

TOWN OF WARWICK PLANNING BOARD
November 16, 2022

Members present: Chairman, Benjamin Astorino
Roger Showalter, Vice-Chairman
Dennis McConnell, John MacDonald,
Rich Purcell, Alt.
Laura Barca, HDR Engineering
J. Theodore Fink, Greenplan
John Bollenbach, Planning Board Attorney
Connie Sardo, Planning Board Secretary

The regular meeting of the Town of Warwick Planning Board was held Wednesday, November 16, 2022 at the Town Hall, 132 Kings Highway, Warwick, New York. Chairman, Benjamin Astorino called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

Review of Submitted Maps:

Capozza-Lightstar Solar Project

Application for Site Plan Approval and Special Use Permit for the construction and use of a community scale solar generation facility of 3.0 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.

Representing the Applicant: Jackie Basile from Lightstar. Andy Mavian from Environmental Design & Research and Joseph Parkins from TRC.

The following review comments submitted by HDR:

1. Planning Board to discuss SEQRA.
2. Applicant to discuss project.
3. Conservation Board – pending comments
4. Architectural Review Board – pending comments
5. OC Planning Department – pending comments
6. TW Building Department – pending response
7. PB to determine if a site inspection is desired. The PB may request that 10-ft tall markers be located to show the height and locations of the panels.
8. Applicant to clarify if project is a large scale solar project (greater than 40,000-sf) or a commercial large scale project; see §164-22 for definitions.
9. Service capacity letters must be submitted.
10. Sheet 1: please add a bulk table with the zoning requirements for installing solar panels on this property [i.e., §164-40M, §164-42G, §164-46J(127)].
11. Applicant to clarify how the four-step process [§164-41.1E(3)] was used to site the locations for the solar panels.

12. Applicant to submit documentation (drawings, separate reports, etc.) to comply with §164-42G Large-scale solar energy installations.
13. Sheet C-101 includes the adjacent neighbors but not necessarily the neighbors within 300-ft. Applicant to confirm list is complete.
14. Applicant to submit documentation to comply with §164-46J (53), (81), (97), (127), (131-137), & (154).
15. §164-46.J(53) requires compliance with the Town of Warwick Design Standards, which for this project only relates to landscaping.
16. Applicant shall clarify on the plans compliance with the Town of Warwick Performance Standards (§164-46.J(81)). A note shall be added to the plan.
17. §164-46.J(97) requires additional screening; Applicant to update plans to show compliance.
18. Applicant to coordinate with the local fire department. Knox box model number and detail must be added to the plan. Also, a site contingency plan should be added as notes on the plan.
19. The proposed entrance must shown adequate sight distance (§A168 Appendix F).
20. The design of the access roads are noted as being for emergency access, as well. These access roads will need to conform to NYS Building Code and Town Fire Department requirements. The plans must be submitted to both entities for review.
21. The proposed grading for the access roads must be shown; steeper areas (areas of approximately 10% grade or greater) should have a profile prepared.
22. The Existing Power Over Head (POH) is shown on the drawings, but it needs to be identified as an easement or right-of-way, the beneficiary, etc.
23. Applicant to clarify the number of poles to be used and if underground connections can be made.
24. Applicant to clarify on the plans if and where the direct connection to a utility is located and how that connection will be made.
25. Applicant to clarify how panels will be installed and if soil testing is required prior to installation. Applicant to provide soil boring and test pit results.
26. Applicant to provide Decommissioning Plan if large-scale solar panel project is without energy for 180 days in accordance with §164-42G(9). The Decommissioning Plan shall include a schedule for completion after O&R has determined that the electricity has been turned off.
27. The limits of disturbance shall be shown on the plan, as well as called out in number of acres.
28. A stormwater plan in compliance with Tow (§164-47.10 Stormwater Management) and NYSDEC (SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-20-001) requirements shall be submitted.
29. Stormwater disturbance is generally limited to no more than five acres at any given time subject to seeking a waiver per GP-0-20-001 D.3.
30. A lighting plan in compliance with §164-43.4 Lighting shall be submitted.
31. Any proposed signage shall be in compliance with §164-43.1 and must be shown on the drawings.
32. Provide a map note stating that “No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained.”
33. The declaration information for the Agricultural Notes must be added to the plans.
34. Surveyor to sign and seal final plans.
35. Surveyor to certify that iron rods have been set at all property corners.
36. Applicant to clarify if there is a power purchase agreement (PPA) with the utilities. Please provide the signed PPA from the utility company.
37. Since this application requires the approval for a special use, Planning Board to consider making the approval/permit renewable through the building department every year with

