

“TENTATIVE” PLANNING BOARD AGENDA
FOR 5/1/19

Town of Warwick Planning Board
Chairman, Benjamin Astorino

May 1, 2019
7:30 p.m.

A. PUBLIC HEARINGS

1. **James and Karla Barricella** - Application for Site Plan Approval and Special Use Permit a/k/a ***Nexamp Solar, LLC*** for the construction and use of a large-scale community commercial 1.84 MW solar energy installation, situated on tax parcel S 29 B L 62.2; project located on the western side of Union Corners Road 400 feet south of Meadow Ridge Road (35 Union Corners Rd), in the RU/AI zones, of the Town of Warwick, County of Orange, State of New York. Continued Public Hearing from the March 20, 2019 Planning Board Meeting.

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. **Blue Arrow Too, LLC**. - Application for Site Plan Approval and Special Use Permit for the construction and use of proposed facilities a/k/a ***Blue Arrow Farm Too, LLC*** under General Use Group 88 (Outdoor Amusement Establishment) Butterfly Garden, Apiary, Sunflower Maze, Nature Walk, Picnics, Event Space, Storytelling Center, and Accessory Use Group 24 (Restaurants; eating and drinking places incidental to the Principal Use) – Food preparation, Bar/Tasting Rooms, Eating and Drinking Spaces and Associated Parking in addition to permitted Agricultural Uses of a Horse Farm, Rescue Horse Sanctuary, Horse Shows, and Hop Farm + Final Approval for a proposed Lot Line Change, situated on tax parcels S 24 B 1 L 46.22 and L 23; project located on the eastern side of Glenwood Road 2000-feet north of the NY/NJ border (86 Glenwood Road) in the RU/CO zones, of the Town of Warwick, County of Orange, State of New York. Public Hearing was closed at the Planning Board Meeting of 4/17/19.

Action: _____

2. **WVLDC-CBD Accelerator Subdivision** - Application for Sketch Plat Review for a proposed 2-Lot subdivision and Application for Site Plan & Special Use Permit for the construction and use of the processing, research, production, packing and sales of Hemp, Hemp extraction and Hemp formation, situated on tax parcel S 46 B 1 L 39.2; parcel located in the south side of John Hicks Drive, in the OI zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS

1. **Wheeler Road Estates** – Letter from Nicholas Rugnetta, P&P Engineering, dated 4/8/19 addressed to the Planning Board in regards to the Wheeler Road Estates Subdivision – requesting 27th 6-Month Extension on Preliminary Approval of a proposed 31-Lot Cluster subdivision, situated on tax parcel SBL #8-2-44.223; parcel located along the northerly side of Wheeler Rd. (C.R. 41), at the intersection with Dussenbury Drive, in the SL zone, of the Town of Warwick. Preliminary Approval was granted on 11/2/05. *The Applicant has stated that they are currently addressing comments from HDR comment letter, dated 3/20/19.* The 27th 6-Month Extension becomes effective on 5/2/19.
2. **The Gables At Warwick Subdivision** – Letter from Karen Emmerich, Lehman & Getz Engineering, dated 4/15/19 addressed to the Planning Board in regards to the Gables Subdivision - requesting 3rd Re-Approval + 6-Month Extension on “Amended” Final Approval of a proposed 15-Lot Cluster subdivision, situated on tax parcel SBL # 44-1-132; parcel located on the southern side of State Hwy 17A at the intersection of East end of Ketchum Rd., in the RU zone, of the Town of Warwick. “Amended” conditional Final Approval was granted on 6/15/16. *The Applicant has stated that the economic climate is still not favorable for single-family residential development that includes the construction of road.* The 3rd Re-Approval of “Amended” Final Approval becomes effective on 6/15/19; subject to the conditions of “Amended Final Approval granted on 6/15/16. The 6-Month Extension becomes effective 12/15/19.
3. **Jacob Best 3-Lot Lot Line Change** – Letter from Jacob Best, dated 4/17/19 addressed to the Planning Board in regards to the Best 3-Lot Lot Line Change – requesting Re-Approval of Final Approval + 6-Month Extension of a proposed 3-Lot Lot Line Change, situated on tax parcels SBL # 74-5-47, 49.2, & 41.1; parcels located on the southern side of Woodland Terrace 160 feet north of Forest Rd. (2-Woodland Ter., 4-Woodland Ter., & 13-Woodland Ter.), in the SM zone, of the Town of Warwick. Conditional Final Approval was granted on 4/18/18. *The Applicant has stated that he has been going through health issues so the re-approval & extension are needed.* The Re-Approval of Final Approval becomes effective on 4/18/19; subject to the conditions of Final Approval granted on 4/18/18. The 6-Month Extension becomes effective 10/18/19.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!