

“TENTATIVE” PLANNING BOARD AGENDA
FOR 11/7/18

Town of Warwick Planning Board
Chairman, Benjamin Astorino

November 7, 2018
7:30 p.m.

A. PUBLIC HEARINGS

1. **S&SO Produce Farms, LLC.** - Application for Site Plan Approval and Special Use Permit a/k/a **NY Hemp Source, LLC.**, 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, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

2. **H & M Corp. of Warwick** - Application for Final Approval of a proposed 2-Lot 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, 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. **Laura Giantonio/119 Ryerson Rd. Site Plan** - Application for Site Plan Approval for the construction and use of "Chapter 150" Excavation and Restoration of clearing of trees, situated on tax parcel S 40 B 1 L 70; project located on the southern side of Ryerson Road 900 feet east of Blooms Corners Road (119 Ryerson Road), in the RU zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS:

1. **Warwick Isle Sectionalizing Plan** – Letter from Kirk Rother, P.E. dated 10/22/18 addressed to the Planning Board in regards to the Warwick Isle Subdivision – requesting 6-Month Extension on 7th Re-Approval of Final for Section I (7-Lots) on Sectionalizing plan 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 w/ C.R. 1, in the SL zone, of the Town of Warwick. Conditional Final Approval was granted on 4/6/11. *The Applicant has stated that given the economic climate of past several years, the Applicant was unable to satisfy the conditions of final approval such as bonding of the public improvements and paying parkland fees. In light of the recent market improvements the applicant is prepared to proceed with the project.* The 6-Month Extension on 7th Re-Approval becomes effective on 10/6/18.
2. **Lands of Sapanaro** – Letter from Kirk Rother, P.E. dated 10/22/18 received on 10/29/18 addressed to the Planning Board in regards to the Lands of Sapanaro – requesting “Re-Approval + 6-Month Extension on “Amended” Final Approval of a proposed 4-Lot Cluster subdivision, situated on tax parcel SBL # 3-2-48; parcel located on the north western side of Entin Terrace 1,114± feet south of western side of Ackerman Rd. (Entin Terrace), in the RU zone, of the Town of Warwick. Conditional Final Approval was granted on 4/19/17. *The Applicant has stated they are in the process of satisfying the conditions of approval more specifically the Attorney to finalize the open space declaration and common driveway easement.* Re-Approval of Final Approval becomes effective on 4/19/18. The 6-Month Extension becomes effective on 10/19/18.
3. PB Minutes of 10/17/18 for PB Approval.

D. CORRESPONDENCES

1. Email from Jacob Gendelman, dated 10/23/18 regarding Blue Arrow Farm.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!