proof of current ownership of the facility, confirmation that the current owner assumes the decommissioning obligations, & general status report of the operation of the facility. Please add a note to the plan.

38. Applicant to confirm that Orange & Rockland is aware of project and if any upgrades are required (e.g., lines, substation, etc.).
39. Applicant to confirm who is responsible to file the Interconnection Application. Applicant to provide a copy of the signed Interconnection Service Agreement.
40. Applicant to submit a copy of the lease/buy agreement between Lightstar and the landowner.
41. Applicant to confirm the submittal timing for the detailed design, including civil, structural, and electrical drawings (i.e., permit drawings). The detailed design will also include the inverter type and circuit configuration for a pad-mounted system.
42. Applicant to provide Landscape Bond cost estimate and three-year cash bond, if applicable.
43. Applicant to provide Performance Bond for site inspection fees.
44. Applicant to provide Decommissioning Report to the satisfaction of the Planning Board Engineer/ Attorney.
45. Applicant to provide Decommissioning Bond to the satisfaction of the Planning Board Attorney/ Engineer.
46. The PILOT agreement must be submitted to and accepted by the Town Board.
47. Payment of all fees.

The following comment submitted by the Conservation Board:

Capozza-Lightstar Solar Project – None submitted.

The following comment submitted by the ARB:

Capozza-Lightstar Solar Project – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: The Planning Board is in receipt of a Full EAF under SEQRA. The application is a Type I Action. It is a Type I Action because of the acreage of the physical alteration. The NYSDEC is an Involved Agency. When I sent out the draft Resolution for the Planning Board to consider there was also discussion about the ZBA being a potential Involved Agency. I have prepared a Resolution for the Planning Board to declare its Intent To Be Lead Agency. That is all the Board could do tonight. Then, we need 30 days for the ZBA and the NYSDEC to sign off on the Planning Board being Lead Agency for the SEQRA review process or the 30 days to pass without hearing from them.

Jackie Basile: Ok. Do we still need to address the ZBA?

Mr. Astorino: I know there were some emails going back and forth regarding the percentages. We would need to review that to make sure it is all correct that the ZBA would not be involved in this as far as the percentage.

Laura Barca: Their proposal is under the 15 acres. Their lot coverage is under 60%.

Mr. Astorino: Ok. The ZBA would not be involved. Is that what you are saying?

Laura Barca: Yes.

Mr. McConnell makes a motion for the Intent To Be Lead Agency.

Seconded by Mr. MacDonald. The following Resolution was carried 5-Ayes and 0-Nays.

617.6
State Environmental Quality Review (SEQR)
Resolution Establishing Intent to be Lead Agency

Name of Action: Four Corners Road Solar Project

Whereas, the Town of Warwick Planning Board is in receipt of Site Plan and Special Use Permit applications by NY Solar 1001 LLC (Lightstar Renewables) for a \pm 55.3 acre parcel of land located southeast of the intersection of Four Corners Road and East Ridge Road, Town of Warwick, Orange County, New York; and

Whereas, an Environmental Assessment Form (EAF) dated 10/17/22 was submitted at the time of application; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is a Type I Action because it involves \pm 15.85 acres of physical alteration for construction of a 3 megawatt community solar facility; and

