

“TENTATIVE” PLANNINGBOARD AGENDA
FOR 6/20/18

Town of Warwick Planning Board
Chairman, Benjamin Astorino

June 20, 2018
7:30 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. **Robert & Cathryn Anders & Allan & Katie Fix Lot Line Change** - Applications for Sketch Plat Review and Final Approval of a proposed Lot Line Change, situated on tax parcels S 66 B 1 L 52 and L 81.2; parcels located on the southern side of Continental Road where it intersects with NYS Route 17A, in the MT zone, of the Town of Warwick, County of Orange, State of New York.

Action: _____

2. **John Wright, Jr. 2-Lot Subdivision** - Application for Sketch Plat Review of a proposed 2-Lot (**MINOR**) subdivision, situated on tax parcel S 35 B 1 L 56.22; parcel located on the northern side of Kings Hwy 1820 feet west of Airport Road (329 Kings Highway), in the SL zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS

1. Planning Board Minutes of 5/16/18 for PB Approval.
2. Planning Board to discuss canceling the 6/25/18-W.S. & 7/4/18-PB Meeting.
3. Planning Board to discuss sending a Memo to the Town Board in regards to Extending Deadlines for Application Filings for Re-Approvals & Extensions. In the Town Code the filing date expires on January 1, 2019. (See attached Memo to Town Board, dated 8/17/16)
4. **Mazzola 2-Lot Subdivision** – Letter from Karen Emmerich, Lehman & Getz Engineering, dated 6/4/18 addressed to the Planning Board in regards to the Mazzola Subdivision – requesting 6-Month Extension on “Amended” Final Approval of a proposed 2-Lot subdivision, situated on tax parcel SBL #47-1-77.11; parcel located on the eastern side of Bellvale Lakes Road 7,678± feet north of Kain Road, in the MT zone, of the Town of Warwick. “Amended” Final Approval was granted on 11/15/17. *The Applicant has stated that they are very close to finalizing the project. The owners of the property have contacted their neighbors about signing the Driveway maintenance Agreement, and are waiting for this document.* The 6-Month Extension becomes effective on 5/15/18.

5. **Mongelluzzo 2-Lot Subdivision** – Letter from Kirk Rother, P.E., dated 6/6/18 received on 6/7/18 addressed to the Planning Board in regards to the Mongelluzzo Subdivision – requesting Re-Approval of Final Approval of a proposed 2-Lot subdivision, situated on tax parcel SBL 31-2-44.32; parcel located on the southeasterly side of Ackerman Rd., 1200± feet off Kings Hwy (C.R. 13), in the RU zone, of the Town of Warwick. Final Approval was granted on 11/5/14 and Final Mylar & Maps was signed by PB Chairman, Ben Astorino on 11/3/17. *The Applicant has stated that the Final Maps were supposed to be filed with Orange County within 60-days upon signing of the maps and due to holidays the maps were not filed.* The Re-Approval of Final Approval becomes effective on 5/5/18. (See attached supporting documentation)
6. **Warwick Isle Subdivision** – Letter from Kirk Rother, P.E., dated 5/23/18, received Re-Approval application fee on 6/7/18 addressed to the Planning Board in regards to the Warwick Isle Subdivision – requesting 5th, 6th, & 7th Re-Approvals of Final Approval for Section I (7-Lots) on Sectionalizing Plan + 6 – (6)-Month Extensions on Preliminary Approval on the Sectionalizing Plan for filing a 33-Lot Cluster subdivision in Sections, Section I to consist of proposed 7-Lots including a Special Use Permit for 1-Affordable Home, Lot #5, situated on tax parcel SBL #3-1-6.21; parcel located on the northern side of Merritts Island Road at the intersection with C.R. 1, in the SL zone, of the Town of Warwick. Final Approval for Section I (7-Lots) granted on 4/6/11. Preliminary Approval on Sectionalizing Plan (33-Lots) granted on 4/6/11. *The Applicant has stated that due to the economic climate of the past several years, the Applicant was unable to satisfy the conditions of the approval. In light of the recent market improvements the Applicant is prepared to proceed with the project.* The 5th Re-Approval becomes effective on 4/6/16. The 6th Re-Approval becomes effective on 4/6/17. The 7th Re-Approval becomes effective on 4/6/18, subject to the conditions of Final Approval granted on 4/6/11 for Section I (7-Lots). And, 6-Month Extension on Preliminary Approval becomes effective on 4/6/16, 10/6/16, 4/6/17, 10/6/17, 4/6/18 & 10/6/18.
7. **Tinnirello Subdivision** – Letter from Douglas Tinnirello, dated 6/11/18 addressed to the Planning Board in regards to the Tinnirello Subdivision – requesting 9th Re-Approval of Final Approval + 6-Month Extension for a proposed 3-Lot Cluster subdivision; situated on tax parcels SBL #49-1-56 & 45.42; parcels located on the south eastern side of NYS Route 17A 1000’ south west of Wawayanda Rd, in the RU zone, of the Town of Warwick. Conditional Final Approval was granted on 6/17/09. *The Applicant has stated that they have not been able to generate enough funds to cover the costs of the project but are getting close to complete this.* The 9th Re-Approval of Final Approval becomes effective on 6/17/18; subject to the conditions of final approval granted on 6/17/09. The 6-Month Extension becomes effective on 12/17/18.

D. CORRESPONDENCES

1. Letter from Scott Miller, Resident dated 5/19/18 addressed to the PB in regards to Verizon Wireless/39 Transport Lane.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!