

“TENTATIVE” PLANNING BOARD AGENDA
FOR 5/6/20

Town of Warwick Planning Board
Chairman, Benjamin Astorino

May 6, 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.** Planning Board to discuss Draft Scoping Document.***

Action: _____

2. **John Simon, Trustee** – Application for Sketch Plat Review of a proposed 2-Lot subdivision, situated on tax parcel S 27 B 1 L 39; parcel located on the eastern side of Blooms Corners Road 750 Feet south of Waterbury Road (63 Blooms Corners Road), in the RU zone, of the Town of Warwick. Previously discussed at the November 20, 2019 Planning Board Meeting.

Action: _____

3. **Corinna Lewis Lot Line Change #2** - Application for Sketch Plat Review and Final Approval of a proposed Lot Line Change, situated on tax parcels S 31 B 2 L 64.2 and L 64.322; parcels located on the eastern side of NYS Route 94N 1000 feet south of Old Ridge Road, in the RU zone, of the Town of Warwick. Previously discussed at the August 21, 2019 Planning Board Meeting.

Action: _____

4. **Serotta 2-Lot Subdivision** - Application for Sketch Plat Review of a proposed 2-Lot subdivision, situated on tax parcel S 27 B 1 L 54.24; parcel located on the southern side of C.R. 1, 1000 feet west of Blooms Corners Road (291 County Hwy 1), in the RU zone, of the Town of Warwick.

Action: _____

5. **MTAG, Inc., (Andrew Gurda)** - Application for Site Plan Approval and Special Use Permit for the construction and use of migrant housing, situated on tax parcels S 3 B 1 L 65.2 and 71.2; project located on the southern side of Mission Land Road 850 feet west of C.R. 1, in the SL zone, of the Town of Warwick. Previously discussed at the August 21, 2019 Planning Board Meeting.

Action: _____

C. OTHER CONSIDERATIONS

1. **Warwick Isle Subdivision Section I (7-Lots)** – Letter from Bob Krahulik, Attorney dated 3/9/20 addressed to the Planning Board in regards to the Warwick Isle Subdivision – requesting 9th Re-Approval of Final Approval + 6-Month Extension for Section I consisting of 7-Lot Cluster subdivision including Special Use Permit for the 1-Affordable Home, Lot 5 on Sectionalizing Plan for filing a 33-Lot Cluster subdivision into sections, 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. Conditional Final Approval for Section I was granted on 4/6/11. *The Applicant has stated that they are currently working to satisfy the conditions of the final approval and actively marketing this development. Market conditions have improved, and they intend to now satisfy all conditions and proceed with development.* The 9th Re-Approval of Final Approval for Section I (7-Lots) become effective on 4/6/20; subject to the conditions of Final Approval granted on 4/6/11. The 6-Month Extension for Section I (7-Lots) becomes effective on 10/6/20.
2. **Round Hill Subdivision Section I** – Letter from Steven Spiegel, Attorney dated 3/10/20 addressed to the Planning Board in regards to the Round Hill Subdivision – requesting 1st Re-Approval of Final Approval for Section I to consist of 3-Lot Cluster subdivision, situated on tax parcel SBL #7-2-51.1; parcel located along the northerly side of Wheeler Road between Meadow Road & Hunt Drive, in the RU zone, of the Town of Warwick. Conditional Final Approval for Section I was granted on 3/20/19. *The Applicant has stated that the Re-Approval is needed because of legal issues that need to be further resolved.* The 1st Re-Approval of Final Approval for Section I (3-Lots) becomes effective on 3/20/20; subject to the conditions of Final Approval granted on 3/20/19.
3. **Planning Board Minutes of 2/19/20** – Planning Board Minutes of 2/19/20 for PB Approval.

4. **Fusco Subdivision** – Letter from Dave Higgins, Lanc & Tully Engineering dated 4/6/20 addressed to the Planning Board in regards to the Fusco Subdivision – requesting 3rd Re-Approval of 4th Amended Final Approval + 6-Month Extension of a proposed 12-Lot + 1-Affordable Home Cluster subdivision, situated on tax parcel SBL #18-1-31.2; parcel located on the southern side of Taylor Road 920± feet east of intersection of Taylor Road and Jessup Road, in the RU zone, of the Town of Warwick. The 4th Amended Final Approval was granted on 5/17/17. *The Applicant has stated that they have continued to market the property and there has been some interest from local builders and developers, the Applicant has not found a committed buyer of the property. Also, the Applicant and her Attorney are in the process of preparing the legal documents and obtaining the required performance bond and fees.* The 3rd Re-Approval of 4th Amended Final Approval becomes effective on 5/17/20. The 6-Month Extension becomes effective on 11/17/20.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!