

“TENTATIVE” PLANNING BOARD AGENDA
FOR 6/18/25

Town of Warwick Planning Board
Chairman, Benjamin Astorino

Dated: June 18, 2025
7:00 p.m.

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

1. **Black Walnut Creek, LLC** - Application Site Plan Approval and Special Use Permit for the use and construction for commercial agriculture farm market over 4,000 s.f., museum village, and eating and drinking establishment, situated on tax parcel S 4 B 1 L 2.46; project located on the northern side of Van Sickle Road 375± feet north of intersection at Pulaski Hwy., (13 Van Sickle Road a/k/a 6 Sodrick Lane), in the AI zone, of the Town of Warwick. Previously discussed at the Planning Board Meeting of 5/21/25.

Action: _____

2. **Warwick Manor Senior Housing Development** - Application for Site Plan Approval and Special Use Permit for the use and construction of a senior housing development to consist of (126) units, situated on tax parcel S 51 B 1 L 1; project located on the eastern side of Sanfordville Road 1,468± feet north of NYS Route 94S, in the OI zone and is also within the Town’s Senior Housing Overlay District, of the Town of Warwick.

Action: _____

3. **Student Bus Co.** - Application for Site Plan Approval and Special Use Permit for the use and construction of a school bus yard and repurpose of existing residence into an office building, situated on tax parcel S 35 B 1 L 20; project located on the northern side of Lake Station Road 800 feet east of Kings Highway (C.R. 13) (19 Lake Station Road), in the OI zone, of the Town of Warwick.

Action: _____

B. OTHER CONSIDERATIONS

1. PB Minutes of 5/21/25 for PB approval.
2. PB to discuss canceling the 6/23/25-Work Session & PB Meeting of 7/2/25.

C. CORRESPONDENCES

1. Email letter from Michael H. Sussman, Esq., Sussman & Associates, dated 5/30/25 addressed to the Planning Board in regards to the BMMY College.

D. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!