

PLANNING BOARD AGENDA

FOR 7/ 16/25

Town of Warwick Planning Board
Chairman, Benjamin Astorino

July 16, 2025
7:00 p.m.

A. PUBLIC HEARINGS

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

1. **Old Forge Road, LLC.** - Application for Site Plan Approval & Special Use Permit for the use and construction, re-occupancy and interior remediation and renovation of the existing 87,000± sq. ft. buildings for an Institution of Higher Learning with a maximum of 200 students overnight accommodations, 23 teachers, 12 administrative staff, and 8 support staff (healthcare, kitchen, cleaning, and maintenance) under Use Group 84, and parking area improvements, situated on tax parcels Section 83 Block 1 Lots 2 and L 5.1; parcels located on the south Eastern side of Old Forge Road 0 feet South Eastern of Sterling Pines Road (57-61 Old Forge Rd.), in the LC zone, of the Town of Warwick, County of Orange, State of New York. Previously discussed at the Planning Board Meeting of April 16, 2025.

Action: _____

2. **John, Thomas and Amy Sibilla Family Trust** - Application for Sketch Plat Review of a proposed 4-Lot Conventional subdivision, situated on tax parcel S 27 B 1 L 116; parcel located on the southern side of Amity Road 460± feet west of C.R. 1, (7 Skysail Ln.), in the RU zone, of the Town of Warwick, County of Orange, State of New York.

Action: _____

3. **O&R Utilities Substation** - Application for Site Plan Approval and Special Use Permit for the use and construction of utility substation yard, transmission and distribution lines, situated on tax parcel S 46 B 1 L 48.21; project located on the southern side of John Hicks Drive (95 John Hicks Dr.), in the OI zone, of the Town of Warwick, County of Orange, State of New York.

Action: _____

C. OTHER CONSIDERATIONS

1. Planning Board Minutes of 6/18/25 for PB approval.
2. Planning Board to discuss canceling the 7/28/25-W.S. & 8/6/25-PB Meeting.

D. CORRESPONDENCES

1. Letter from Alice McMechen, Patricia & Marshall DeBruhl addressed to the Planning Board in regards to Black Walnut Creek, received date 6/23/25.
2. Email letter from Lee Schulz, dated 6/29/25 addressed to the Planning Board in regards to BMMY College.
3. Email Letter from Gavin Maxwell, dated 7/9/25 addressed to the Planning Board in regards to BMMY College.
4. Email letter from Bev Simon, dated 7/9/25 addressed to the Planning Board in regards to BMMY College.
5. Email letter from Michael Sussmann, Esq. dated 7/15/25 addressed to the Planning Board in regards to BMMY College.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!