

**“TENTATIVE” PLANNING BOARD AGENDA**  
**FOR 9/2/20**

Town of Warwick Planning Board  
Chairman, Benjamin Astorino

September 2, 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. **Gables At Warwick Subdivision** - Application for Sketch Plat Review of a proposed 5-Lot Cluster subdivision + Lot Line Change, situated on tax parcels S 44 B 1 L 132 & 131; parcels located on the southern side of State Hwy 17A at the intersection of east end of Ketchum Road, in the RU zone, of the Town of Warwick, County of Orange, State of New York.

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

**C. OTHER CONSIDERATIONS**

1. **Pioneer Farm Subdivision** – Letter from Dan Getz, Lehman & Getz Engineering, dated 7/9/20 addressed to the Planning Board in regards to the Pioneer Farm Subdivision – requesting 1<sup>st</sup> Re-Approval of Final Approval of a proposed 4-Lot subdivision, situated on tax parcel SBL #52-1-26.2; parcel located on the southern side of NYS Route 94S (60 NYS Route 94S), in the SL zone, of the Town of Warwick. Conditional Final Approval was granted on 6/5/19. *The Applicant has stated that the Re-Approval is needed because they are awaiting for the attorney to prepare the declarations and finalize the water & sewer agreements with the Village of Warwick.* The 1<sup>st</sup> Re-Approval of Final Approval becomes effective on 6/5/20, subject to the conditions of final approval granted on 6/5/19.
2. **The Gables At Warwick** – Letter from Dave Getz, Lehman & Getz Engineering dated 7/8/20 addressed to the Planning Board in regards to the Gables Subdivision – requesting 4<sup>th</sup> Re-Approval of Amended Final Approval + 6-Month Extension of a proposed 15-Lot Cluster subdivision, situated on tax parcel SBL #44-1-132; parcel located on the southern side of State Hwy 17A at the intersection of east end of Ketchum Road, in the RU zone, of the Town of Warwick. Conditional Amended Final Approval was granted on 6/15/16. *The Applicant has stated that the Re-Approval is needed because they have attempted to market the project, but have been unsuccessful.* The 4<sup>th</sup> Re-Approval of Amended Final Approval becomes effective on 6/15/20, subject to the conditions of amended final approval granted on 6/15/16. The 6-Month Extension becomes effective on 12/15/20.

3. **Pawelski Lot Line Change** – Letter from Caleb Pawelski, P&P Engineering, dated 8/4/20 addressed to the Planning Board in regards to the Pawelski Lot Line Change – requesting Re-Approval of Final Approval of a proposed Lot Line Change, situated on tax parcels SBL #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 there are minor outstanding legal issues by the Applicant. This process was slowed due to Covid-19 restrictions placed on non-essential business.* The 1<sup>st</sup> Re-Approval of Final Approval becomes effective on 8/21/20; subject to the conditions of final approval granted on 8/21/19.
4. **Pete Fini Residence (Ansley Subdivision Lot #2)** – Planning Board to discuss referral to the ZBA.
5. **Planning Board Minutes of 6/17/20** – Planning Board Minutes of 6/17/20 for PB approval.
6. Planning Board 9/7/20 Work Session and 9/16/20 Planning Board Meeting due to no submittals and Labor Day holiday.

**D. CORRESPONDENCES**

1. Email from Tara Lambert, dated 8/12/20 addressed to the Planning Board in regards to the Pulpit Rock Inn.

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