

**“TENTATIVE” PLANNING BOARD AGENDA**  
**FOR 9/18/24**

Town of Warwick Planning Board  
Chairman, Benjamin Astorino

September 18, 2024  
7:30 p.m.

**A. PUBLIC HEARINGS**

1. **Ball Farm, LLC.** - Application for Preliminary Approval for filing a 14-Lot Cluster subdivision in Sections and an Application for Final Approval for Section I to consist of a proposed 4-Lot Cluster Subdivision, and 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, 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 a Type 1 Action. All interested parties will be given an opportunity to speak.

Approved: \_\_\_\_\_

Denied: \_\_\_\_\_

Conditions: \_\_\_\_\_

**B. REVIEW OF SUBMITTED MAPS:**

1. **Jennifer Mante Family Trust** - Application for Site Plan Approval for the use and construction of a new single-family residence located within “A Designated Protection Area” of Greenwood Lake, situated on tax parcel S 73 B 9 L 15; project located on the eastern side of State Highway 210 0.0 feet south of Greenwood Lake Terrace (390 Jersey Ave.), in the SM zone, of the Town of Warwick.

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

2. **Beth Medrash Meor Yitzchok College (Old Gorge Road, LLC #2)** - Application for Site Plan Approval & Special Use Permit for the use and construction of undertake re-occupancy and interior renovations of the existing 87,000± sq. ft. buildings for an Institution of Higher Learning with 200 to 300-students with 12 to 18 professors/administrators with overnight accommodations Use Group 84, and parking area improvements, situated on tax parcels S 83 B 1 Lo 2 and L 5.1; parcels located on the south Eastern side of Old Forge Road 0 feet South Eastern of Sterling Pines Road (57-61 Old Forge Rd.), in the LC zone, of the Town of Warwick. Previously discussed at the PB Meeting of 1/17/24.

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

3. **Elite Strategies, LLC** - Application for Site Plan Approval and Special Use Permit for the use and construction of reuse of existing commercial building as nursery school, and construction of parking area and storage shed, situated on tax parcels S 52 B 1 L 9 and 10.2; parcels located on the western side of Clinton Ave. Ext., 400 feet south of Galloway Road (10 Clinton Ave. Ext.), in the SL zone, of the Town of Warwick. Previously discussed at the Planning Board Meeting of 7/17/24.

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

4. **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 1,200 square-foot attached Garage, and 300 square feet with storage space, 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. **M&T/Ted Edwards Subdivision** – Letter from Brian Friedler, Friedler Engineering, dated 8/27/24 in regards to M&T/Ted Edwards Subdivision – requesting a 6-Month Extension on Conditional Final Approval of a proposed 4-Lot Subdivision + Application for Site Plan Approval & 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 & 117; parcels located on the eastern side of Amity Road 350 feet south of Feagles Road p/o the Ted Edwards old final subdivision finalized on 7/30/10 (77 Amity Rd. and 88 Newport Bridge Rd), in the RU zone, of the Town of Warwick. Conditional Final Approval was granted on 3/20/24. *The Applicant has stated that the extension is needed because they are in the process of finalizing the shared common driveway agreement, filing declarations and finishing up the surveying work.* The 6-Month Extension becomes effective on 9/20/24.
2. Planning Board to discuss canceling the 9/23/24-W.S. & 10/2/24-PB Meeting.

### D. CORRESPONDENCES

1. Email correspondence from Matthew Shook, Palisades Interstate Park Commission, dated 9/6/24 addressed to the Planning Board in regards to BMMY College. (Emailed to PB & Professionals on 9/9/24).

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