

June 11, 2026

The Town Board of the Town of Warwick held a Public Hearing for Introductory Local Law No. 2 of 2026 Amending the Town of Warwick Zoning Map and Classifications. Said public hearing was held on Thursday, June 11, 2026 at the Town Hall, 132 Kings Highway, Town of Warwick. Supervisor Dwyer opened the public hearing at 7:00 p.m.

ATTENDANCE: Supervisor Jesse Dwyer
Councilman Floyd DeAngelo
Councilman Russell Kowal
Councilman Kevin Shuback
Councilman Thomas Mattingly

LEGAL NOTICE: The Clerk read the legal notice, which was duly published in the Warwick Valley Dispatch on May 27, 2026.

(Copy of this legal notices are printed at the end of these minutes.)

SUPERVISOR DWYER - So some history on this. The town board was sent notification from a property owner along Kings Highway that was looking to change the zoning classification of that parcel of land from OI, which is office industrial park district, to suburban medium-density district, which is the same density as Kings Estates. This parcel of land is both on Kings Highway as well as butting up against Kings Estates and the process when that happens is the town board must consider the option and then issue notice to the public, require the applicant, send notifications to every neighbor notifying them of the potential change, and then the town board opens it up to public hearing to take in comments and feedback from those who may be affected by the zone change. I just want to inform the public the current zoning classification of this parcel of land located on Kings Highway is OI, office industrial. The purpose of the office industrial park, and this is directly from our town code, the purpose of the office and industrial park district is to allow for the continuation of viable agricultural uses and the development of planned office and light industrial uses, such as the airport and light industry, that might negatively affect residential areas and are best segregated from other land uses. So alternative and permitted uses that are currently allowed in the OI district, somewhat special exemptions and requirements, manufacturing, hotel, bowling alley, business offices, parking garages and parking lots, lumber yards, dog kennels, bar, restaurant, quarries, gravel pits, gravel mines, funeral parlors, auto repair shop, motor vehicle junkyard, dismantling, crushing, or recycling operation, boat, RV, and camper sales, scrapyards for iron, laundromat, warehouse, storage units, helipad, and outdoor amusement parks. Those are all intended uses for the office and industrial park, and for some reason, I don't know why, that parcel of land is zoned office and industrial park. Now across the street is the rest of the OI District, right, going back into the Wickham Woodlands Park and the growing facilities. That's all OI, right, light industry. That makes sense over there. It doesn't, in my opinion,

make sense on Kings Highway. So that's why I think the landowner brought this to our attention. They've brought the proposed use of turning it from office industrial park, which could potentially have all of these other uses that I just named, to turning it into residential, and having one multifamily, two unit, on that parcel of land. Considering the entire makeup of Kings Estates is mostly multifamily, medium density to higher density, it sort of makes sense to us, but at this time we'll first ask the town board if they have any questions or comments before we go out to the public on this public hearing. Okay. Just to let everybody know, we are not, we do not intend to vote on this tonight. We intend to take in public comment, listen to your concerns, and postpone any vote to potentially the next meeting, whether we vote in favor or against this. We want the public to have adequate time to get us some responses, well thought out and researched responses, and I can assure you that by saying that you like to look at the trees and the wildlife on somebody else's property, that's not sufficient, but honestly speak your mind and let us know what your thoughts are about this potential zone change. We'll open it up to the public, anyone. If you want to speak, please come to the podium, turn the mic on, state your name for the record, and let us know your comments.

