 09-09-10 cp.

Marjorie Quackenbush, Town Clerk