

**“TENTATIVE” PLANNING BOARD GENDA
FOR 10/17/18**

**Town of Warwick Planning Board
Chairman, Benjamin Astorino**

**October 17, 2018
7:30 p.m.**

A. PUBLIC HEARINGS

1. **Matthew Tangredi** - Application for Final Approval of a proposed 3-Lot Cluster subdivision a/k/a Ty & I Ranch, situated on tax parcel S 64 B 3 L 12.2; parcel located on the eastern side of California Road 600 feet south of Cascade Road (9 California Rd), in the MT 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. **H&M Corp. of Warwick** - Application for Final Approval of a proposed 2-Lot (Minor) subdivision, situated on tax parcel S 49 B 2 L 16; parcel located on the South side of State Route 94 directly across of Jockey Hollow Road (309 State Rte: 94S), in the LB zone, of the Town of Warwick. Previously discussed at the March 28, 2018 Planning Board Meeting.

Action: _____

2. **Blue Arrow Too, LLC.** - Application for Site Plan Approval and Special Use Permit for the construction and use of restoration of an old horse farm, Agricultural and Retail Uses, and expansion of parking areas, and *Amended Site Plan Approval and Special Use Permit for the construction and use of modifications to an existing commercial Agricultural operation, including a brewery, food service, and special events* + *Sketch Plan Application for a proposed Lot Line Change, situated on tax parcels S 24 B 1 L 46.22 & 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.* Previously discussed at the August 15, 2018 Planning Board Meeting.

Action: _____

3. **NY Hemp Source** - Application for Site Plan Approval and Special Use Permit for the construction and use of the processing, research, production, packaging, sale of hemp, hemp extractions and hemp formulations in an existing building, situated on tax parcel S 6 B 2 L 19; project located on the eastern side of Mt. Eve Road (63 Mt. Eve Road) on the S&SO Produce Farms property, in the AI zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS

1. Planning Board Minutes of 9/19/18 for PB Approval.
2. **Wheeler Road Estates** – Letter from Nicholas Rugnetta, P&P Engineering, dated 10/4/18 addressed to the Planning Board in regards to the Wheeler Road Estates subdivision – requesting 26th 6-Month Extension on Preliminary Approval of a proposed 31-Lot + 3-Affordable Homes, situated on tax parcel SBL #8-2-44.223; parcel located along northerly side of Wheeler Road (C.R. 1) at the intersection with Dussenbury Drove, in the SL zone, of Town of Warwick. Preliminary Approval was granted on: 11/2/05. *The Applicant has stated that they are working on finalizing the project with revised plans and SWPPP and will be submitted by the end of the month.* The 26th 6-Month Extension becomes effective on 11/2/18.
3. **Beysel Lot 12 (Hazen Subdivision)** – Letter from Dave Getz, dated 10/10/18 addressed to the Planning Board - requesting “Amended Final Approval for Lot 12 of the Hazen Subdivision.
4. **House Subdivision** – Planning Board to discuss Landscaping.

D. CORRESPONDENCES

1. Email from John Mickowski, dated 9/25/18 addressed to Planning Board & Town Board in regards to the Blue Arrow Farm.
2. Email from Mary Pohlman, dated 10/5/18 addressed to Planning Board & Town Board in regards to the Blue Arrow Farm.
3. Email from Constance Newsom, dated 10/7/18 addressed to WV Dispatch in regards to Noise Pollution Blue Arrow Farm.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!