

“TENTATIVE” PLANNING BOARD AGENDA
FOR 1/18/23

Town of Warwick Planning Board
Chairman, Benjamin Astorino

January 18, 2023
7:30 p.m.

A. PUBLIC HEARINGS

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. **Ralph & Chris Ann Garcia** - Application for Review and Approval of “Chapter 150” Site Plan Application, situated on tax parcel S 58 B 2 L 39; parcel located on the western side of Nelson Road 1200 feet south of Rumsey Lane (339 Nelson Road), in the MT zone, of the Town of Warwick.

Action: _____

2. **Mary Jordan 2-Lot Subdivision** - Application for Sketch Plat Review of a proposed 2-Lot (Minor) subdivision, situated on tax parcel S 55 B 1 L 27.2; parcel located on the eastern side of Bellvale Lakes Road at the intersection with Iron Forge Road & Lower Wisner Road (22 Bellvale Lakes Rd.), in the RU zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS

1. **Crabtree Lot Line Change** – Letter from Dave Getz, Engineering Properties, dated 12/23/22 addressed to the Planning Board in regards to the Crabtree Living Trust Lot Line Change – requesting a 6-Month Extension on conditional Final Approval of a proposed lot line change, situated on tax parcels SBL #49-1-75.2 & 76; parcels located on the westerly side of Wawayanda Road at the intersection of Crabtree Lane (6 & 19 Crabtree Lane), in the MT zone, of the Town of Warwick. Conditional Final Approval was granted on 7/20/22. *The Applicant has stated that they are working to satisfy the conditions of the approval but need time to finalize the legal requirements.* The 6-Month Extension becomes effective on 1/20/23.

2. **Maylor-Mitchell Lot Line Change** – Letter from Jeremy Havens, Esq., dated 1/3/23 addressed to the Planning Board in regards to the Maylor-Mitchell Lot Line Change – requesting “Re-Approval” of Final Approval on conditional Final Approval of a proposed lot line change, situated on tax parcels SBL #23-1-56.1 & 56.2; parcels located at 148 East Ridge Road, in the RU zone, of the Town of Warwick. Conditional Final Approval was granted on 1/19/22. *The Applicant has stated that the Re-Approval is needed for unforeseen circumstances and unanticipated delays in getting all of the necessary documents prepared by the professionals representing the applicants, through no fault of their own, had been unable to complete execution and recording of the deeds.* The Re-Approval of conditional Final Approval becomes effective on 1/19/23.
3. **Capozza-Lightstar Four Corners Road Solar Project** – Planning Board to discuss scheduling a site visit for a proposed 3.0MW AC solar facility, situated on tax parcel SBL #23-1-17; project located on the southern side of Ridge Road 900 feet east of Four Corners Road (200 Ridge Rd.), in the RU zone, of the Town of Warwick. Jackie Basile & Andrew Mavian from Lightstar.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!