

# **“TENTATIVE” PLANNING BOARD AGENDA**

## **FOR 5/21/25**

Town of Warwick Planning Board  
Chairman, Benjamin Astorino

Dated: May 21, 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. **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.

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

2. **Kenneth Brown 141 Brady Road Chapter 150** - Application for recommendation to the Town of Warwick Building Department for "Chapter 150" reclamation plan, situated on tax parcel S 64 B 1 L 48.22; property located on the eastern side of Brady Road 100 feet south east of Black Rock Road (141 Brady Rd.), in the CO zone, of the Town of Warwick, County of Orange, State of New York. Previously discussed at the Planning Board Meeting of 1/15/25.

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

3. **Pine Island Mart** - Application for Site Plan Approval & Special Use Permit for the use and construction of a 3,700 s.f. motor vehicle service station with accessory retail store for sale of food and household products, situated on tax parcel S 14 B 2 L 1 and on approximately 0.37 acres; project located on the northern side of Co. Hwy.1 and 0 feet east of Co. Hwy/ 6 (642 County Route 1), in the LB zone, of the Town of Warwick. Previously discussed at the PB Meeting of 12/18/24.

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

4. **Jennifer Mante, Trustee** - Application for Site Plan Approval for the use and construction of a new single-family residence located within "A Designated Protection Area" of Greenwood Lake, situated on tax parcel S 73 B 9 L 15; project located on the eastern side of State Highway 210 0.0 feet south of Greenwood Lake Terrace (390 Jersey Ave.), in the SM zone, of the Town of Warwick. Previously discussed at the PB Meeting of 9/18/24.

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

5. **Ball Farm Subdivision** - Application for Preliminary Approval for filing a 14-Lot Cluster subdivision in Sections and an Application for “*Amended*” Final Approval for Section I to consist of a proposed 4-Lot Cluster Subdivision, and Special Use Permit for 1-Affordable Home, situated on tax parcel S 53 B 1 L 37.2; parcel located on the northern side of Ball Road intersection of South Street Extension and Ball Road (56 Ball Rd.), in the SL zone, of the Town of Warwick. Conditional Final Approval for Section I to consist of 4-Cluster Lots was granted on 9/18/24.

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

**C. OTHER CONSIDERATIONS**

1. PB Minutes of 4/16/25 for PB approval.
2. Planning Board to discuss canceling the 5/26/25-W.S. & PB Meeting of 6/4/25 due to Memorial Day Holiday.

**D. CORRESPONDENCES**

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