

TOWN OF WARWICK “TENTATIVE” PLANNING BOARD AGENDA
FOR 2/21/24

Town of Warwick Planning Board
Chairman, Benjamin Astorino

February 21, 2024
7:30 p.m.

A. PUBLIC HEARINGS

1. **John Sibilla Trustee, Thomas J. Sibilla & Amy B. Sibilla Family Trust** - Application for Final Approval of a proposed 4-Lot Conventional subdivision, situated on tax parcel S 27 B 1 L 116; parcel located on the Right side of Skysail Lane 1000 feet south of Amity Road (7 Skysail La.), in the RU zone, of the Town of Warwick, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

2. **Sol Source Power, LLC/Chancellor Lane Solar** - Application for Site Plan Approval and Special Use Permit for the construction and use of a 3.0 MW AC ground mounted commercial-scale solar energy installation, Use #65, 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, 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. **Nuradin Giljic Site Plan** - Application for Site Plan Approval for the construction and use of the removal of an existing 1-bedroom dwelling and the construction of a new 1-bedroom dwelling, located within “A Designated Protection Area” of Greenwood Lake, situated on tax parcel SBL #72-3-19; project located on the eastern side of Jersey Ave., 920 feet north of Rocky Trail (536 Jersey Ave.), in the SM zone, of the Town of Warwick.

Action: _____

2. **Ruby Randig Class II Home Occupation** - Application for Site Plan Approval and Special Use Permit for the construction and use of a Class 2 Home Occupation of a 26'9"x22'11" garage/office space. The office space will be approximately 325 s.f. for a massage therapy and skin care business, situated on tax parcel SBL #63-1-13.2; project located on the eastern side of Iron Mountain Road (103 Iron Mountain Rd.), in the MT zone, of the Town of Warwick.

Action: _____

3. **Michael Brown 3-Lot Subdivision** - Application for Sketch Plat Review of a proposed 3-Lot subdivision, situated on tax parcel SBL #53-1-8; parcel located on the eastern side of Cascade Road, 2100 feet south of Birdsall Lane, in the MT zone, of the Town of Warwick.

Action: _____

4. **Round Hill Subdivision #2 + Lot Line Change** - Application for Sketch Plat Review of a proposed 7-Lot Cluster subdivision (2 Existing Lots with one lot to be used for agricultural purposes only + 6 Proposed Residential Lots) + Lot Line Change, situated on tax parcels SBL # 7-2-51.12 and SBL #7-4-13; parcels located on the northern side of Wheeler Road, 3000 feet west of Union Corners Road (490 Wheeler Rd.), in the RU zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS

- 1) M&T/Ted Edwards Subdivision – Letter from Brian Friedler, Engineer, dated 1/31/24 requesting to be set for a Public Hearing for Site plan Approval & Special Use permit for the conversion of the caretaker living area to a guest house.
- 2) Planning Board Minutes of 1/17/24 for PB approval.
- 3) Planning Board to discuss canceling the 2/26/24-W.S. & 3/6/24-PB Meeting.

D. CORRESPONDENCES

1. Email Letter from Larry Cuccio dated 1/21/24 addressed to the Planning Board in regards to Serenity Ridge at Warwick Campground.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!