

**“TENTATIVE”**

**TOWN OF WARWICK PLANNING BOARD AGENDA**  
**FOR 7/19/23**

Town of Warwick Planning Board  
Chairman, Benjamin Astorino

July 19, 2023  
7:30 p.m.

**A. PUBLIC HEARINGS**

1. **Charles Brown 3-Lot Subdivision** - Application for Final Approval of a proposed 3-Lot Subdivision + Lot Line Change (MINOR), situated on tax parcels S 33 B 1 L 4.4 and 4.51; parcels located on the eastern side of Belcher Road 700 feet north of Demarest Road (75 Belcher Rd.), in the RU zone, of the Town of Warwick, County of Orange, State of New York.

Approved: \_\_\_\_\_

Denied: \_\_\_\_\_

**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. **Keri Dawson Trustee, Lot Line Change** – Application for Sketch Plat Review and Final Approval of a proposed lot line change, situated on tax parcels S 7 B 2 L 75.2 and 75.3; parcels located on the western side of Union Corners Road, 2,600 feet north of Spantown Road (557 & 537 Union Corners Rd.), in the RU zone, of the Town of Warwick, County of Orange, State of New York.

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

2. **Schluter-Curti (69 Chancellor Lane Solar Project)** - Application for Site Plan Approval and Special Use Permit for the construction and use of a 5.0 MW AC ground mounted community scale solar array, situated on tax parcel S 46 B 1 L 12; parcel located on the southern side of Chancellor Lane 300 feet south of Chancellor Lane (69 Chancellor Lane), in the RU zone, of the Town of Warwick.

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

3. **M&V Guitars & Pickups-Joseph Vervoordt** – Application for Site Plan Approval and Special Use Permit for the conversion of an existing 1,004 s.f. accessory structure on site into a guitar studio, situated on tax parcel S 31 B 2 L 31; project located at 49 Ackerman Road, in the RU zone, of the Town of Warwick.

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

4. **Gallardo & Allen Lot Line Change** – Application for Sketch Plat Review and Final Approval of a proposed 3-Lot, Lot Line Change, situated on tax parcel S 11 B 1 L 18, 19, & 20; parcels located at Liberty Corners Road 1700 feet west of C.R. 1 (73 Liberty Corner Rd.), in the SL/AI zones, of the Town of Warwick.

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

5. **Old Forge School 57-61 Old Forge Rd.** - Application for Site Plan Approval & Special Use Permit for the use and construction of an existing 3-Story 87,000.± Sq. ft. building from medical research facility to a 200-student private school with overnight accommodations Use #84 and Special Conditions #25 & #104, situated on tax parcels S 83 B 1 L 2 and L 5.1; parcels located on the South Eastern side of Old Forge Road 0 feet South Eastern of Sterling Pines Road (57-61 Old Forge Rd.), in the LC zone, of the Town of Warwick.

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

### C. OTHER CONSIDERATIONS

1. Planning Board Minutes of 6/7/23 for PB approval.
2. **Maylor-Mitchell Lot Line Change** – Letter from Jeremy Havens, Esq., dated 7/3/23 addressed to the Planning Board in regards to the Maylor-Mitchell Lot Line Change – requesting 6-Month Extension on Re-Approval of conditional Final Approval of a proposed lot line change, situated on tax parcels SBL #23-1-56.1 and 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 due to unforeseen circumstances and unanticipated delays in getting documents prepared and for filing of deeds the 6-Month Extension is needed.* The 6-Month Extension becomes effective on 7/19/23.
3. Planning Board to discuss canceling the 7/24/23-W.S. & 8/2/23-PB Meeting.

### D. CORRESPONDENCES

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