TIM TATE - I reside on 59 Darin Road - One of the properties adjacent to the property in question. I just want to give a little bit of sort of an idea of what we've experienced with that property since we repurchased our unit in Kings Estates in 2001, and when we moved in, that property, I'm not sure how it was owned, but there was a house there. I'm guessing at least some of you know about this, maybe you don't. It was an old house there. I don't think it was occupied when we moved in, but it was gradually decaying. It was in a bad state of repair, and there was a lot of junk on that piece of land. I know we called the town at least once to have them come and remove junk. There was an old dishwasher somebody had, I mean, excuse me, a washing machine somebody had abandoned there, and the town came and cleaned it up and everything, and at some point, the house was demolished, and the land for sale. I'm not sure when it became zoned for office industrial. I'm not sure when that happened. Then the property just, you know, the trees grew up, and it is what it is now. You may be aware of, and if I may back up, zoning for office and industrial, nobody's purchased that property. Nobody's touched it. It's not been developed at all. I don't know why. My guess is because it's in a bad location, and there's really not a good history of that stretch of property as far as traffic goes. You may be aware that there's, I don't want to say frequent accidents, but there are occasionally accidents along that stretch of road. That stretch of road, for some reason, is, the speed limit is 55. I don't know why, but when you're coming from the Village of Warwick, and you get to that traffic, the flashing light at Lake Station Road, for some reason, that's a very dangerous intersection. We pretty much all know why, but for some reason, when you get beyond the intersection, the speed limit goes from 50 to 55, and it stays 55 until you get to the top of the hill, going down to Sugar Loaf. Again, I don't know why, but that's a very, I don't want to say treacherous stretch of road right through there, but there have been a number of accidents down through there over the years, including one just last week that may be aware of. So again, I can guess, it's just a guess on my part, why nobody has done anything to that property over the years.

SUPERVISOR DWYER - I would argue that it's an improper zone. It should not be zoned OI. Like you said, putting any of these in that location really doesn't make sense. It doesn't make sense for the neighbors, wouldn't make sense for you. We would hate to see a body mechanic, or a repair shop, or a junkyard,

TIM TATE - or a helipad.

SUPERVISOR DWYER - That might be fun. But the zone doesn't make sense. Residential is a far less, you know, I certainly understand, we've only received one letter, technically, and it was a neighbor saying, you know, I enjoy seeing trees and nature, and you know, it's kind of a little sheltered spot. I will say that this is private property. It's someone else's land. They have a right to do what makes sense for their enjoyment. But I think our preference is that we would rather see a house instead of a body shop or something else. So, I just think it's an inappropriate zone.

TIM TATE - My main concern, obviously, being a neighbor, we like the land and the trees and all, but is the safety coming down through there? I'm trying to picture, I know when we pull out from Darin Road onto Kings Highway, sometimes we have to wait a while because the cars are coming and they're going 55 miles an hour down that hill from Sugarloaf and coming the other way. It's hard to pull out sometimes, and there have been accidents there too. Going further towards town near the Jiffy Stop where this property is, I'm trying to imagine a driveway coming out of there and people pulling out from the dead stop on Kings Highway going 55 miles an hour with, I believe, less visibility than we have at our intersection. Not only do we have more visibility, but people driving down the highway can see our property, our entrance to our property, pretty clearly. We have the big signs there, the street lamps. It's sort of a four-way intersection because there is a driveway across the street from it, so it's a pretty wide area there. It's very visible. That's my main concern, and I don't know if changing the speed limit is an option.

SUPERVISOR DWYER - We've tried on Kings Highway multiple times. It gets sent to the county, who then works with the DOT, and they come back. I think we did it as recent as last year, trying to lower the speed limit on Kings Highway. They do a traffic study, and if we lower the speed limit, vehicles will continue to travel at the same rate of speed they're traveling now, and they don't allow it. Towns in New York State, unlike villages and cities, cannot unilaterally change speed limits, unfortunately. It was a discussion we had earlier during our workshop, so we cannot change the speed limit there.

TIM TATE - Even if it's to normalize it for the rest of the highway?

SUPERVISOR DWYER - You're asking for New York State to have some logic, and I don't know if they do. There's no logic in that bureaucratic institution, unfortunately.

TIM TATE - Thank you for the meeting. Thank you for listening.

SUPERVISOR DWYER - No problem. Thank you for coming. See how easy it is? We welcome everybody. I mean, genuinely, we want to hear everybody's comments. If you have anything, it doesn't matter what it is.

TOM TEAMAN - My concern is... One way to do... Who's the owner of the place?

SUPERVISOR DWYER - Who's the owner of the place? I'm not. It's Highway 3 LLC.

TON TEAMAN - What is that?

SUPERVISOR DWYER - It's probably purchased in an LLC. It's a... You could look up the LLC and see who actually owns it. So, the attorney representing the property owner is present.

TOM TEAMAN - That's like buying something, don't you think?

SUPERVISOR DWYER - No, not necessarily. They might do it for tax reasons. They might, you know...

COUNCILMAN SHUBACK - Most properties are bought on LLCs for tax purpose reasons.

SUPERVISOR DWYER - Yeah, it's not hard to find the owner of an LLC. You could very easily search and find the owner.

