

“TENTATIVE” PLANNING BOARD AGENDA
FOR 9/20/23

Town of Warwick Planning Board
Chairman, Benjamin Astorino

September 20, 2023
7:30 p.m.

A. PUBLIC HEARINGS

1. **Joe Vervoordt** - Application for Site Plan Approval and Special Use Permit a/k/a M&V Guitars & Pickups for the conversion of an existing 1,004 S.F. accessory structure on site into a guitar studio, situated on tax parcels S 31 B 2 L 31; project located at 49 Ackerman 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. **Capozza Four Corners Road NY LLC/Lightstar Solar Project** - Application for Site Plan Approval and Special Use Permit for the construction and use of a community scale solar generation facility of 3.0 megawatt (MW AC), situated on tax parcel S 23 B 1 L 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. Previously discussed at the May 3, 2023 Planning Board Meeting.

Action: _____

2. **Chancellor Lane Solar Array 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. Previously discussed at the July 19, 2023 Planning Board Meeting.

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. **Nicholas Albanese, Trust** - Application for Site Plan Approval for the construction and use for the demolition of an existing 2-bedroom dwelling, single-story dwelling, and the construction of a new 2-story, 2-bedroom dwelling located within "A Designated Protection Area" of Greenwood Lake, situated on tax parcel S 74 B 5 L 4; project located on the southern side of Lake Shore Road 40 feet east of Ann Ct. (142 Lake Shore Road), in the SM zone, of the Town of Warwick.

Action: _____

5. **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.

Action: _____

C. OTHER CONSIDERATIONS

1. Planning Board Minutes of 8/16/23 for PB approval.
2. Planning Board to discuss scheduling a site visit for Old Forge Road, LLC (57-61 Old Forge Rd.)

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!