

**“TENTATIVE” PLANNING BOARD AGENDA**  
**FOR 2/19/25**

Town of Warwick Planning Board  
Chairman, Benjamin Astorino

February 19, 2025  
7:00 p.m.

**A. PUBLIC HEARINGS**

1. **Michael Brown** - Application for Final Approval of a proposed 3-Lot conventional subdivision, situated on tax parcel S 53 B 1 L 8; parcel located on the eastern side of Cascade Road 2100 feet south of Birdsall Lane, in the MT 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. **Canna Planet Dispensary** - Application for Site Plan Approval and Special Use Permit for the use and construction of a 1,975 square-foot retail cannabis dispensary building Use #74, situated on tax parcel S 63 B 1 L 1.1; project located on the northern side of NYS Route 94 825 feet east of Sanfordville Road (172 NYS Rte. 94S), in the OI zone, of the Town of Warwick.

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

2. **Juanita Geronimo** - Application for Site Plan Approval for the use and construction of the removal of an existing 1-bedroom dwelling and the construction of a new 4-bedroom dwelling, located within “A Designated Protection Area” of Longhouse Creek, situated on tax parcel S 65 B 1 L 59.1; project located on the eastern and western side of Buttermilk Falls Road, 1000 feet west of Cascade Road (24 Buttermilk Falls Rd.), in the MT zone, of the Town of Warwick.

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

3. **Warwick Isle Subdivision Section 2 & 3** - Application for Final Approval for filing a 33-Lot Cluster subdivision in Sections, Section II and Section III to consist of a proposed 27-Lot Cluster subdivision, situated on tax S 3 B 1 L 6.212; parcel located on the northern side of Merritts Island Road at the corner of C.R. 1, in the SL zone, of the Town of Warwick. Conditional Final Approval was granted on 4/6/11 and Final Maps for Section I (7-Lots) was finalized on 4/3/24.

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

### C. OTHER CONSIDERATIONS

1. **Kenneth Brown “Chapter 150”** – Previously discussed at the 1/15/25-PB Meeting. Planning Board to discuss scheduling a site visit. Project is located at 141 Brady Road, in the CO zone.
2. **Student Bus Co.** – Previously discussed at the 1/15/25-PB Meeting. Planning Board to discuss scheduling a site visit. Project is located at 19 Lake Station Rd, in the OI zone. Application for Site Plan Approval & SUP for a proposed school bus yard for buses and repurpose of existing residence into an office building.
3. **Sibilla Subdivision** – Received letter from Brian Friedler, P.E., dated 1/21/25 addressed to the Planning Board in regards to the Sibilla Subdivision – requesting Re-Approval + 6-Month Extension on conditional final approval of a proposed 4-Lot Conventional subdivision, situated on tax parcel SBL #27-1-116; parcel located at 7 Skysail Lane, in the RU zone, of the Town of Warwick. Conditional Final Approval was granted on 2/21/24. *The Applicant has stated that the Re-Approval + 6-Month Extension is needed because of the Article 78 proceedings.* Re-Approval of Conditional Final Approval becomes effective on 2/21/25. The 6-Month Extension becomes effective on 8/21/25.
4. PB Minutes of 1/15/25 for PB approval.
5. PB to discuss canceling the 2/24/25-Work Session & PB Meeting of 3/5/25.

### D. CORRESPONDENCES

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