

“TENTATIVE” PLANNING BOARD AGENDA
FOR 1/20/21

Town of Warwick Planning Board
Chairman, Benjamin Astorino

January 20, 2021
7:30 p.m.

A. PUBLIC HEARINGS

1. **Pennings RE Holdings, LLC.** - Application for Site Plan Approval and Special Use Permit for the construction and use of a 20x70 square foot addition to the existing cidery building to be used for processing of agricultural products, situated on tax parcel S 51 B 1 L 36.2; project located on 4 Warwick Turnpike, in the RU zone, of the Town of Warwick, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

2. **Viola Cox** - Application for Final Approval of a proposed 4-Lot Cluster 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, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

3. **Jared Schutzman and Andrea Klein** - Application Final Approval of a proposed Lot Line Change, situated on tax parcels S 47 B 1 L 81 and 82.22; parcels located on the eastern side of Bellvale Lakes Road 11,500 feet north of Iron Forge Road (282 Bellvale Lakes Road), 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. **Black Bear Campground Site Plan & Special Use Permit #2** - Application for Site Plan Approval and Special Use Permit for the construction and use of an existing campground's continued use of operation of from 74 permitted campsites to 130 permitted campsites known as the Black Bear Campground, situated on tax parcel S 8 B 2 L 27.14; project located on the eastern side of Wheeler Road 6,000± feet south of State Route 17A (197 Wheeler Rd.), in the RU zone, of the Town of Warwick.

Action: _____

2. **Pete Fini Subdivision** - Application for Sketch Plat Review of a proposed 4-Lot (Minor) Subdivision, situated on tax parcel S 42 B 1 L 51; parcel located on the southern side of C.R. 1A, 1200 feet west of Sanfordville Road (121 C.R. 1A), in the RU zone, of the Town of Warwick.

Action: _____

3. **Tina and Keyvan Saghafi** - Application for Sketch Plat Review and Final Approval of a proposed Lot Line Change, situated on tax parcel S 16 B 1 L 17.112 and 17.111; parcels located on the western side of Big Island Road and Hedges Road, in the RU zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS:

1. **Pioneer Farm Subdivision** – Letter from Dan Getz, Engineering properties dated 12/11/20 addressed to the Planning Board in regards to the Pioneer Farm Subdivision – requesting 6-Month Extension on 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 they need additional time to address the conditions of the approval and revisions to the legal declarations.* The 6-Month Extension becomes effective on 12/5/20.
2. Planning Board Minutes of 12/2/20 for PB Approval.
3. Planning Board to discuss canceling the 1/25/21-Work Session & 2/3/21-PB Meeting.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!

