

“TENTATIVE” PLANNING BOARD AGENDA
FOR 9/21/22

Town of Warwick Planning Board
Chairman, Benjamin Astorino

September 21, 2022
7:30 p.m.

A. PUBLIC HEARINGS

1. **Jason Schuler and Moranne Frazier** - Application for Site Plan Approval and Special Use Permit for the construction and use of the existing residential dwelling and two Class 2 Home Occupations consisting of a Pilates Studio, and food processing with Retail Sales, situated on tax parcel S 27 B 1 L 18; project 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, 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 a 1-Bedroom Apartment, a studio live-work unit located on the upper level of existing building and a 2,000 s.f. retail food market with 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.

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. **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. **Wheeler Road Estates “Sectionalizing Plan”** – Application for Preliminary Subdivision Approval in Three Sections for 29-Lots plus 2-Affordable Housing Lots and 1-Home Owners Association Lot which included open space, stormwater management facilities and private roads. Application for conditional Final Subdivision Approval of Section I for 9-Lots plus 1-Affordable Housing Lot and 1-Home Owners Association Lot which includes open space, stormwater management facilities and a private road, situated on tax parcel S 8 B 2 L 44.223; parcel located along the northerly side of Wheeler Road (C.R. 41) at the intersection with Dussenbury Drive, in the SL zone, of the Town of Warwick, County of Orange, State of New York.

Action: _____

C. OTHER CONSIDERATIONS

1. Planning Board Minutes of 8/17/22 for PB approval
2. Planning Board to discuss scheduling a site visit for the M&T/Ted Edwards 4-Lot Subdivision located at 77 Amity Road.
3. Planning Board to discuss canceling the 9/26/22-Work Session & 10/5/22-PB Meeting.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!