

“TENTATIVE” PLANNING BOARD AGENDA
FOR 1/17/24

A. PUBLIC HEARINGS

1. **M&T/Ted Edwards Subdivision** - Application for Preliminary & Final Approval of a proposed 4-Lot (MAJOR) subdivision, 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, County of Orange, State of New York. Continued Preliminary Public Hearing from the December 6, 2023 Planning Board Meeting.

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. **Chancellor Lane Solar Project** - 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 Group # 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.

Action: _____

2. **Mountain Green/Steve Sullivan** - Application for Site Plan Approval and Special Use Permit for the use and construction of a Lodge with approximately 16-20 rooms, Guest Court with approximately 18 Units, Cantina (Accessory Use 24), Pool, Pavilion, Trails, and other Accessory Facilities for guests (Accessory Use 24), and an Existing Residence to be used as a Caretaker's Residence, situated on tax parcel S 43 B 1 L 28; project located on the northern side of Hathorn Road 900 feet east of C.R. 1 (5 Hathorn Road), in the SL zone, of the Town of Warwick.

Action: _____

3. **Beth Medrash Meor Yitzchok College** - 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.

Action: _____

4. **Serenity Ridge At Warwick Campground** - 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 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 6,000± feet south of State Route 17A (197 Wheeler Rd.), in the RU zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS

D. CORRESPONDENCES

1. Email correspondence from Elizabeth Korchin, dated 12/6/23 in regards to the Sibilla 4-Lot Subdivision.
2. Planning Board Minutes of 12/6/23 for PB approval.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!