

**“TENTATIVE” PLANNING BOARD AGENDA**  
**FOR 12/15/21**

Town of Warwick Planning Board  
Chairman, Benjamin Astorino

December 15, 2021  
7:30 p.m.

**A. PUBLIC HEARINGS**

1. **Diana B. Boernstein Family Trust, Timothy Hermans & David Valentine, Trustees** - Application for Site Plan Approval and Special Use Permit for the construction and use of an existing dwelling to be a two-family residential dwelling, situated on tax parcel S 27 B 2 L 40; project located on the eastern side of Blooms Corners Road 600 feet south of C.R. 1A (7 Blooms Corners Rd.), in the RU zone, of the Town of Warwick, County of Orange, State of New York.

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

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

2. **Amity Investors, LLC** - Application for Site Plan Approval and Special Use Permit for the construction and use of apartments and a food retail market in the existing building to consist of a mixed use of Two 1-Bedroom Apartments located on the upper level of existing building and a 1,500 s.f. retail food market with café/deli service located on the lower level of existing building, situated on tax parcel S 12 B 2 L 12.21; project located on the southern side of C.R. 1 and the western side of Glenwood Road (625 Glenwood Rd.), in the LB zone, of the Town of Warwick, County of Orange, State of New York.

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

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

3. **Mark and Jill Mante** - Application for Preliminary Approval of a proposed 2-Lot Cluster subdivision, situated on tax parcel S 47 B 1 L 78.232; parcel located on the eastern side of Bellvale-Lakes Road 8,775 feet north of Kain Road, (242 Bellvale Lakes Rd.), in the MT zone, of the Town of Warwick, County of Orange, State of New York.

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

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

**B. OTHER CONSIDERATIONS:**

1. **Warwick Ridge II 6-Lot Subdivision** – Planning Board to discuss scheduling site visit. Project located at 306 Ridge Road, Warwick, NY.

2. Planning to discuss canceling the 12/27/21-Work Session & 1/5/22-PB Meeting.
3. Planning Board Minutes of 11/17/21 for PB approval.

**Town of Warwick Planning Board**  
**Page 2.**

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**C. CORRESPONDENCES**

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

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