

TOWN OF WARWICK “TENTATIVE” PLANNING BOARD
AGENDA FOR 8/21/24

Town of Warwick Planning Board Agenda
Chairman, Benjamin Astorino

August 21, 2024
7:30 p.m.

A. PUBLIC HEARINGS

1. **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. Continued Public Hearing from the Planning Board Meeting of 7/17/24.

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: _____

3. **James & Lauren Yodice** - Application for Site plan Approval and Special Use Permit for the conversion of an existing single-family dwelling to two-family dwelling, situated on tax parcel SBL 63-2-12.42; parcel located on the western side of Conklin Road 1,750 feet east of C.R. 21 (28 Conklin Rd.), in the MT zone, of the Town of Warwick, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

4. **Grant Properties, LLC.** – Application for Site Plan Approval and Special Use Permit for the use and construction of a 1,750 s.f. retail cannabis dispensary a/k/a A Classy Joint specializing in high quality, locally produced products, General Use #74, situated on tax parcels S 92 B 1 L 1.-13 and L 92-1-1.14; project located south side of Ronald Reagan 160 feet south of Ronald Reagan Blvd. (44-46 Ronald Reagan Blvd.), in the DS 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. **138 Pine Island Turnpike, LLC** - Application for Site Plan Approval and Special Use Permit for the construction and use of a new 1,200 square-foot Guest House with a 3,800 square-foot Garage, situated on tax parcel S 29 B 1 L 74; parcel located on the northern side of Pine Island Tpke., (138 Pine Island Tpke.), in the RU zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS

- 1) Planning Board Minutes of 7/17/24.
- 2) Planning Board to discuss canceling the 8/26/24-W.S. & 9/4/24-PB Meeting.

D. CORRESPONDENCES

- 1) Email Letter from Sandra Johnson, dated 7/7/24 in regards to Serenity Ridge Campground emailed to PB on 7/18/24.
- 2) Email Letter from James McAteer, dated 7/22/24 in regards to Serenity Ridge Campground emailed to PB on 7/23/24.
- 3) Email Letter from Christopher Shaw, dated 7/25/24 in regards to Serenity Ridge Campground emailed to PB on 8/1/24.
- 4) Email Letters from Linda Laplace, dated 8/3/24 & 8/4/24 in regards to Capozza Solar Project. Emailed to PB on 8/5/24.
- 5) Email Letter from Frank A, dated 8/12/24 in regards to Michael Brown Subdivision. Emailed to PB on 8/13/24.
- 6) Email Letter from Sue Wheeler, dated 8/13/24 in regards to Serenity Ridge Campground. Emailed to PB on 8/13/24.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!