TOM TEAMAN - I did not find an owner for that LLC. I tried.

SUPERVISOR DWYER - I just have the name of the LLC. I don't know if the attorney wants to comment on that. He doesn't have to. Not necessarily, Jermaine.

TOM TEAMAN - If they found it common, why? Why are they hiding?

SUPERVISOR DWYER - I'm sorry, what was the question?

TOM TEAMAN - Why are they hiding if they're not going to come out and say who they are?

SUPERVISOR DWYER - I'm not suggesting that they're hiding. You're suggesting that they're hiding. As the councilman said, it's not uncommon for properties to be purchased under an LLC. They're not looking to build, as I listed before, the seriously consequential developments that could happen on that property currently is not being proposed during this LLC. I don't see any reason why this person would be hiding. From my perspective, he's turning, he or she, whomever it may be, is turning what could be a very catastrophic development into a very low-impact development. So, I don't see any reason for anyone to hide. I don't think that's the intention. That's just my thought.

BARBARA BRITTON - I live on 15 Darin Road. I didn't even recognize that property there based on the trees right there. My question is, who are the decision-makers to say yay or nay with that property to pass that preemptive authorization? Who makes the decisions?

SUPERVISOR DWYER - The town board ultimately makes the decision on any zone change.

BARBARA BRITTON - Okay. And what influence can the community have to the town board? What power do we have? Do we have any influence, power to the town board for them to make that decision? Or the town board to wake up and say, I don't know if I want to do it or I don't want to do it.

SUPERVISOR DWYER - As I said in my opening, if residents can show reasonable concern for why this should not be done, the town board will most definitely take that into consideration when we make our decision. Simply saying, I want to look at their trees, is not, in my opinion, grounds for turning what is a very high-impact, currently zoned OI district into a residential district. But we're certainly willing. I mean, that's why we're having a public hearing and that's why we've required the applicant to send a mailer to every single adjoining house, because we want to hear feedback from the neighbors.

BARBARA BRITTON - All the houses in Kings Estate are not adjoining.

SUPERVISOR DWYER - That's not what's required.

BARBARA BRITTON - All the houses in Kings Estate are not adjoining.

SUPERVISOR DWYER - I don't believe that all the houses in Kings Estate are impacted by this. I would say that the houses that are most close to this property are the ones that are impacted, and those are the ones that typically we would want the most feedback from.

BARBARA BRITTON - Okay, but I think that would impact me, because we wrote that earlier.

SUPERVISOR DWYER - Sure. I said most impacted will be the ones that are directly adjoining.

BARBARA BRITTON - Well, yeah, but they're more inside of the front. However, how do we know what specifically is going to be built when they get that? Because how do we know if it's going to be a mechanic shop or a house?

SUPERVISOR DWYER - I can assure you that our zone change that we're considering right now will make it so that that will never be built. We are literally turning a zone, a parcel, from what can have amusement park, heliport, storage units, scrap iron yard, funeral parlors, bars, restaurants. We are permanently turning that from allowed to have those things to only allowed to have a house on it and be residential forever. If we make this zone change, you will no longer have the opportunity to build a scrap yard or a quarry or a mine on this property, which you're allowed to do now. It will only be able to be residential permanently.

BARBARA BRITTON - Okay. My only objection would be on the head of the grandchild case, because we have a lot of kids there, and so that's what I wanted to know. Who will influence that decision?

SUPERVISOR DWYER - The town board ultimately makes the decision, but we represent the residents of the Town of Warwick, and we take into consideration everything you have to say.

BARBARA BRITTON - Who do we send our concerns to?

SUPERVISOR DWYER - You would send it in to the town clerk.

BARBARA BRITTON - Okay. By e-mail, paper?

TOWN CLERK ASTORINO - E-mail's fine.

SUPERVISOR DWYER - E-mail's fine. That'll be part of the permanent record, and everything that is sent in, whether it's feedback we received tonight or an e-mail or a letter, everything will be read by the town board and considered when we make this decision.

BARBARA BRITTON - I know I said that was my last question, but backing up on the gentleman's question, the attorney here is present. Is he here present for listening purposes, or is he here to say something so we can have some form of information? That's what I wanted to know. That was my last question.

