

TOWN OF WARWICK PLANNING BOARD
May 20, 2026

Members present: Chairman, Benjamin Astorino
Roger Showalter, Vice-Chairman
Dennis McConnell, Bo Kennedy,
Rich Purcell, Vickki Garby, Alternate
Laura Barca, HDR Engineering
Temi Alao, HDR Engineering
Max Stach, NPV Planner
Danielle Dreyer, NPV Planner
Bob Krahulik, Planning Board Attorney
Connie Sardo, Planning Board Secretary

The regular meeting of the Town of Warwick Planning Board was held Wednesday, May 20, 2026 at the Town Hall, 132 Kings Highway, Warwick, New York. Chairman, Benjamin Astorino called the meeting to order at

Review of Submitted Maps:

OSI-Warwick Conference Center Lot Line Change

Application for Sketch Plat Review and Final Approval for a proposed Lot Line Change with no proposed construction, situated on tax parcels SBL #63-1-10.22 and 12; parcels are located along Hoyt Road and Wawayanda Road with the Warwick Conference Center located at 3 Warwick Center Road, in the MT zone of the Town of Warwick, County of Orange, State of New York. Previously discussed at the Planning Board meeting of May 6, 2026. The Planning Board deemed the application Type 2 Action.

Representing the Applicant Keith Woodruff from Engineering & Surveying Properties. Matt Decker from OSI (Open Space Institute)

The following review comments submitted by HDR:

Comment #1: Planning Board to discuss SEQR.

Chairman Astorino: The Planning Board deemed the application a Type 2 Action at the Planning Board meeting of May 6, 2026. SEQRA review is not necessary. Chairman Astorino: I know these comments were gone through last time. Let's just do this. Comment #2, Applicant to discuss project, give us a brief overview please.

Comment #2: Applicant to discuss project.

Keith Woodruff: So as previously discussed, this is an existing 454-acre property that's currently owned and operated by the Warwick Conference Center. The Open Space Institute Land Trust is currently in negotiations or in contract to purchase a portion of the

property subsequent to the lot line change in order to redistribute the property. There are two existing parcels that the Warwick Conference Center currently has. This is just modifying the application so that Warwick Conference Center can maintain approximately 140 acres and the Open Space Institute will then take 315 acres. There's no construction as previously noted. It's really just a lot line change in order to redistribute the property.

Chairman Astorino: Thank you. And the only other two comments I think that we will deal with tonight are comment 13, applicant to show a buildable area, and 14, applicant to show a square wall. You are requesting a waiver for those, correct?

Keith Woodruff: Yes. Then also to kind of jump back, so one of the outstanding comments was the Orange County Planning Department. We did receive comments from May 8th with a local determination.

Chairman Astorino: Yes. We had seen that.

Keith Woodruff: Just to circle back to your comment, so yes, we're requesting a waiver for the lots to be buildable, the shape of the lot, the public hearing, and then also a boundary monumentation. We're proposing that.

Chairmans Astorino: Ok. We will list Comment #3 through Comment #21 for the record. We need a motion from the board to waive Comment #13, buildable area and Comment #14 square rule.

Mr. McConnell makes a motion to waive Comment #13 the buildable area for both lots and Comment #14 the square rule for both lots.

Seconded by Mr. Kennedy. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

Chairman Astorino: Then we would need a waiver for setting the monuments on the property corners, correct?

Keith Woodruff: We are proposing that we'll set monumentation on the proposed lot line that will bisect between the two portions.

Chairman Astorino: Yes. That makes sense.

Keith Woodruff: The remaining is over five miles.

Chairman Astorino: Ok. Do we have a survey of this property?

Keith Woodruff: Yes.

Chairman Astorino: Ok. We need a motion to set the monuments on the lot line change only.

Mr. Kennedy makes a motion on Comment #17, Surveyor to certify that the monuments are set on the lot line change only.

Seconded by Mr. McConnell. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

Mr. McConnell makes a motion to waive the Public Hearing.

Seconded by Ms. Garby. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

Chairman Astorino: Do any board members or professionals have any comments or concerns? Let the record show no comment from the board or professionals.

Mr. Kennedy makes a motion on the OSI-Warwick Conference Center application, granting conditional Final Approval for a proposed lot line change with no proposed construction, situated on tax parcels S 63 B 1 L 10.22 and L 12; parcels are located along Hoyt Road and Wawayanda Road with the Warwick Conference Center located at 3 Warwick Center Road, in the MT zone, of the Town of Warwick, County of Orange, State of New York. A SEQRA Type 2 Action was deemed on May 6, 2026 Approval is granted subject to the following conditions:

1. Different line types should be used on the plans to distinguish between existing and proposed lot lines.
2. All existing structures on plans should be clearly labeled and identified on the plans (or added to map legend).
3. Well and septic system locations should be included on the plans.
4. Please list all property owners within 300-ft of this property on the plan.
5. Town of Warwick Standard Notes must be added to the plan, including Agricultural Protection Notes
6. Applicant to show buildable area §137-21.A for both lots. (WAIVED)
7. Applicant to show square rule §137-21.K(1) for both lots. (WAIVED)
8. The 911 addresses for all existing buildings must be obtained from the Building Department and then shown on the plan.
9. Provide a map note stating that “No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained.”
10. Surveyor to certify that iron rods have been set at points only near the lot line change.
11. Surveyor to sign and seal the survey plan with proposed metes and bounds.
12. Applicant to provide description for the area transferring ownership for review prior to being filed. The liber and page for this filed document must be added to the plan. Any existing or proposed easements, deed restrictions, or conservations restrictions associated with the land transfer must be shown on the plans.
13. The date filed, liber, and page must be shown on the drawings for Aquifer Notes, Ridgeline Overlay Notes, Agricultural Notes and Biodiversity Conservation Overlay Notes.
14. Payment of all fees.

