

# **“TENTATIVE” PLANNING BOARD AGENDA**

## **FOR 9/17/25**

Town of Warwick Planning Board  
Chairman, Benjamin Astorino

Dated: September 17, 2025  
7:00 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. **Kraftify Holdings, LLC** - Application for Site Plan Approval and Special Use Permit for the scope of the project is to add covered and un-covered outdoor patios to the existing brewery. The project scope also includes the renovation of the 2nd story bridal suite and renovation of the basement to add a speakeasy. This project is not a change of use; it is adding improvements to the existing brewery. The proposed improvements are within the property line with grading extending into the beer garden easement area. The proposed improvements also do not encroach the 100-foot wetland buffer. A combination of scour holes and rip rap is used at roof leader discharge locations to prevent erosion, situated on tax parcel SBL #46-1-37; project located at 251 State School Road, in the OI zone, of the Town of Warwick.

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

2. **UrbanXtracts Phase 2** - Application for Site Plan Approval and Special Use Permit for the use and construction of Cannabis Manufacturing & Distribution, situated on tax parcel SBL #46-1-51.2; project located on the southern side of John Hicks Drive 100 feet west of State School Road (41 & 43 John Hicks Drive), in the OI zone, of the Town of Warwick, County of Orange, State of New York.

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

3. **Brady & Diguilio Subdivision + Lot Line Change** - Application for Sketch Plat Review of a proposed 3-Lot Conventional Subdivision + Lot Line Change for two existing dwellings located on Bowen Road and Brady Road with a new proposed dwelling to be located on Bowen Road, situated on tax parcels SBL # 64-1-75 and 76; parcels located at 88 Bowen Road & 204 Brady Road, in the MT zone and RL-O #2 district, of the Town of Warwick.

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

4. **Red Fox Coffee Company, LLC** - Application for Site Plan Approval and Special Use Permit for the renovation and use of a Class II Home Occupation of an existing 390± s.f. accessory structure, situated on tax parcel SBL #27-1-24; project located at 12 Union Corners Road, in the RU zone, Biodiversity Overlay, and AQ-O districts, of the Town of Warwick.

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

5. **Student Bus Company** - Application for Site Plan Approval and Special Use Permit for the use and construction of a school bus yard and repurpose of existing residence into an office building, situated on tax parcel S 35 B 1 L 20; project located on the northern side of Lake Station Road 800 feet east of Kings Highway (C.R. 13) (19 Lake Station Road, in the OI zone, of the Town of Warwick. Previously discussed at the PB Meeting of 6/18/25.

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

6. **Orange & Rockland Utilities Substation** - Application for Site Plan Approval and Special Use Permit for the use and construction of utility substation yard, transmission and distribution lines, situated on tax parcel S 46 B 1 L 48.21; project located on the southern side of John Hicks Drive (95 John Hicks Dr.), in the OI zone, of the Town of Warwick. Previously discussed at the PB Meeting of 7/16/25.

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

#### C. OTHER CONSIDERATIONS

1. PB Minutes of 8/20/25 for PB approval.
2. **Seth Horn Subdivision** – Letter from Seth & Elenora Horn dated 9/8/25 addressed to the Planning Board in regards to Horn Subdivision – requesting a 6-Month Extension on conditional Final approval of a proposed 2-Lot subdivision, situated on tax parcel SBL #26-1-69.32; parcel located on 33 Deer Pond Drive, in the RU zone, of the Town of Warwick, County of Orange, State of New York. Conditional Final Approval was granted on 11/21/24. *The Applicants have stated that their Engineer, John Loch from AFR is working on the conditions of final approval.* The 6-Month Extension becomes effective on 5/21/24.

#### D. CORRESPONDENCES

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