Whereas, the Planning Board has determined that the proposed project is within an agricultural district and, therefore, the requirements of 6 NYCRR 617.6(a)(6) apply meaning that an Agricultural Data Statement must be filed with the owners of farm operations within 500 feet of the site and then the Planning Board must evaluate and consider the agricultural data statement in its review of the possible impacts of the proposed project upon the functioning of farm operations within such agricultural district; and

Whereas, after examining the EAF, the Planning Board has determined that there are other involved and/or federal agencies on this matter including the Town of Warwick Zoning Board of Appeals, the New York State Departments of Environmental Conservation, and the United States Army Corps of Engineers.

Now Therefore Be It Resolved, that the Planning Board hereby declares its intent to be Lead Agency for the review of this action; and

Be It Further Resolved, that the Planning Board Board hereby authorizes its Chairman to circulate the attached lead agency coordination request letter(s) to all other involved agencies and to discharge any other SEQR responsibilities as are required by 6 NYCRR 617 in this regard; and

Be It Further Resolved, that unless an objection to the Planning Board assuming lead agency status is received within thirty (30) days of the date of mailing the EAF, the Planning Board will become lead agency for the review of this action.

Comment #2: Applicant to discuss project.

Jackie Basile: This is for a proposed 3.0 MW AC project 4.4 MW DC. The leased area is approximately 39.5 acres within the full parcel area which is 55.3 acres. Right now, the limits of disturbance which include the whole panel area and the access road coming down Four Corners Road, is approximately 15.8 acres. Looking at the map, there were wetlands delineated along here. We consulted with the NYSDEC and ACOE. The ACOE provided this data from a previous jurisdictional determination. We do intend on getting a Nationwide Permit notification of less than 1/10th of an acre wetland impact. We would do a non-reporting package for the two wetland crossings. We also consulted the NYSDEC regarding the boundary. They do not take jurisdiction over those wetlands. It is just the ACOE that logged it and to get our permit in for it. As far as species, we have a non-jurisdictional determination that that was requested from the NYSDEC for Bog turtles and bats. The NYSDEC has confirmed that there is no impact to Bog turtles based upon our project design. Our tree clearing would have to be limited to the restrictive period between November 1st to March 31st. Looking at the map, as far as the design that we came up with since the Pre-App conference meeting we had a design that was a little different since then. When I took over the project, we looked into the Zoning Code requirement more detailed regarding the NYSDEC. Over in this section on the map, we took out a giant chunk of wooded land and removed panels from that area to avoid further tree clearing to keep it as minimal as possible. Initially there was a 100-foot wetland setback, even though it is not required by the NYSDEC because they are not NYSDEC wetlands, your Code does state that we need to include the 100-foot buffer around all of these wetlands with the exception of the wetland crossing that involves the ACOE. As far as cultural resources, we had done a cultural resource evaluation survey. SHPO has concurred that there are no impacts on cultural resources from this project. In regards to resources, we incorporated some landscaping vegetation along this area on the map and areas deemed as potential impacts for visual resources in surrounding areas. That is the project in a nutshell.

Comment #3: Conservation Board – pending comments

Comment #4: Architectural Review Board – pending comments

Comment #5: OC Planning Department – pending comments

Comment #6: TW Building Department – pending response

Comment #7: PB to determine if a site inspection is desired. The PB may request that 10-ft tall markers be located to show the height and locations of the panels. We could get a lot of information at the site. We know that you had done a visual analysis and put a lot of information on the map. We will walk through the process. What date is good for the Board and Professionals to schedule a site visit.

Mr. Astorino: We will do a site visit. We know that you had submitted a lot of studies and information to us. Our Professionals and the Board would need to review that. You are at the initial stages. The Board does want to do a site visit to the property.

The Planning Board and Professionals discussed scheduling a site visit. The site visit is scheduled for Friday, November 25, 2022 at 10:00 a.m.

