

**“TENTATIVE” PLANNING BOARD AGENDA**  
**FOR 11/15/23**

Town of Warwick Planning Board  
Chairman, Benjamin Astorino

November 15, 2023  
7:30 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. Mountain Green Partners, LLC/Steve Sullivan** - Application for Site Plan Approval and Special Use Permit for the use and construction of a Lodge with approximately 16-20 rooms, Guest Court with approximately 18 Units, Cantina (Accessory Use 24), Pool, Pavilion, Trails, and other Accessory Facilities for guests (Accessory Use 24), 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: \_\_\_\_\_

- 2. US Lumber “Amended” Site Plan** - Application for "Amended" Site Plan Approval and Special Use Permit for the use of an existing building material distribution center. The Applicant requests to extend hours of operation, situated on tax parcel S 33 B 1 L 11.1; project located on the southern side of Kings Highway, at Four Corners Rod and State School Road (200 Kings Hwy.), in the OI zone, of the Town of Warwick.

Action: \_\_\_\_\_

- 3. Capozza Four Corners Solar/Lightstar** - Application for Site Plan Approval and Special Use Permit for the construction and use of a commercial large-scale solar energy installation facility, Use # 65 of 3.2 megawatt (MW AC), situated on tax parcel S 23 B 1 L 17; project located on the southern side of Ridge Road 900 feet east of Four Corners Road (200 Ridge Rd.), in the RU zone, of the Town of Warwick. Previously discussed at the 11/16/22-PB Meeting and the Planning Board declared its Intent To Be Lead Agency. On 11/17/22, PB circulated to other Involved/Interested Agencies. The project is proposed to be Type I Action. Planning needs to wait the (30)-Days before declaring itself Lead Agency and Type I. Previously discussed at the 1/18/23-PB Meeting. Planning Board had done a Site Visit on 1/21/23. Previously discussed at the 5/3/23 Planning Board Meeting. At The 9/20/23- Planning Board Meeting the PB Adopted Positive Declaration and Scoping of DEIS. Public Scoping Session Held on 10/18/23 for Draft Scoping Document. Public Written Comment Period open until 10/30/23.

Action: \_\_\_\_\_

**OTHER CONSIDERATIONS**

1. Planning Board to discuss recommendation to the Town Board regarding amendment to §164-60 Senior Housing floating zone, cannabis microbusiness and several minor Code clarifications.
2. Planning Board Minutes of 10/18/23 for PB approval.
3. NYS Hemp Source-WVLDC-Town of Warwick Lot Line Change – Letter from Michael Sweeton, Vice-president. WVLDC, dated 10/31/23 addressed to the Planning Board in regards to the NY Hemp-WVLDC-Town of Warwick Lot Line Change – requesting 6-Month Extension on Re-Approval of conditional Final Approval of a proposed lot line change, situated on tax parcels SBL # 46-1-35, 39.21, & 39.22; parcels located on the southern side of John Hicks Drive 50 feet west of State School Road, in the OI zone, of the Town of Warwick. *The Applicant has stated that they are in the final stages with the State of NY and should finalize the transfer by year end.* Conditional Final Approval was granted on 5/18/22. The 6-Month Extension on Re-Approval of conditional Final Approval becomes effective on 11/18/23.

**D. CORRESPONDENCES**

**E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!**