

TOWN OF WARWICK “TENTATIVE” PLANNING BOARD AGENDA
FOR 6/5/24

Town of Warwick Planning Board
Chairman, Benjamin Astorino

June 5, 2024
7:30 p.m.

A. PUBLIC HEARINGS

1. **Nuradin Giljic** - 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 S 72 B 3 L 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, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

2. **Ruby Randig & Mateo Prendergast Suc, TTE.,** - Application for Site Plan Approval and Special Use Permit for the construction and use of a Class 2 Home Occupation of a 36’9”x 22’11” garage/office Space. The office space will be approximately 325 s.f. for a massage therapy and skin care business, situated on tax parcel S 63 B 1 L 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, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

3. **Warwick HG, LLC.** - 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 and now known as *Serenity Ridge At Warwick 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, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

- 4. **Wheeler R.E. Dev., LLC.**, - Application for Preliminary Approval of a proposed 6-Lot Cluster subdivision + Lot Line Change a/k/a **The Round Hill Subdivision**, situated on tax parcels S 7 B 2 L 51.12 and S 7 B 4 L 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, County of Orange, State of New York. The proposed subdivision was classified by the Town of Warwick Planning Board, acting as Lead Agency under the State Environmental Quality Review Act (SEQR), as an Unlisted Action. All interested parties will be given an opportunity to speak.

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*)

C. OTHER CONSIDERATIONS

- 1. Planning Board Minutes of 5/1/24 for PB approval.
- 2. PB to discuss Rescheduling 6/19/24-PB Meeting to 6/20/24. (Town Hall closed on June 19th)
- 3. **St. Stanislaus R.C. Church** – Letter from Stephen Mandracchia, Applicant’s Attorney dated 5/22/24 addressed to the Planning Board requesting 6-Month Extension on conditional “Amended” Final Approval of a proposed 3-Lot, Lot Line Change; situated on tax parcels SBL # 13-1-17, SBL #13-1-1.4 and SBL #13-1-1.1; parcels located on the northern side of C.R. 1, 570 feet west of Pulaski Hwy., in the SL/LB zones, of the Town of Warwick. Amended Conditional Final Approval was granted on 6/7/23. *The Applicant is requesting the 6-Month Extension to ensure that the final maps are signed & sealed by the Surveyor, submit Affidavit for certification of iron rods, and maps to be signed by all property owners.* The 6-Month Extension becomes effective on 12/7/23.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!