Mr. Astorino: We will list Comment #8 through Comment #47 for the record. Do any Board members or Professionals have any questions or comments?

Mr. Bollenbach: You will need to place 10' markers at the site. It is stated in the last half of Comment #7 to place 10' tall markers to show the height and locations of the panels.

Jackie Basile: You want 10'foot markers out there. Is that correct?

Mr. Astorino: Yes. It is for a visual.

Andy Mavin: Do you want them from the centerline of the road?

Laura Barca: They would be placed where the panels would be.

Mr. Astorino: This way we as the Planning Board could get a visual on that.

Jackie Basile: How many do you need?

Mr. Bollenbach: Use your judgement.

Mr. Astorino: Yes. This way we would have some visual.

Jackie Basile: Ok. Thank you.

Comment #8: Applicant to clarify if project is a large scale solar project (greater than 40,000-sf) or a commercial large scale project; see §164-22 for definitions.

Comment #9: Service capacity letters must be submitted.

Comment #10: Sheet 1: please add a bulk table with the zoning requirements for installing solar panels on this property [i.e., §164-40M, §164-42G, §164-46J(127)].

Comment #11: Applicant to clarify how the four-step process [§164-41.1E(3)] was used to site the locations for the solar panels.

Comment #12: Applicant to submit documentation (drawings, separate reports, etc.) to comply with §164-42G Large-scale solar energy installations.

Comment #13: Sheet C-101 includes the adjacent neighbors but not necessarily the neighbors within 300-ft. Applicant to confirm list is complete.

Comment #14: Applicant to submit documentation to comply with §164-46J (53), (81), (97), (127), (131-137), & (154).

Comment #15: §164-46.J(53) requires compliance with the Town of Warwick Design Standards, which for this project only relates to landscaping.

Comment #16: Applicant shall clarify on the plans compliance with the Town of Warwick Performance Standards (§164-46.J(81)). A note shall be added to the plan.

Comment #17: §164-46.J(97) requires additional screening; Applicant to update plans to show compliance.

Comment #18: Applicant to coordinate with the local fire department. Knox box model number and detail must be added to the plan. Also, a site contingency plan should be added as notes on the plan.

Comment #19: The proposed entrance must show adequate sight distance (§A168 Appendix F).

Comment #20: The design of the access roads are noted as being for emergency access, as well. These access roads will need to conform to NYS Building Code and Town Fire Department requirements. The plans must be submitted to both entities for review.

Comment #21: The proposed grading for the access roads must be shown; steeper areas (areas of approximately 10% grade or greater) should have a profile prepared.

Comment #22: The Existing Power Over Head (POH) is shown on the drawings, but it needs to be identified as an easement or right-of-way, the beneficiary, etc.

Comment #23: Applicant to clarify the number of poles to be used and if underground connections can be made.

Comment #24: Applicant to clarify on the plans if and where the direct connection to a utility is located and how that connection will be made.

Comment #25: Applicant to clarify how panels will be installed and if soil testing is required prior to installation. Applicant to provide soil boring and test pit results.

Comment #26: Applicant to provide Decommissioning Plan if large-scale solar panel project is without energy for 180 days in accordance with §164-42G(9). The Decommissioning Plan shall include a schedule for completion after O&R has determined that the electricity has been turned off.

Comment #27: The limits of disturbance shall be shown on the plan, as well as called out in number of acres.

Comment #28: A stormwater plan in compliance with Town (§164-47.10 Stormwater Management) and NYSDEC (SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-20-001) requirements shall be submitted.

Comment #29: Stormwater disturbance is generally limited to no more than five acres at any given time subject to seeking a waiver per GP-0-20-001 D.3.

Comment #30: A lighting plan in compliance with §164-43.4 Lighting shall be submitted.

Comment #31: Any proposed signage shall be in compliance with §164-43.1 and must be shown on the drawings.

Comment #32: Provide a map note stating that “No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained.”

