

April 22, 2021

The Town Board of the Town of Warwick held a Public Hearing to Amend Chapter 164 of the Code of the Town of Warwick, a Local Law entitled "Zoning Changes". Said public hearing was held on Thursday, April 22, 2021 at the Town Hall, 132 Kings Highway, Town of Warwick. Supervisor opened the public hearing at 7:30 p.m.

ATTENDANCE: Supervisor Michael Sweeton
Councilman Floyd DeAngelo
Councilman Russell Kowal
Councilman James Gerstner
Councilman Mickey Shuback

Attorney for the Town, Jay Myrow

LEGAL NOTICE: The Clerk read the legal notice, which was duly published in the Warwick Valley Dispatch on April 14, 2021.

(Copy of this legal notice is printed at the end of these minutes.)

Supervisor Sweeton – We are required by General Municipal Law to §239-l, m, & n to send any potential zoning changes to Orange County Planning for their comments. We did get a letter back from them, "The Department has received the above referenced local law and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments: Road Access: The proposed local law specifies that each camp shall be provided with two means of vehicular access from county and/or state roads. We concur that this is a necessary safety measure. We suggest that the law should go a little bit further and should mandate a minimum separation distance between the two entrances so that the camp can be evacuated more quickly and more safely in the event of a disaster such as a fire or flood. The minimum separation distance should be determined by the Town of Warwick in consultation with the Town's Department of Public Works and possibly a local volunteer fire department official." The recommendation is a local determination. I believe Ben Astorino you're the Chairman of the Planning Board and you do have the separation distance requirements up to code.

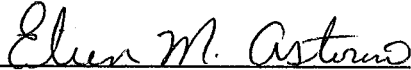
Ben Astorino – Yes, that's correct.

Supervisor Sweeton – The impetus for this was for a couple of things, one is when you get an approval for a subdivision you have a certain amount of time in which to file your maps and because back in 2009/2010 the economic climate was such that subdivisions weren't getting filed. We felt that applicants were putting in a lot of time and money into their applications shouldn't have to automatically start from square one. That is in the zoning to give them 2 years, so we've extended it at least twice and amended the zoning to allow that to be extended for 2 years because the climate again wasn't doing that much development here. In light of the changes now there certainly is more permits being pulled approved lots being built on we thought this is the last time we will give an extension, so we are giving

an extension for the handful of subdivisions that have not filed yet as one of the changes. The other one if you've notice in our zoning, we had three different things, we had cabins, summer colonies and campgrounds. Cabins aren't really a use even though they were listed as a use that was kind of a holdover from the 70's as were summer colonies. So, we take the cabins out and now it's the definition of what you would have in a campground. We are making that change and we clarified the amount of space you need for a campsite to reflect the modern thinking on this. Those are the changes that have been proposed tonight. Also, to have camps and summer colonies only permitted in the Mountain and CO Zone which are larger acreage requirement zones to eliminate it from some of the smaller zones. Back when the zoning was revamped in 2000 the idea was to have as many uses in the zone as you could, but that becomes a little bit more problematic as time goes on, so we are just correcting that.

There were no public comments for or against this public hearing from the Town Board or the public.

CLOSE PUBLIC HEARING: Motion Councilman DeAngelo, seconded Councilman Gerstner that the public hearing be closed. Motion Carried (5 ayes, 0 nays) 7:21 p.m.
04-22-21 CP


Eileen M. Astorino
Eileen Astorino, Town Clerk

PLEASE TAKE NOTICE that the Town Board of the Town of Warwick will be holding a Public Hearing to consider the adoption of Introductory Local Law No 2 of 2021, entitled "Amend Chapter 164 Zoning" of the Town Code to provide amendments to the Town's Zoning Law covering camps and summer colonies, modifying definitions, and updating allowances for previously approved land uses to obtain extensions to their approvals under the Zoning Law. Said public hearing to be held on April 22, 2021 at 7:15pm at the Town Hall, 132 Kings Highway, Warwick, NY or as soon thereafter as the matter may be heard.

All interested persons will be given the opportunity to be heard.

DATED: March 31, 2021

**BY ORDER OF THE TOWN
BOARD OF THE TOWN OF WARWICK
EILEEN ASTORINO
TOWN CLERK**