

“TENTATIVE” PLANNING BOARD AGENDA

FOR 8/20/25

Town of Warwick Planning Board
Chairman, Benjamin Astorino

Dated: August 20, 2025
7:00 p.m.

A. PUBLIC HEARINGS

1. **Jennifer and Allan 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, 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. **Blain Town Square/NTBS Management Group** - Application for Site Plan Approval and Special Use Permit for the use and construction of mixed-use commercial, residential, recreational development, situated on tax parcel SBL #51-1-41.2; project located on the southern side of NYS Route 94, 1100 feet east of Warwick Tpke., (137 State Route 94S), in the CB zone, of the Town of Warwick.

Action: _____

2. **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 Sickel Road 375± feet north of intersection at Pulaski Hwy., (13 Van Sickel Road a/k/a 6 Sodrick Lane), in the AI zone, of the Town of Warwick. Previously discussed at the Planning Board Meeting of 5/21/25.

Action: _____

3. **UrbanXtracts Phase 2.** - Application for Site Plan Approval and Special Use Permit for the use and construction of Cannabis Manufacturing & Distribution, situated on tax parcel SBL #46-1-51.2; project located on the southern side of John Hicks Drive 100 feet west of State School Road (41 & 43 John Hicks Drive), in the OI zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS

1. Planning Board Minutes of 7/16/25 for PB approval.
2. Planning Board to discuss canceling the 8/25/25-W.S. & 9/3/25-PB Meeting.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!