

“TENTATIVE” PLANNING BOARD AGENDA
FOR 10/19/22

Town of Warwick Planning Board
Chairman, Benjamin Astorino

October 19, 2022
7:30 p.m.

A. PUBLIC HEARINGS

1. **Dan Doyle** - Application for Site Plan Approval and Special Use Permit for the construction and use of the subject property a/k/a *Snufftown Farm Market*, as a Farm Market greater than 4,000 sq. ft. in size, including a farm brewery as permitted under the NYS Ag & Markets Law upon proper licensing, along with elements and appurtenances shown on the submitted site plan, situated on tax parcel S 17 B 1 L 37.2; parcel located on the western side of Union Corners Road 1200+/- feet south of Town Park Rd adjacent to the Town Park (9, 10 and 11 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. **T-Mobile Northeast LLC/Gary Randall (2 Castle Ridge Dr.)** – Application for "Renewal" of Special Use Permit for the use of an existing wireless telecommunication tower and facility, situated on tax parcel SBL 19-1-55.-2; parcel located on the western side of NYS Route 94 900 feet north of Minturn Road located on the Randall Property (2 Castle Ridge Dr.), in the MT zone, of the Town of Warwick.

Action: _____

2. **Johnny Hayseed LLC, Trustee 111 Glenwood Rd. Site Plan** – Application for Site Plan Approval pursuant to "Chapter 150" of the Town Code for grading and excavating in excess of 1/4-acre in area, situated on tax parcel S 24 B 1 L 35.22; project located on the westerly side of Glenwood Road 2,800 feet north west of the NY/NJ border (111 Glenwood Rd.), in the RU zone, of the Town of Warwick. Previously discussed at the 3/16/22 PB Meeting.

Action: _____

C. OTHER CONSIERATIONS:

1. **NY Hemp/WVLDC Lot Line Change** – Letter from Michael Sweeton, Town Supervisor, dated 9/23/22 in regards to NY Hemp/WVLDC Lot Line Change application – requesting 6 Month Extension on conditional Final Approval of a proposed lot line change, situated on tax parcels SBL # 46-1-35, 39.21 & 39.22; parcels located on the south side of John Hicks Drive 50 feet west of State School Road, in the OI zone, of the Town of Warwick. Conditional Final Approval was granted on 5/18/22. The Applicant stated they are in the process of seeking NYS approval for a deed modification necessary to finalize the changes. The 6-Month Extension becomes effective on 11/18/22.
2. Planning Board Minutes of 9/21/22 for PB approval.
3. Planning Board to discuss canceling 10/24/22-Work Session & 11/2/22-PB Meeting.
4. Letter from Dennis Lynch, Attorney addressed to Planning Board Attorney, dated 10/11/22 in regards to the Johnny Hayseed, LLC Chapter 150 Site Plan application.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!