

“TENTATIVE” PLANNING BOARD AGENDA
FOR 10/6/24

Town of Warwick Planning Board
Chairman, Benjamin Astorino

October 16, 2024
7:30 p.m.

A. PUBLIC HEARINGS

1. **Warwick HG., LLC** - Application for Site Plan Approval and Special Use Permit for the expanded construction and use, Use #75 of a previously approved campground’s use and operation from 74 permitted campsites formally known as Black Bear Campground and now known as *Serenity Ridge At Warwick Campground* to 130 campsites, along with various other typical modern campground amenities. The amenities include, but are not limited to, roadway improvements, an entrance gate, pavilion, playground, recreation areas, and wading pool, situated on tax parcel S 8 B 2 L 27.14; project located on the eastern side of Wheeler Road 1400 feet south of Dussenbury Drive (197 Wheeler Rd.), in the RU zone, of the Town of Warwick, County of Orange, State of New York. **Continued Public Hearing from the Planning Board Meeting of 8/21/24.**

Approved: _____ Denied: _____

Conditions: _____

2. **Seth Horn & Elenora Lvov** - Application for Final Approval for a proposed 2-Lot subdivision, situated on tax parcel S 26 B 1 L 69.32; parcel located on the northern side of Deer Pond Road 2352 feet East of Blooms Corners Road (33 Deer Pond Drive), in the RU zone, of the Town of Warwick, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

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. **Pine Island Solar, LLC** - Application for Site Plan Approval and Special Use Permit for the use and construction of a 3.5 MW-AC Photovoltaic Solar Array, situated on tax parcel S 27 B 1 L 16.5; project located on the northern side of CO. Hwy. 1 (312 Co. Hwy. 1), in the RU zone, of the Town of Warwick.

Action: _____

2. **Craven Peach Grove, LLC** - Application for Site Plan Approval and Special Use Permit for the use and construction of a Class 2 Home Occupation for Bed & Breakfast establishment with more than three bedrooms for rent, situated on tax parcel S 44 B 1 L 50.1; project located on the northern side of NYS Hwy. 17A, 990 feet west of Pumpkin Hill Road (1572 State Hwy. 17A), in the SL zone, of the Town of Warwick.

Action: _____

3. **Mountain Green Partners/Inn The Fields** – Application for Site Plan Approval and Special Use Permit for the use and construction of a Lodge with 24 bedrooms, Guest Accommodation Courts with 30 Units total, bar/lounge area in Lodge with 20 seats (Accessory Use 24), Pavilion (Accessory Use 24), Trails, Pool and other Accessory Facilities for guests (Accessory Use 22), and an Existing Residence to be used as a Caretaker's Residence, situated on tax parcel S 43 B 1 L 28; project located on the northern side of Hathorn Road 900 feet east of C.R. 1 (5 Hathorn Road), in the SL zone, of the Town of Warwick

Action: _____

C. OTHER CONSIDERATIONS

1. Planning Board to discuss canceling the 10/28/24-Work Session & 11/6/24-Planning Board Meeting.

D. CORRESPONDENCES

1. Email Letter from Kathy Moser, Chief Conservation & Policy Officer of the Open Space Institute dated 9/18/24 addressed to the Planning Board in regards to the BMMY College/Old Forge Rd. application.
2. Email Letter from Sally Burns dated 9/20/24 addressed to the Planning Board in regards to the Serenity Ridge Campground application.