

TOWN OF WARWICK “TENTATIVE” PLANNING BOARD
AGENDA FOR 7/17/24

Town of Warwick Planning Board Agenda
Chairman, Benjamin Astorino

July 17, 2024
7:30 p.m.

A. PUBLIC HEARINGS

1. **Warwick HG, LLC.** - **Continued Public Hearing from 6/5/24 Planning Board Meeting.** 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.

Approved: _____ Denied: _____

Conditions: _____

2. **Nuradin Giljic** – **Continued Public Hearing from 6/5/24 Planning Board Meeting.** Application for Site Plan Approval for the construction and use of the removal of an existing 1-bedroom dwelling and the construction of a new 1-bedroom dwelling, located within “A Designated Protection Area” of Greenwood Lake, situated on tax parcel S 72 B 3 L 19 project located on the eastern side of Jersey Ave., 920 feet north of Rocky Trail (536 Jersey Ave.), in the SM 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. **Chancellor Lane Solar Project** - Application for Site Plan Approval and Special Use Permit for the construction and use of a 3.0 MW AC ground mounted commercial-scale solar energy installation, Use # 65, situated on tax parcel S 46 B 1 L 12; parcel located on the southern side of Chancellor Lane 300 feet south of Chancellor Lane (69 Chancellor Lane), in the RU zone, of the Town of Warwick. At the 7/19/23-PB Meeting, The Planning Board declared the application as a Type 1 Action. On 7/21/23-Planning Dep’t. Circulated for Intent To Be Lead Agency to NYSDEC, ACOE, OCPL.

Action: _____

2. **Jason House Lot Line Change** - Application for Sketch Plat Review and Final Approval of a proposed Lot Line Change with no construction proposed, situated on tax parcels S 27 B 3 L 1 and L 12; parcels located on the westerly side of Big Island Road at its intersection with House Road (11 House Road), in the RU zone, of the Town of Warwick.

Action: _____

3. **Elite Strategies/Hamilton Nursery School** - 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, 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.

Action: _____

4. **Dennis Fernando/A Classy Joint** - Application for Site Plan Approval and Special Use Permit for the use and construction of a 1,750 s.f. retail cannabis dispensary specializing in high quality, locally produced products, General Use #74, situated on tax parcels S 92 B 1 L 1.-13 and L 92-1-1.14; project located south side of Ronald Reagan 160 feet south of Ronald Reagan Blvd. (44-46 Ronald Reagan Blvd.) a/k/a Merchant Square owned by Grant Properties, LLC, in the DS zone, of the Town of Warwick.

Action: _____

5. **Michael Brown Subdivision** - Application for Sketch Plat Review of a proposed 3-Lot conventional subdivision, situated on tax parcel SBL 53-1-8; parcel located on the eastern side of Cascade Road, 2100 feet south of Birdsall Lane, in the MT zone, of the Town of Warwick. At The 2/21/24 Planning Board Meeting the Planning Board deemed application an "Unlisted" Action & coordinated review with NYSDEC.

Action: _____

C. OTHER CONSIDERATIONS

1. PB Minutes of 6/20/24 for PB approval.
2. Planning Board to discuss canceling the 7/29/24-W.S. & 8/7/24-PB Meeting.

D. CORRESPONDENCES

1. Email Letter from Larry Cuccio addressed to the PB, dated 6/27/24 in regards to Serenity Ridge Campground.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!