

**“TENTATIVE” PLANNING BOARD AGENDA**  
**FOR 10/4/23**

Town of Warwick Planning Board  
Chairman, Benjamin Astorino

October 4, 2023  
7:30 p.m.

**A. PUBLIC HEARINGS**

**B. REVIEW OF SUBMITTED** *(An opportunity for public comment will be provided when these applications are placed on an agenda for public hearings).*

1. **Old Forge Road LLC** - 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. Previously discussed at the July 19, 2023 Planning Board Meeting.

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

2. **Richard & Diane Jacobs Lot Line Change** - Application for Sketch Plat Review and Final Approval of a proposed lot line change with no construction or improvements proposed., situated on tax parcels S 76 B 2 L 4.12 (24 West Cove Road) S 76 B 1 L 55 (2 Sanders Lane); parcels located on the northern side of Sanders Lane 0 feet east of West Cove Rd., in the SM zone, of the Town of Warwick.

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

3. **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: \_\_\_\_\_

4. **Ball Farm, LLC** - Application for Sketch Plat Review of a proposed 14-Lot Cluster (MAJOR) subdivision + 1-Affordable Home, situated on tax parcel S 53 B 1 L 37.2; parcel located on the northern side of Ball Road intersection of South Street Extension and Ball Road (56 Ball Rd.), in the SL zone, of the Town of Warwick.  
\*\*Previously discussed at the PB Meeting of 9/20/23.

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

**C. OTHER CONSIDERATIONS**

1. **Warwick Isle Corp. Subdivision Section I** – Letter from Kirk Rother, dated 9/25/23 addressed to the Planning Board in regards to the Warwick Isle Subdivision for Section I – requesting 6-Month Extension on 12<sup>th</sup> Re-Approval of Final Approval for Section I (7-Lot Cluster Subdivision) including a Special Use Permit for the 1-Affordable Home, Lot 5 on Sectionalizing Plan for filing a 33-Lot Cluster Subdivision in sections, situated on tax parcel SBL #3-1-6.21; parcel located on the northern side of Merritt's Island Road at the intersection with C.R. 1, in the SL zone, of the Town of Warwick. Conditional Final Approval for Section 1 (7-Cluster Lots) granted on 4/6/11. *The Applicant has stated that the attorneys review has been satisfied and the rest of the conditions of final approval for Section I should be completed in coming weeks and final maps dropped off for the Planning Board Chairman's signature.* The 6-Month Extension on 12<sup>th</sup> Re-Approval of Final Approval for Section I becomes effective on 10/6/23.

**D. CORRESPONDENCES**

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