SUPERVISOR DWYER - I mean, I don't know what more he could say than what I've already said. The reason we're having the public hearing is to consider a change in zone from an office industrial park zone on that parcel to a residential zone. The specific plans of the residential have not been finalized. There might be conceptual plans that are there that show only a two-family house, not four houses or five houses or seven houses. Literally, you can only put a maximum two-family house on this property, and that's a potential. It's not even guaranteed that you can. But all we are considering doing is turning the zone from an office industrial park zone to a residential zone. I don't want the attorney to engage with the public. He's there if I need to ask, or if I feel that there's a question that I can't answer, I may call upon him, but he's really just here as a resource if we need him, if I need him to answer any questions. But I do appreciate you coming and asking the questions and getting on the record.

BARBARA BRITTON - Thank you.

SUPERVISOR DWYER - No problem. Thank you.

COUNCILMAN SHUBACK - Mr. Supervisor, I think some of the people... Ladies and gentlemen, if we change this to residential, then the builder, the lawyer, and everyone else are going to come with their plans for the house and what to do, and then that'll go to the planning board, and then you're going to have a whole other chance to comment on what the structure looks like and everything else. All we are doing right now is just saying no business is there, and it would be residential. That's all this is about right now. When they come up with their idea of what they want to build there, it's going to go through a whole other process. You're going to have a whole other comment, what size, if there's trees, everything. There's a whole other way of going through it.

SUPERVISOR DWYER - It's got to comply with our laws, right? If you're going to build a house anywhere, but the key factor is it goes from a commercial piece of property to a residential piece of property permanently. I know it seemed kind of confusing, the way it was worded, and I understand people's frustration when a zone is being changed in your neighborhood, but in my opinion, and I'll state this for the record, I would rather a house than a quarry, or mine. And that's what this will do. It'll permanently change the zone to residential.

COUNCILMAN SHUBACK - Then you will have a whole other chance as they come up with their plans of what the house is going to be. You can come to the planning board, and say what you think and everything else. There'll be a comment period there again.

SUPERVISOR DWYER - All right, anyone else have any questions? I hope I've answered a lot of it, yes. Sorry, my name is

JOANNE WARD - I just have one quick question. I want to make sure I'm understanding this. I've heard a lot of things. So, there's just one house that's going to be built?

SUPERVISOR DWYER - It's one structure that is a split unit, like a bi-level, what would you call it? Split unit. Split unit, bi-level, one structure that will just be a two-family house.

JOANNE WARD - It would be just a two-family.

SUPERVISOR DWYER - Two-family maximum on that property. Couldn't build any more.

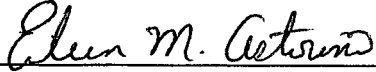
JOANNE WARD - Thank you very much.

SUPERVISOR DWYER - Thanks, Joanne. Anyone else? Okay, again, I just want to reiterate. We're not closing the public hearing tonight. I'm going to keep the public hearing open until our next meeting. Submit any comments. If anybody has any questions, reach out to me. I'll have the attorney for the project answer anything that you guys need to know. Any other information you need, we'd be happy to answer your questions. We're not doing this quickly. We're not taking this lightly. Even though we feel strongly that this is heading in the right direction, we understand that it will impact neighbors. We believe positively, more so than these other things that I've listed. We just want to make sure that everybody is comfortable with this in the neighborhood. Alright, everyone's good? Okay. Thank you, guys, for all coming tonight and listening to this important issue. We appreciate it.

MOTION TO ADJOURN THE PUBLIC HEARING: Motion Supervisor Dwyer, seconded Councilman Mattingly that the public hearing be adjourned.

Motion Carried (5 ayes, 0 nays)

7:22 p.m. C.P.


Eileen M. Astorino
Eileen Astorino, Town Clerk

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Town Board of the Town of Warwick will hold a public hearing at 132 Kings Highway, Warwick, New York, on June 11, 2026 at 7:00 P.M. to afford all interested parties the opportunity to be heard regarding Introductory Local Law No. 2 of 2026 an Amendment of Town Zoning Code to amend the zoning district of property located on Kings Highway SBL 94-4-55.2 from the Office Industrial Park Zoning District (OI zone) to the Suburban Residential Medium Density District (SM zone). A copy of the proposed amendment is available for review in the Town Clerk's Office at 132 Kings Highway, Warwick, NY 10990 or on the town website, townofwarwick.org.

All interested persons will be given the opportunity to be heard. All written comments must be received by the Board at or prior to the public hearing.

DATED: May 27, 2026

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