

“TENTATIVE” PLANNING BOARD AGENDA
FOR 12/15/10

Town of Warwick Planning Board
Chairman, Benjamin Astorino

December 15, 2010
7:30 p.m.

A. PUBLIC HEARINGS

1. **Fairwick, LLC.** - Application for Site Plan Approval and Special Use Permit for the construction and use of commercial/retail facilities totaling 19,786 square feet in three buildings, entitled “*Fairgrounds #2*”, situated on tax parcel S 51 B 1 L 40.1; project located on the northern side of NYS Route 94 approximately 1,000 feet east of Orange County Route 21, in the DS/OI zones, of the Town of Warwick, County of Orange, State of New York.

Approved: _____

Denied: _____

- B. REVIEW OF SUBMITTED MAPS** (*An opportunity for public comment will be provided when these applications are placed on an agenda for public hearing.*)

C. OTHER CONSIDERATIONS

- 1.) **Millers Ridge Subdivision** – Letter from Kirk Rother, dated 11/27/10, received on 12/1/10 addressed to the Planning Board in regards to the Millers Ridge Subdivision – requesting a 6th 6-Month Extension on Preliminary Approval of a proposed 16-Lot cluster subdivision + 1-Affordable Home + 1-Commercial Lot subdivision and an application for Special Use Permit for the 1-Affordable Home, situated on tax parcels SBL # 51-1-7.41 & 41; parcels located on the eastern side of Warwick Turnpike and 1500 feet south of State Highway 94, in the RU zone, of the Town of Warwick. Preliminary Approval was granted on, 12/5/07. The 5th 6-Month Extension was granted on 6/16/10 became effective on, 6/5/10. The 6th 6th Month Extension becomes effective on, 12/5/10.
- 2.) **Stephen & Kelly Helmrich Subdivision** – Letter from John McGloin, PLS., dated 12/2/10 addressed to the Planning Board in regards to the Helmrich Subdivision – requesting a 1st 6th Month Extension on Final Approval of a proposed 2-Lot Subdivision, situated on tax parcel SBL # 12-4-50; parcel located on the northerly side of Little Brooklyn Road 1200 feet westerly of Little York Road, in the SM zone, of the Town of Warwick. Final Approval was granted on, 6/16/10. *The applicant has stated that he is in the process of retaining an attorney to complete and file the Declaration as well as preparing the documents required to facilitate dedication of a 25-foot strip of land to the Town for highway purposes.* The 1st 6-Month Extension becomes effective on, 12/16/10.

- 3.) **Michael Buono Subdivision** – Letter from Karen Emmerich, Lehman & Getz Engineering, dated 11/17/10 received on 12/7/10 addressed to the Planning Board in regards to the Buono Subdivision – requesting **2nd Re-Approval** of Final Approval of a proposed 2-Lot subdivision, situated on tax parcel SBL # 10-1-64.3; parcel located on the western side of Glenwood Road 500 feet south of Newport Bridge Road, in the RU zone, of the Town of Warwick. Final Approval was granted on, 11/19/08. 1st Re-Approval of Final Approval was granted on 12/16/09 became effective on, 11/19/09. The 6-Month Extension on the Re-Approval of Final Approval was granted on 7/21/10 became effective on, 5/19/10. *The applicant has stated that he is concerned about the economy, and is not yet able to build a home on the new lot. He would like the 2nd Re-Approval of Final Approval to give himself more time to decide what he plans to do with the property.* The 2nd Re-Approval of Final Approval becomes effective on, 11/19/10, subject to the conditions of Final Approval granted on, 11/19/08.

D. CORRESPONDENCES

1. **Warwick Views, LLC.** – Letter & Report received from Thomas P. Cusack, CPG from Leggette, Brashears & Graham, Inc. (LBG), dated 11/9/10 addressed to the Planning Board, received on 11/30/10 – in regards to the Warwick Views Subdivision.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!