Comment #33: The declaration information for the Agricultural Notes must be added to the plans.

Comment #34: Surveyor to sign and seal final plans.

Comment #35: Surveyor to certify that iron rods have been set at all property corners.

Comment #36: Applicant to clarify if there is a power purchase agreement (PPA) with the utilities. Please provide the signed PPA from the utility company.

Comment #37: Since this application requires the approval for a special use, Planning Board to consider making the approval/permit renewable through the building department every year with proof of current ownership of the facility, confirmation that the current owner assumes the decommissioning obligations, & general status report of the operation of the facility. Please add a note to the plan.

Comment #38: Applicant to confirm that Orange & Rockland is aware of project and if any upgrades are required (e.g., lines, substation, etc.).

Comment #39: Applicant to confirm who is responsible to file the Interconnection Application. Applicant to provide a copy of the signed Interconnection Service Agreement.

Comment #40: Applicant to submit a copy of the lease/buy agreement between Lightstar and the landowner.

Comment #41: Applicant to confirm the submittal timing for the detailed design, including civil, structural, and electrical drawings (i.e., permit drawings). The detailed design will also include the inverter type and circuit configuration for a pad-mounted system.

Comment #42: Applicant to provide Landscape Bond cost estimate and three-year cash bond, if applicable.

Comment #43: Applicant to provide Performance Bond for site inspection fees.

Comment #44: Applicant to provide Decommissioning Report to the satisfaction of the Planning Board Engineer/ Attorney.

Comment #45: Applicant to provide Decommissioning Bond to the satisfaction of the Planning Board Attorney/ Engineer.

Comment #46: The PILOT agreement must be submitted to and accepted by the Town Board.

Comment #47: Payment of all fees.

Town of Warwick/Former Mid-Orange Corr. Facility

Application for Sketch Plat Review of a proposed 2-Lot Subdivision, situated on tax parcel S 46 B 1 L 39.222; parcel located on the southern side of John Hicks Drive 50 feet west of State School Road on the 640.6-acre parcel, in the OI zone, of the Town of Warwick

Representing the Applicant: Mike Sweeton, Town Supervisor

The following review comments submitted by HDR:

1. Planning Board to discuss SEQRA.
2. Applicant to discuss project.
3. Conservation Board – no comments received
4. Architectural Review Board – no comments received
5. OC Planning Department – 11/09/22 no comments
6. TW Building Department – pending BD
7. Confirm Applicant forms have been submitted.
8. Applicant to show square rule §137-21.K(1).
9. Applicant to show buildable area §137-21.A.
10. Provide a map note stating that “No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained.”
11. Surveyor to certify that iron rods have been set at all property corners.
12. Payment of all fees.

The following comment submitted by the Conservation Board:

Town of Warwick/Former Mid-Orange Corr. Facility – None submitted.

The following comment submitted by the ARB:

Town of Warwick/Former Mid-Orange Corr. Facility – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: This application is a Type 2 Action. Lot line alterations are a little different. This application is about the Town subdividing a parcel that the Town owns. The Town will retain ownership. There is no construction required or associated with this. It is considered agency administration.

Mr. Astorino: SEQRA is not required. Is that correct?

Mr. Fink: Yes.

Mr. Astorino: John, is a public hearing required on this application?

Mr. Bollenbach: Yes.

Mr. Astorino: Ok. We will need to set this for a public hearing at the next available agenda. We don't have to wait the 30 days for SEQRA. Is that correct?

Mr. Fink: Correct.

Mr. Astorino: Ok.

Mr. McConnell makes a motion for the Type 2 Action.

Seconded by Mr. MacDonald. The following Resolution was carried 5-Ayes and 0-Nays.

