

“TENTATIVE” PLANNING BOARD AGENDA
FOR 6/16/21

Town of Warwick Planning Board
Chairman, Benjamin Astorino

June 16, 2021
7:30 p.m.

A. PUBLIC HEARINGS

1. **William and Kathryn Bollenbach c/o Julie Bollenbach** - Application for Final Approval of a proposed 4-Lot subdivision a/k/a **Pete Fini 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, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

2. **Dan Doyle** - Application for Site Plan Approval and Special Use Permit for the construction and use of a farm brewery a/k/a **Snufftown Brewery** to consist of a 6,500 s.f. brewery/restaurant, 3,000 s.f. pavilion for outdoor events, and related parking with sewage disposal system and well, situated on tax parcel S 17 B 1 L 37.2; parcel located on the western side of Union Corners Road adjacent to the Town Park (10 Fence Road), in the RU 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. **Saufroy 3-Lot Subdivision** - Application for Sketch Plat Review of a proposed 3-Lot (**MAJOR**) subdivision, situated on tax parcel S 31 B 2 L 20.21; parcel located on the northern side of Denton Lane 1800 feet east of Ackerman Road (25 Denton La.), in the RU zone, of the Town of Warwick.

Action: _____

2. **George Brunjes Guest House #2** – Application for **“Amended”** Site Plan Approval & Special Use Permit for the construction and use of a Guest House and associated well and subsurface sewage disposal system, situated on tax parcel S 65 B 1 L 15.12; project located on the northern side of Buttermilk Falls Road 0 feet west of Cascade Road (16 Buttermilk Falls Rd.), in the MT zone, of the Town of Warwick.
Conditional Site Plan Approval & Special Use Permit was granted on 10/7/20.

Action: _____

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C. OTHER CONSIDERATIONS

1. **Wheeler Road Estates Subdivision** – Letter from Nicholas Rugnetta, P&P Engineering dated 5/18/21 addressed to the Planning Board in regards to the Wheeler Road Estates Subdivision – requesting 31st 6-Month Extension on Preliminary Approval of a proposed 31-Lot Cluster subdivision + 3-Affordable Homes situated on tax parcel SBL #8-2-44.223; parcel located on the northerly side of Wheeler Rd., (C.R. 41) at the intersection with Dussenbury Drive, in the SL zone, of the Town of Warwick. Preliminary Approval was granted on 11/2/05. The 31st 6-Month Extension becomes effective on 5/2/21.
2. **RTT Associates (Ted Edwards) Subdivision** – Letter from Brian Friedler, Engineering Properties dated 6/2/21 addressed to the Planning Board in regards to the RTT Associates Subdivision application – requesting 6-Month Extension on conditional Final Approval of a proposed 3-Lot subdivision, situated on tax parcel SBL #40-1-97; parcel located on the northern side of Onderdonk Road 250 feet east of Acorn Drive (90 Onderdonk Rd.), in the RU zone, of the Town of Warwick. Conditional Final Approval was granted on 12/2/20. *The Applicant has stated that they still need more time to receive the legal declarations back from the O.C. Clerk's office.* The 6-Month Extension becomes effective on 6/2/21.
3. **Pioneer Farm Subdivision** – Letter from Dan Getz, Engineering Properties, dated 6/2/21 addressed to the Planning Board in regards to the Pioneer Farm Subdivision application – requesting 2nd 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 are waiting for the new easements and required declarations to be filed, so that the filing information could be added to the plans. Due in part to Covid related slowdowns, this has taken longer than expected.* The 2nd Re-Approval of Final Approval becomes effective on 6/5/21.
4. Planning Board Minutes of 5/19/21 for PB Approval.
5. Planning Board to discuss canceling the 6/28/21-Work Session & 7/7/21-PB Meeting.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!

