

“TENTATIVE” PLANNING BOARD AGENDA
FOR 11/20/24

Town of Warwick Planning Board
Chairman, Benjamin Astorino

November 20, 2024
7:30 p.m.

A. PUBLIC HEARINGS

1. **Seth Horn & Elenora Lvov** - Application for Final Approval for a proposed 2-Lot (MINOR) 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. Continued Public Hearing from the Planning Board Meeting of 10/16/24.

Approved: _____ Denied: _____

Conditions: _____

2. **Craven Peach Grove, LLC** - Application for Site Plan Approval and Special Use Permit for the use 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, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

3. **Mountain Green Partners, LLC** - Application for Site Plan Approval and Special Use Permit for the use and construction of a Lodge with 24 bedrooms in hotel/main building, Guest 30 cabins 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, a/k/a *Inn The Fields*, 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, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

- 4. **Etta Hamilton** - Application for Site Plan Approval and Special Use Permit for the use and construction of reuse of existing commercial building as nursery school, and construction of parking area and storage shed a/k/a *Elite Strategies, LLC*, situated on tax parcels S 52 B 1 L 9 and 10.2; parcels located on the western side of Clinton Ave. Ext., 400 feet south of Galloway Road (10 Clinton Ave. Ext.), in the SL 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. **St. Stanislaus Church 2nd Amended Lot Line Change** - Application for Sketch Plan Review and 2nd Amended Final Approval of a proposed Lot Line Change, situated on tax parcels S 13 B 1 L 1.11, 1.4 and 17.2; parcels located on the northern side of Cty. Hwy. 1 570 feet west of Pulaski Hwy., in the SL/LB zones, of the Town of Warwick, County of Orange, State of New York.

Action: _____

- 2. **Rumaldo Castro Caguana & Maria Saula Loja** - Application for Site Plan Approval & Special Use Permit for the tree removal greater than 0.25-acre (Chapter 150) and a Class II Home Occupation for parking of two large commercial trucks, situated on tax parcel S 49 B 2 L 50.2; project located on the eastern side of Barrett Road (335 St. Rte. 94S), in the RU zone of the Town of Warwick.

Action: _____

- 3. **BMMY College/Old Forge Rd. #2** - Application for Site Plan Approval & Special Use Permit for the use and interior renovations of the existing 87,000± sq. ft. buildings for an Institution of Higher Learning with 200-students with 12 to 18 professors/administrators with overnight accommodations, Use Group 84, and parking area improvements, situated on tax parcels S 83 B 1 Lo 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. Previously discussed at the Planning Board Meeting of 9/18/24.

Action: _____

C. OTHER CONSIDERATIONS

- 1) Planning Board Minutes of 10/16/24 for PB approval.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!