

“TENTATIVE” TOWN OF WARWICK PLANNING BOARD AGENDA
FOR 3/20/24

Town of Warwick Planning Board Agenda
Chairman, Benjamin Astorino

March 20, 2024
7:30 p.m.

A. PUBLIC HEARINGS

1. **M&T/Ted Edwards** - Application for Preliminary Approval of a proposed 4-Lot (Major) Subdivision + Site Plan Approval and Special Use Permit for the conversion of an existing living area for a caretaker to a guest house, situated on tax parcels S 26 B 1 L 118 and L117; parcels located on the eastern side of Amity Road 350 feet south of Feagles Road (77 Amity Road and 88 Newport Bridge 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. **Ruby Randig & Mateo Prendergast** - Application for Site Plan Approval and Special Use Permit for the construction and use of a Class 2 Home Occupation of a 36'9"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. Previously discussed at the Planning Board Meeting of 2/21/24.

Action: _____

2. **Matthew Zabawa Lot Line Change** - Application for Sketch Plat Review and Final Approval of a proposed Lot Line Change, situated on tax parcels SBL #18-1-3.14 & 3.15; parcels located on the eastern side of Ridge Road 0 feet corner of Ridge Road and Ridgeway Loop (4 Ridgeway Loop), in the RU zone, of the Town of Warwick.

Action: _____

3. **Serenity Ridge At Warwick Campground** - Application for Site Plan Approval and Special Use Permit for the expanded construction and use, Use 75 of a previously approved campground's use and operation from 74 permitted campsites formally known as Black Bear Campground to 130 campsites, along with various other typical modern campground amenities. The amenities include, but are not limited to, roadway improvements, an entrance gate, pavilion, playground, recreation areas, and wading pool, situated on tax parcel S 8 B 2 L 27.14; project located on the eastern side of Wheeler Road 1400 feet south of Dussenbury Drive (197 Wheeler Rd.), in the RU zone, of the Town of Warwick. Previously discussed at the 1/17/24-Planning Board Meeting.

Action: _____

C. OTHER CONSIDERATIONS

- 1) **Michael Brown 3-Lot Conventional Subdivision** – Planning Board to discuss scheduling as site visit. Project is located on the easternly side of Cascade Road 2100 feet south of Birdsall Lane, in the MT zone.
- 2) **Round Hill #2 (6-Lot Cluster + 1- Ag. Lot + Lot Line Change** – Planning Board to discuss scheduling as site visit. Project located on the northern side of Wheeler Road 3000 feet west of Union Corners Road (490 Wheeler Rd.), in the RU zone.
- 3) Planning Board Minutes of 2/21/24 for PB approval.
- 4) Planning Board to discuss canceling the 3/25/24-W.S. and 4/3/24-PB Meeting.

D. CORRESPONDENCES

1. Email Letter from a resident, John Jordan & Cassie Lewis, dated 2/27/24 addressed to the Planning Board in regards to Randig 103 Iron Mountain Road project.
2. Email Letters from Linda & Michael Laplace, dated 2/28/24 addressed to the Planning Board in regards to Capozza Four Corners Road Solar Project.
3. Email Letter from Gerry Freisinger, dated 3/11/24 addressed to the Planning Board in regards to Randig 103 Iron Mountain Road project.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!