

“TENTATIVE” PLANNING BOARD AGENDA
FOR 4/20/22

Town of Warwick Planning Board
Chairman, Benjamin Astorino

April 20, 2022
7:30 p.m.

A. PUBLIC HEARINGS

1. **Elias Muhlrad c/o Remeo Products Corp.** - Application for Preliminary Approval and Final Approval of a proposed 6-Lot (Major) subdivision, situated on tax parcel S 23 B 1 L 15.2; parcel located on the southern side of Ridge Road 800 feet west of West Meadow Way (306 Ridge Rd.), 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. **Calabrese-Corn Lot Line Change** - Application for Sketch Plat Review and Final Approval of a proposed Lot Line Change, situated on tax parcels S 40 B 1 L 77.1 & 77.2; parcels located on the western side of Ryan's Way 350 feet south of Rutherford Road (16 Ryan's Way & 4 Ryan's Way), in the RU zone, of the Town of Warwick, County of Orange, State of New York.

Action: _____

2. **Horberg-Jaslow 2-Lot Subdivision** - Applications for Sketch Plat Review and Final Approval of a proposed 2-Lot Subdivision, situated on tax parcel S 1 B 1 L 82; parcel located on the southern side of Oil City Road, 5200 feet west of Liberty Corners Road (231 Oil City Road), in the AI zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS

1. Letter from Igor Birman, Esq., Warwick Lake HOA, Inc., addressed to Planning Board, dated 4/4/22 – requesting to Amend the Declarations of Covenants, Restrictions, Easements, Charges and Liens to restrict transient, Short-Term Rentals of the Warwick Lake/James Aronson 17-Lot subdivision finalized on 8/19/04.
2. Planning Board Minutes of 4/6/22 for PB approval.
3. PB to discuss canceling the 4/25/22-W.S. for the 5/4/22-PB Meeting.
4. **Warwick Isle Cluster Subdivision** – Letter from Kirk Rother, P.E., dated 4/6/22 addressed to the Planning Board in regards to the Warwick Isle Cluster Subdivision – requesting 11th Re-Approval of Final Approval + 6-Month Extension for Section I (7-Lot Cluster Subdivision) including a Special Use Permit for the 1-Affordable Home, Lot 5 on Sectionalizing Plan + 3-Year Extension on Preliminary Approval of Sectionalizing Plan for filing a 33-Lot Cluster subdivision in sections, situated on tax parcel SBL # 3-1-6.21; parcel located on the northern side of Merritt's Island Road at the intersection with C.R. 1, in the SL zone, of the Town of Warwick. Conditional Final Approval of Sectionalizing Plan (33-Lots) granted on 4/6/11. *The Applicant has stated that the original Applicant has decided to forgo pursuit of the project and the project has been sold to a local builder. The new owners are looking to finalize Section I of the subdivision and to start construction as soon as possible. Plans also have been submitted to O.C. Health Department for review.* The 11th Re-Approval of Final Approval for Section I (7-Lots) becomes effective on 4/6/22. The 6-Month Extension becomes effective on 10/6/22. The 3-Year Extension on Preliminary Approval of Sectionalizing Plan becomes effective on 4/6/22.
5. **Fusco-Lombardo -McIntyre (DOORWAYTO, LLC) Subdivision** – Letter from Lanc & Tully Engineering, dated 4/8/22 addressed to the Planning Board in regards to the Fusco-Lombardo Subdivision – requesting 5th Re-approval of 4th Amended Final Approval & Special Use Permit for a proposed 12-Lot + 1-Affordable Home Cluster subdivision, situated on tax parcel SBL # 18-1-31.2; parcel located on the southern side of Taylor Rd., 920± feet east of the intersection of Taylor Road with Jessup Road, in the RU zone, of the Town of Warwick. Conditional of 4th Amended Final Approval was granted on 5/17/17. *The Applicant has stated that the 5th Re-Approval & Extension is needed because Normajean Fusco recently sold the property to Doorway To, LLC (owned by William & Tanya Lombardo and Donald & Robin McIntyre). The Applicants had updated the plans for OC Health Department approval and are in the process of finalizing Health Department approval. The Applicants also recently provided plans to the PB Engineer to address the few minor technical revisions of the conditions of the approval.* The 5th Re-Approval of 4th Amended Final Approval becomes effective on 5/17/22. The 6-Month Extension becomes effective on 11/17/22.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!