

**TOWN OF WARWICK “TENTATIVE” PLANNING BOARD**  
**AGENDA FOR 6/20/24**

Town of Warwick Planning Board Agenda  
Chairman, Benjamin Astorino

June 20, 2024  
7:30 p.m.

**A. PUBLIC HEARINGS**

**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 Solar Project** - Application for Site Plan Approval and Special Use Permit for the construction and use of a commercial large-scale solar energy installation facility, Use #65 of 3.2 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 11/16/22-PB Meeting and the Planning Board declared its Intent To Be Lead Agency. \*\*On 11/17/22, PB circulated to other Involved/Interested Agencies (NYSDEC & ZBA). The project is proposed to be Type I Action. Planning needs to wait the (30)-Days before declaring itself Lead Agency and Type I. Previously discussed at the 1/18/23-PB Meeting. Planning Board had done a Site Visit on 1/21/23\*\*. \*\*Previously discussed at the 5/3/23\_Planning Board Meeting. \*\*At The 9/20/23-Planning Board Meeting the PB Adopted Positive Declaration and Scoping of DEIS. \*\*Public Scoping Session Held on 10/18/23 for Draft Scoping Document. Public Written Comment Period open until 10/30/23\*\* \*\*At The 11/15/23-Planning Board Meeting the PB adopted Final Scoping Document & Scoping of the DEIS\*\*.

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

2. **Ball Farm, LLC** - Application for Preliminary Approval of a proposed 14-Lot Cluster (MAJOR) subdivision and Application for Special Use Permit for 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 April 3, 2024 Planning Board Meeting.

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

**C. OTHER CONSIDERATIONS**

- 1) Planning Board to discuss canceling the 6/24/24-W.S. & 7/3/24-PB Meeting.
- 2) **St. Stanislaus R.C. Church** – Email Letter from Stephen Mandracchia, Applicant’s Attorney dated 6/6/24 addressed to the Planning Board requesting Re-Approval 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 Re-Approval 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 Re-Approval becomes effective on 6/7/24.

**D. CORRESPONDENCES**

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