

“TENTATIVE” PLANNING BOARD AGENDA
FOR 2/19/20

Town of Warwick Planning Board
Chairman, Ben Astorino

February 19, 2020
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. **Pulpit Rock Inn/NADA, LLC** - Application for Site Plan Approval and Special Use Permit for the construction and use of a proposed 21,269 s.f. hotel and (6) 8-unit cottages A/K/A Pulpit Rock Inn, situated on tax parcel S 43 B 1 L 48; project located on the southern side of West Street Ext., 1,010± feet east of County Route 1, in the SL zone, of the Town of Warwick. *****Public Scoping Session for the Draft Scoping Document was held on 12/18/19 with the written comment period opened until 1/2/20.*****

Action: _____

2. **Cox 2-Lot Subdivision #2** - Application for Sketch Plat Review of a proposed 2-Lot Minor Subdivision, situated on tax parcel S 61 B 1 L 38.2, parcel located on the western side of Old Tuxedo Road 300 feet south of Nelson Road (35 Old Tuxedo Road), in the MT Zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS

1. Planning Board Minutes of 12/18/19 for PB Approval.
2. **Continental View Estates** – Letter from Karen Emmerich, Lehman & Getz Engineering, dated 12/23/19 addressed to the Planning Board in regards to the Continental View Estates/Winslow Subdivision – requesting 3rd Re-Approval of Final Approval of a proposed 4-Lot subdivision, situated on tax parcel SBL #55-1-93; parcel located at 1433 State Hwy 17A, in the MT/CO zones of the Town of Warwick. Conditional Final Approval was granted on 1/18/17. *The Applicant has stated that the Attorney is completing the required legal documents so that the plans can be signed. They have also stated that all of the other conditions have been addressed.* The 3rd Re-Approval of Final Approval becomes effective on 1/18/20, subject to the conditions of final approval granted on 1/18/17.
3. **Pawelski Lot Line Change** – Letter from Caleb Pawelski, Pietrazak & Pfau Engineering, dated 2/5/20 addressed to the Planning Board in regards to the Pawelski Lot Line Change – requesting 6-Month Extension on conditional Final Approval of a proposed lot line change, situated on tax parcel 6-2-4 & 7; parcels located on the northern side of Quaker Creek Lane south of Pulaski Hwy., in the AI zone, of the Town of Warwick. Conditional Final Approval was granted on 8/21/19. *The Applicant has stated that they are working on the conditions of final approval and finalizing the legal descriptions to be recorded & filed.* The 6-Month Extension becomes effective on 2/21/20.

D. CORRESPONDENCES

1. Letter from Mary Ann Knight from Town of Warwick Historical Society addressed to the Planning Board dated 1/24/20 in regards to the Pulpit Rock Inn.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!