617.6
State Environmental Quality Review (SEQR)
Resolution
Type II Action

Name of Action: Creation of One Lot Subdivided from Town Park Parcel

Whereas, the Town of Warwick Planning Board is in receipt of an application for Subdivision approval by the Town of Warwick for creation of a new ± 11.78 acre parcel of land from the Town's ± 640.6 acre parcel, located on the South side of John Hicks Drive approximately 50 feet West of State School Road in the Town of Warwick, Orange County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated 11/7/22 was submitted at the time of application, and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project, creation of a separate lot from an existing Town owned lot with no construction proposed, is a Type II Action that meets the thresholds found in 6 NYCRR 617.5(c)(26) and, therefore, SEQR does not apply, and

Whereas, the Planning Board has determined that the proposed project is not located within an agricultural district and, therefore, the requirements of 617.6(a)(6) do not apply, and

Whereas, after examining the EAF, the Planning Board has determined that there are no other involved and/or federal agencies on this matter.

Now Therefore Be It Resolved, that the Planning Board hereby declares that no further review under SEQR is required.

Comment #2: Applicant to discuss project.

Supervisor Sweeton: As you recall, we had an opportunity to get a really valuable piece of parkland added to the Wickham Woodlands Park in exchange for a fairly marginal piece that has a fair amount of wetland on it. We had approached the Planning Board with a lot line change in partnership with a private entity that is going to donate or swap the land. But the State of New York had some questions and concerns about the process. We are in negotiations with the State on how that can happen. In the meantime, we did not want to wait if we could not resolve it with the State quickly, we could move forward. Looking at the map, the Town owns everything around the prison except for the lots that that were sold. This is one of the private lots. This is owned by the LDC. We want to create this lot so that once we resolve the issue with the State, we would be able to come back to that lot line change, which would give the Town this very valuable piece on the corner with buildings in exchange for this piece which has a really big piece of wetland in the middle of it. It would be a benefit to the Town, park system and to the residents. That is why we are here. That is why we want to get that set up a head of time so we could hopefully resolve this quickly with the State.

Mr. Astorino: It is time of the essence with the State.

Supervisor Sweeton: Correct.

Mr. Astorino: Ok. We will list Comment #3 through Comment #12 for the record. We will set this for a public hearing at the next available agenda.

Mr. McConnell makes a motion to set the Town of Warwick/Former Mid-Orange Corr. Facility application for a Final Public Hearing at the next available agenda.

Seconded by Mr. Showalter. Motion carried; 5-Ayes and 0-Nays.

Mr. Astorino: Roger brought up a good point. If we could run this meeting on December 7th, that would get this application out of the way. We will not cancel the December 7, 2022 Planning Board Meeting. As the Town Supervisor had pointed out, it is time of the essence.

Supervisor Sweeton: Thank you.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – no comments received

Comment #5: OC Planning Department – 11/09/22 no comments

Comment #6: TW Building Department – pending BD

Comment #7: Confirm Applicant forms have been submitted.

Comment #8: Applicant to show square rule §137-21.K(1).

Comment #9: Applicant to show buildable area §137-21.A.

Comment #10: Provide a map note stating that “No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained.”

Comment #11: Surveyor to certify that iron rods have been set at all property corners.

Comment #12: Payment of all fees.

Other Considerations:

- 1) Planning Board's recommendation to the Town Board to accept the Affordable Home Marketing Plan and a backup Drainage District Petition for the following Planning Board applications: Wheeler Road Estates Section I, (10-Lots) SBL #8-2-44.223. Warwick Isle Section I, (7-Lots) SBL #3-1-6.21.

Mr. Astorino: John, are these plans up to snuff?

Mr. Bollenbach: Yes. Right now, the Wheeler Road Estates has been submitted. I anticipate that Warwick Isle will submit as well. They are using the same template.

Mr. Astorino: Ok. Do we have a Positive recommendation on that or a consensus?

Mr. Bollenbach: Yes. You could do a consensus on that.

Mr. Astorino: Do we have a consensus from the Board?

Mr. Showalter: Yes.

Mr. McConnell: Yes.

Mr. MacDonald: Yes.

Mr. Purcell: Yes.

