

**“TENTATIVE” PLANNING BOARD AGENDA**  
**FOR 6/7/23**

Town of Warwick Planning Board  
Chairman, Benjamin Astorino

June 7, 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. **St. Stanislaus Church Lot Line Change “Amended” Final Approval** - Application for “Amended” Final Approval of a proposed 3-Lot, Lot Line Change; situated on tax parcels S 13 B 1 L 17, S 13 B 1 L 1.4 and S 13 B 1 L 1.1; parcels located on the northern side of C.R. 1, 570 feet west of Pulaski Hwy., in the SL/LB zones, of the Town of Warwick. Original conditional Final Approval granted on 4/5/23.

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

2. **Bruno Rzeznik “Chapter 150”** - Application for Review and Approval of “Chapter 150” Site Remediation Plan Application, situated on tax parcel S 58 B 1 L 39.223; parcel located on the northwestern side of Old Dutch Hollow Road 3200 feet south of Nelson Road (353 Old Dutch Hollow Rd.), in the MT zone, of the Town of Warwick.

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

3. **M&T/Ted Edwards 4-Lot Subdivision** - Application for Sketch Plat Review of a proposed 4-Lot (MAJOR) subdivision, situated on tax parcels S 26 B 1 L 118 & 117; parcels located on the eastern side of Amity Road 350 feet south of Feagles Road p/o the Ted Edwards old final subdivision finalized on 7/30/10 (77 Amity Rd. and 88 Newport Bridge Rd), in the RU zone, of the Town of Warwick.

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

### C. OTHER CONSIDERATIONS

1. **Wheeler Road Estates Subdivision** – Letter from Nicholas Rugnetta, P&P Engineering, dated 5/5/23 addressed to the Planning Board in regards to the Wheeler Road Estates Subdivision – requesting 35<sup>th</sup> 6-Month Extension on Preliminary Approval of a proposed 31-Lot Cluster subdivision + 3-Affordable Homes, situated on tax parcel SBL # 8-2-44.223; parcels located along the northerly side of Wheeler Rd. (C.R. 41) at the intersection with Dussenbury Drive, in the SL zone, of the Town of Warwick. Preliminary Approval was granted on 11/2/05. *The Applicants has stated that they are working on addressing the final comments received by the Town Consultants. The Applicant is also working with the Town Board to address the final items required for approval. The 35<sup>th</sup> 6-Month Extension on Preliminary Approval becomes effective on 5/2/23.*
2. **DOORWAYTO, LLC.** – Letter from Dave Higgins, dated 5/17/23 addressed to the Planning Board in regards to the DOORWAYTO, LLC-Lombardo Subdivision – requesting “Re-Approval” of 5<sup>th</sup> Amended conditional Final Approval of a proposed 9-Lot Cluster subdivision, situated on tax parcel SBL #18-1-31.2; parcel located at 22 Taylor Road, in the RU zone, of the Town of Warwick. 5<sup>th</sup> Amended conditional Final Approval was granted on 6/15/22. *The Applicant has stated that they are wrapping up final plan review with the PB Consultants and filing the deed for Parcel “A” and Parcel “B”. Upon completion of the Town review and acceptance, the plans will be submitted to the OC Health Department and to the PB Chairman for final signature and filing. The “Re-Approval” becomes effective on 6/15/23.*
3. Planning Board Minutes of 5/3/23 for PB approval.
4. Planning Board to discuss giving Positive Recommendation to the Town Board regarding Local Law Code Amendment for Chapter 164.

### D. CORRESPONDENCES

### E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!