Seconded by Mr. McConnell. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

Keith Woodruff: Thank you very much. Also, with me tonight is Matt Decker from the Open Space Institute. He stated that if any of the Planning Board members would like to see the property, you can easily reach out to him and then he can coordinate that.

Chairman Astorino: I truly think it's a great thing for the Town of Warwick. Thank you for what you're doing.

Keith Woodruff: Thank you. Have a good evening.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – no comments received

Comment #5: OC Planning Department – pending comments

Comment #6: TW Building Department – 04/23/26 need fire inspection.

Comment #7: Planning Board to determine if a site inspection is necessary.

Comment #8: Different line types should be used on the plans to distinguish between existing and proposed lot lines.

Comment #9: All existing structures on plans should be clearly labeled and identified on the plans (or added to map legend).

Comment #10: Well and septic system locations should be included on the plans.

Comment #11: Please list all property owners within 300-ft of this property on the plan.

Comment #12: Town of Warwick Standard Notes must be added to the plan, including Agricultural Protection Notes

Comment #13: Applicant to show buildable area §137-21.A for both lots. (Applicant requesting waiver.)

Comment #14: Applicant to show square rule §137-21.K(1) for both lots. (Applicant requesting waiver.)

Comment #15: The 911 addresses for all existing buildings must be obtained from the Building Department and then shown on the plan.

Comment #16: Provide a map note stating that “No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained.”

Comment #17: Surveyor to certify that iron rods have been set at all property corners. Applicant requesting to install iron rods at points only near the lot line change.

Comment #18: Surveyor to sign and seal the survey plan with proposed metes and bounds.

Comment #19: Applicant to provide description for the area transferring ownership for review prior to being filed. The liber and page for this filed document must be added to the plan. Any existing or proposed easements, deed restrictions, or conservations restrictions associated with the land transfer must be shown on the plans.

Comment #20: The date filed, liber, and page must be shown on the drawings for Aquifer Notes, Ridgeline Overlay Notes, Agricultural Notes and Biodiversity Conservation Overlay Notes.

Comment #21: Payment of all fees.

Other Considerations:

- 1) Alexander 11 Walts Way Site Plan - PB to discuss rescheduling a site visit.
(TBD)
- 2) 7 West Cove Rd. LLC Site Plan – PB to discuss rescheduling a site visit.
(TBD)

Chairman Astorino and the board members discussed rescheduling the site visits for Alexander 11 Walts Way site plan application and 7 West Cove Road LLC site plan application. The Chairman suggested that he would go out to the sites with Laura Barca, Town Planning Board Engineer and with the Applicant Brian Friedler to take look at the sites. Both applications are proposed for rebuilds of single-family dwelling. The Chairman stated that he would report back to the board with the status of the site visits and if there were any issues that the board should see themselves, he would let them know. The board came to a consensus for the Chairman and Town Planning Board Engineer to go out to both sites.

- 3) FS Holdings/18 Greenview Ln. Site Plan & SUP – PB to discuss scheduling a site visit. (Site Visit scheduled for 5/26/26 @ 5:30 p.m.)
- 4) PB Minutes of 5/6/26 for PB approval.

Mr. McConnell makes a motion to approve the PB Minutes of 5/6/26.

Seconded by Ms. Garby. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

Correspondences:

Chairman Astorino: We don't have any correspondences this evening.

Privilege Of The Floor For Agenda Items!!

Chairman Astorino: If there is anyone in the audience wishing to address any of the agenda items, please rise and state your name for the record? Let the record show no public comment. Before we adjourn this evening, I would like to say a few words. Our board member, Richard Purcell. I wish he could have been here this evening. He's going to be leaving the board. He's been on this board since January of 2021. I've known Richard Purcell since I was 16 years old. What a class act this gentleman is. He's been a sheer asset to this board. What more could I say about a man that's always given his all? He's been a sheer gentleman and a pleasure to work with. We will miss him sorely. I wish I would have said this to him in person, which I will. But I think the feeling is mutual from all our board members. He will be sorely missed on this board. And we all wish him well. I know he's going through some stuff right now. And unfortunately, you know, that's life. But just from the bottom of my heart, I will miss him. Maybe sometime we can get together and we'll take him out because he's moving to a different state. So, he'll no longer be on the board. Ms. Garby will be moved up from as an alternate member to a board member. You will need to address and send a letter to the Town Board requesting that position.

Ms. Garby: Ok. Will do.

Chairman Astorino: All right. We will go from there. If anybody else has a few words, God Bless. But I just want to point that out and get it on the record.

Connie Sardo: I would also like to say something about Rich. I'd like to thank Rich for always responding to my emails, minutes, etc...always in a timely manner. He always gave me a compliment on how I'm doing a great job. I'm going to miss him as well and his personality.

Chairman Astorino: Yes. He's a true gentleman. He will be sorely missed on this board.

Mr. McConnell makes a motion to adjourn the Planning Board Meeting of May 20, 2026.