Mr. Astorino: Ok. We have a consensus from the Planning Board for a Positive recommendation to the Town Board to accept the Affordable Home Marketing Plan and a backup Drainage District Petition for Wheeler Road Estates and Warwick Isle.

- 2) **Wheeler Road Estates** – Letter from Nicholas Rugnetta, P&P Engineering, dated 11/2/22 addressed to the Planning Board in regards to the Wheeler Road Estates subdivision – requesting a 34th 6-Month Extension on Preliminary Approval of a proposed 31-Lot Cluster subdivision, situated on tax parcel SBL #8-2-44.223; parcel located on the northerly side of Wheeler Rd. (C.R. 1) at the intersection of Dussenbury Dr., in the SL zone, of the Town of Warwick. Preliminary Approval was granted on 11/2/05. *The Applicant has stated that their office is working with Esposito & Associates and are currently addressing the conditions of final approval. The project is also set to appear before the Town Board to accept the Affordable Home Marketing Plan & Drainage District Petition. The 34th 6-Month Extension becomes effective on 11/2/22.*

Representing the Applicant: Nick Rugnetta from P&P Engineering.

Mr. Astorino: I have seen that you are working diligently on this.

Nick Rugnetta: Yes.

Mr. McConnell makes a motion on the Wheeler Road Estates application, granting a 34th 6-Month Extensions (VOTE 5-0-0) on Preliminary Approval of a proposed 31-Lot Cluster subdivision + 3-Affordable Homes, SBL # 8-2-44.223. Preliminary Approval was granted on, 11/2/05.

The 34th 6-Month Extension on Preliminary Approval becomes effective on, 11/2/22.

Seconded by Mr. MacDonald. Motion carried; 5-Ayes and 0-Nays.

Nick Rugnetta: Thank you.

- 3) Planning Board Minutes of 10/19/22 for PB Approval.

Mr. McConnell makes a motion to approve the Planning Board Minutes of 10/19/22.

Seconded by Mr. Showalter. Motion carried; 5-Ayes and 0-Nays.

Correspondences:

Mr. Astorino: Connie, do we have any correspondences this evening?

Connie Sardo: No.

Privilege Of The Floor For Agenda Items!!

Mr. Astorino: If there is anyone in the audience wishing to address any of the agenda items, please rise and state your name for the record.

Supervisor Sweeton: Mr. Chairman, I appreciate you giving me a few minutes. As you are all aware, our Planner, Ted Fink is going to step down from his position as Planner at the end of the year. The Town is very grateful for the service that Ted has performed for us. I think if you look around the Town of Warwick today, you would see so many pieces of what Ted has helped craft. We owe him a debt of gratitude. For that, I have a Proclamation that I would like to read on the record for the Board. It is stated as follows:

PROCLAMATION**TED FINK**

WHEREAS, Greenplan and principal Ted Fink has ben the Town Planner for over thirty years; and

WHEREAS, Ted Fink has helped shape the future of the Town of Warwick through sound advice on planning and zoning; and

WHEREAS, Ted Fink by his innovative thinking, knowledge and training has helped the Town of Warwick continue to be a leader in how a community defines itself; and

WHEREAS, the Town of Warwick is a community that respects its environment, protects its resources, provides outstanding recreation opportunities and a thriving agricultural industry due in no small part to Ted's guidance;

NOW THEREFORE BE IT RESOLVED that the Town of Warwick will be forever grateful for the guidance and service provided to our Town by Ted Fink.

Michael P. Sweeton
Town Supervisor

Supervisor Sweeton: Ted, Thank you so much.

Mr. Astorino: Thank you Ted. You will be sorely missed.

Connie Sardo: I agree.

Mr. Fink: Wow. I did not expect that. Thank you.

Mr. McConnell makes a motion to adjourn the November 16, 2022 Planning Board Meeting.

Seconded by Mr. Showalter. Motion carried; 5-Ayes and 0-Nays.