

**“TENTATIVE” PLANNING BOARD AGENDA**  
**FOR 9/19/18**

Town of Warwick Planning Board  
Chairman, Benjamin Astorino

September 19, 2018  
7:30 p.m.

**A. PUBLIC HEARINGS**

1. **Genius Ventures, Inc.** - Application for Preliminary Approval of a proposed 1-Lot (Major) subdivision (noted as an “*Omit*” Lot on the prior subdivision map called East Ridge Road Assoc.), situated on tax parcel S 33 B 2 L 12; parcel located on the southern side of Cedar Hill Drive 1200± feet southwest of Belcher Road, in the RU zone, of the Town of Warwick, County of Orange, State of New York.

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

Conditions: \_\_\_\_\_

2. **John A. Wright, Jr.** - Application for Final Approval 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, 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. **Francisco & Regina Pedro** - Application for Site Plan Approval for the construction and use of a two-story addition including an attached two-car garage and alterations to existing two-story residence, located within “A Designated Protection Area” of Greenwood Lake, situated on tax parcel S 72 B 4 L 8; project located on the southeastern side of Jersey Avenue 1000 feet south of Lake Trail (438 Jersey Ave.), in the SM Zone, of the Town of Warwick, County of Orange, State of New York. Previously discussed at the PB Meeting of 7/18/18. ***Public Hearing was closed on 7/18/18.***

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

2. **Round Hill Subdivision Sectionalizing Plan** - Application for Preliminary Approval for filing a 19-Lot + 1-Ag Lot Cluster subdivision in Sections and Application for Final Approval for Section I to consist of a proposed 7-Lot Cluster subdivision, situated on tax parcel S 7 B 2 L 51.1, parcel located along the northerly side of Wheeler Road between Meadow Road and Hunt Drive, in the RU zone, of the Town of Warwick. Original conditional Final Approval was granted on 10/18/06.  
Action: \_\_\_\_\_

3. **K.P. Home Builders/641 Co Hwy 1** - Application for Site Plan Approval and Special Use Permit for the construction and use of a 7,875 s.f. commercial building to consist of a new restaurant on the first floor, an office and (1) bedroom apartment on the second floor and (2) one bedroom apartments on the third floor along with paved parking access from CO. Hwy 1 & 26, situated on tax parcel S 14 B 1 L 7; project located on the south side of CO Hwy 1 50 feet east of CO Hwy 26 (641 CO Hwy 1), in the LB zone, of the Town of Warwick. Previously discussed at the 7/19/17 Planning Board Meeting.  
Action: \_\_\_\_\_

4. **Barricella Solar Farm 35 Union Corners Rd.** - Application for Site Plan Approval and Special Use Permit for the construction and use of a large-scale community commercial 2.75 MW solar energy installation, situated on tax parcel S 29 B 1 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.  
Action: \_\_\_\_\_

**C. OTHER CONSIDERATIONS**

1. Planning Board Minutes of 8/15/18 for PB Approval.
2. Planning Board to discuss cancelling the 9/24/18 W.S. & 10/3/19-PB Meeting.
3. **Wendt-Cassanite Lot Line Change** – Letter from Karen Emmerich, Lehman & Getz Engineering, dated 9/10/18 addressed to the Planning Board in regards to Wendt-Cassanite Lot Line Change – requesting a 6-Month Extension of a proposed Lot Line Change, situated on tax parcels SBL # 55-1-41.21 and 45; parcels located on the northern side of Old Mt. Peter Road 260± feet north of NYS Route 17A in the RU zone, of the Town of Warwick. Conditional Final Approval was granted on 3/28/18. *The Applicant has stated that they are very close to finalizing this project. The Attorney is working on the easement language with the project surveyor.* The 6-Month Extension becomes effective 9/28/18.

**D. CORRESPONDENCES**

1. Email from resident, Connie Newsom, dated 8/19/18 in regards to Blue Arrow Farm.
2. Email from resident, Rachel Chaput, dated 8/19/18 in regards to Blue Arrow Farm.
3. Email from resident, Linda Francis, dated 8/18/18 in regards to Blue Arrow Farm.
4. Email from resident, Louis Schweitzer, dated 8/18/18 in regards to Blue Arrow Farm.
5. Email from resident, Jessica Laroe, dated 8/17/18 in regards to Blue Arrow Farm.
6. Telephone Message from resident, Maryellen Downes, dated 8/21/18 in regards to Blue Arrow Farm.
7. Email from resident, Brian Kastan, dated 8/21/18 in regards to Blue Arrow Farm.
8. Letter from Bob Krahulik, Esq., dated 8/20/18 addressed to Rachel Chaput in regards to Blue Arrow Farm
9. Email from resident, Ashlee Cartwright, dated 8/20/18 in regards to Blue Arrow Farm.
10. Email from resident, Eve McClanahan, dated 9/3/18 in regards to Blue Arrow Farm.

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