

**“TENTATIVE” PLANNING BOARD AGENDA**  
**FOR 4/21/21**

Town of Warwick Planning Board  
Chairman, Benjamin Astorino

April 21, 2021  
7:30 p.m.

**A. PUBLIC HEARINGS**

1. **Rita Smith, Trustee** – Application for Site Plan Approval and Special Use Permit for the expanded construction and use of a previously approved campground’s use and operation from 74 permitted campsites to 130 campsites with amenities 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 Road), in the RU zone, of the Town of Warwick, County of Orange, State of New York.

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

Conditions: \_\_\_\_\_

2. **The Gables At Warwick** - Application for Preliminary Approval of a proposed 5-Lot Cluster subdivision + Lot Line Change, situated on tax parcels S 44 B 1 L 132 & L 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.

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

Conditions: \_\_\_\_\_

3. **Travis Glohs** - Application Preliminary Approval of a proposed 2-Lot Cluster subdivision, situated on tax parcel S 49 B 1 L 62.4; parcel located on the eastern side of Wawayanda Road 1000± feet south of Hoyt Road (23 Wawayanda Rd.), in the RU zone, of the Town of Warwick, County of Orange, State of New York.

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

**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. **Seth Horn Subdivision** - Application for Sketch Plat Review for a proposed 2-Lot (MINOR) subdivision, situated on tax parcel S 26 B 1 L 69.32; parcel located on the northern side of Deer Pond Road 2352 East of Blooms Corners Road (33 Deer Pond Drive), in the RU zone, of the Town of Warwick.

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

2. **American Fruits Cordial Corp.** - Application for Sketch Plat Review and Final Approval of a proposed Lot Line Change, situated on tax parcels S 10 B 1 L 23 and L 28.2; parcels located on the western side of Glenwood Road 2500 feet north of Newport Bridge Road (371 & 385 Glenwood Rd), in the AI zone, of the Town of Warwick.

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

3. **Goodmaker Acres** - Application for Site Plan Approval and Special Use Permit for the construction and use of various business uses and farm stand, situated on tax parcel S 27 B 1 L 18; parcel located on the northern side of Pine Island Turnpike 700 feet east of Edenville Road (246 Pine Island Tpke), in the LB zone, of the Town of Warwick.

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

4. **Wheeler Road Estates** - Application for Final Approval of a proposed 31-Lot Cluster subdivision, situated on tax parcel S 8 B 2 L 44.223; parcel located along the northerly side of Wheeler Road (County Road 41) at the intersection with Dussenburg Drive, in the SL zone, of the Town of Warwick.

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

5. **G&R Produce Migrant Farm Housing** - Application for Site Plan Approval and Special Use Permit for the construction and use of Housing of Migrant Farm workers to support the G&R Produce Agricultural operation, situated on tax parcel S 4 B 1 L 2.41; parcel located on the northern side of Van Sickle Lane 300 feet west of Pulaski Highway (16 Van Sickle Rd.), in the AI zone, of the Town of Warwick.

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

6. **Keyvan & Tina Saghafi** - Application for Sketch Plat Review & 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. Previously discussed at the Planning Board Meeting of 1/20/21.

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

**C. OTHER CONSIDERATIONS**

1. **Mark & Jill Mante 2-Lot Subdivision** – Planning Board to discuss widening of the road in the subdivision with clarification and to advise the ZBA.
2. Planning Board Minutes of 3/17/21 for PB Approval.
3. Planning Board to discuss canceling the 4/26/21-Work Session & 5/5/21-PB Meeting.

**D. CORRESPONDENCES**

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