

“TENTATIVE” PLANNING BOARD AGENDA
FOR 4/16/25

Town of Warwick Planning Board
Chairman, Benjamin Astorino

April 16, 2025
7:00 p.m.

A. PUBLIC HEARINGS

1. **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, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

2. **Old Forge Road, LLC** - Application for Site Plan Approval and Special Use Permit for the use and interior renovations of the existing 87,000± sq. ft. buildings for an Institution of Higher Learning a/k/a Beth Medrash Meor Yitzchok (BMMY) with 200 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 L 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, 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. **Ethan Shafran & Michelle Barone** - Application for Site Plan Approval for the use and construction of a single-family dwelling located in the Ridgeline Overlay District, situated on tax parcel S 18 B 1 L 82; project located on the corner of Old Ridge Road and Ridgeway Loop (2 Ridgeway Loop), in the RU zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS

1. **Ball Farm Subdivision Section I (4-Cluster Lots)** – Letter from Kirk Rother, P.E. addressed to the Planning Board dated 3/26/25 in regards to the Ball Farm Subdivision Sectionalizing Plan requesting a 6-Month Extension on conditional Final Approval for Section I to consist of a proposed 4-Lot Cluster subdivision, situated on tax parcel SBL # 53-1-37.2; 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. Conditional Final Approval for Section I granted on 9/18/24. *The Applicant has stated that they are working on satisfying the conditions of approval.* The 6-Month Extension becomes effective on 3/18/25.
2. Planning Board Minutes of 2/19/25 for PB approval.

D. CORRESPONDENCES

1. Email letter from Esther Schulman addressed to PB dated 3/18/2025 in regards to BMMY College
2. Email letter from Al Kreitner addressed to PB dated 3/18/2025 in regards to BMMY College
3. Email letter from Amanda Cymore addressed to PB dated 3/18/2025 in regards to BMMY College
4. Email letter from Nancy Cox addressed to PB dated 3/18/2025 in regards to BMMY College
5. Email letter from Marne Carmichael addressed to PB dated 3/18/2025 in regards to BMMY College
6. Email letter from Barbara Ledbetter addressed to PB dated 3/19/2025 in regards to BMMY College
7. Email letter from Meryl I. Levy addressed to PB dated 3/19/2025 in regards to BMMY College
8. Email letter from Nancy and James Hays addressed to PB dated 3/19/2025 in regards to BMMY College
9. Email letter from Charles West addressed to PB dated 3/19/2025 in regards to BMMY College
10. Email letter from Dena M. Steele addressed to PB dated 3/16/2025 in regards to BMMY College
11. Letter from Lee Schulz addressed to PB dated 3/17/2025 in regards to BMMY College
12. Email letter from Daniel Passes addressed to PB dated 3/19/2025 in regards to BMMY College
13. Email letter from Beth Toolen addressed to PB dated 3/19/2025 in regards to BMMY College
14. Email letter from Jennifer Mirae Chung addressed to PB dated 3/20/2025 in regards to BMMY College
15. Email letter from Kyung Sook Chung addressed to PB dated 3/20/2025 in regards to BMMY College
16. Email letter from Charles Chung addressed to PB dated 3/20/2025 in regards to BMMY College
17. Email letter from Amanda Finnegan addressed to PB dated 3/20/2025 in regards to BMMY College
18. Email letter from Don Weise addressed to PB dated 3/20/2025 in regards to BMMY College
19. Email letter from Michael Bernadsky addressed to PB dated 3/20/2025 in regards to BMMY College
20. Email letter from Catherine E. Purtell addressed to PB dated 3/20/2025 in regards to BMMY College
21. Email letter from Nadia Dae Riemitis addressed to PB dated 3/21/2025 in regards to BMMY College
22. Letter from Lee Schulz addressed to PB dated 3/19/2025 in regards to BMMY College
23. Letter from Trudi Schulz addressed to PB dated 3/20/2025 in regards to BMMY College
24. Email letter from Mark Riemitis addressed to PB dated 3/21/2025 in regards to BMMY College
25. Email letter from Jenn Sturiale addressed to PB dated 3/21/2025 in regards to BMMY College
26. Email letter from Philip Ballbach addressed to PB dated 3/21/2025 in regards to BMMY College
27. Email letter from Geoffrey and Carole Howard addressed to PB dated 3/17/2025 in regards to BMMY College
28. Email letter from Young Lee addressed to PB dated 3/15/2025 in regards to BMMY College
29. Email letter from Susan Scher addressed to PB dated 3/16/2025 in regards to BMMY College
30. Email letter from Debra and David Quackenbush addressed to PB dated 3/16/2025 in regards to BMMY College
31. Email letter from Rebecca Quackenbush addressed to PB dated 3/20/2025 in regards to BMMY College
32. Email letter from Yvonne Fisher addressed to PB dated 3/16/2025 in regards to BMMY College
33. Email letter from Liz Khourouzian addressed to PB dated 3/16/2025 in regards to BMMY College
34. Email letter from Christine Weaver addressed to PB dated 3/17/2025 in regards to BMMY College
35. Email letter from Robert Agnello addressed to PB dated 3/17/2025 in regards to BMMY College
36. Email letter from James Izurieta addressed to PB dated 3/20/2025 in regards to BMMY College

37. Email letter from Susan Perry addressed to PB dated 3/20/2025 in regards to BMMY College
38. Email letter from Dane Carmichael addressed to PB dated 3/17/2025 in regards to BMMY College
39. Email letter from Marlena Lange addressed to PB dated 3/17/2025 in regards to BMMY College

40. Email letter from Mary and Harvey Passes addressed to PB dated 3/21/2025 in regards to BMMY College
41. Email letter from Anthony Davidson addressed to PB dated 3/21/2025 in regards to BMMY College
42. Email letter from Danielle Dziedzic addressed to PB dated 3/21/2025 in regards to BMMY College
43. Email letter from Krystina Keller addressed to PB dated 3/22/2025 in regards to BMMY College
44. Email letter from Pam Cinque addressed to PB dated 3/23/2025 in regards to BMMY College
45. Email letter from Nazanin Cavanaugh addressed to PB dated 3/23/2025 in regards to BMMY College
46. Email letter from Heather Bullard addressed to PB dated 3/23/2025 in regards to BMMY College
47. Email letter from Douglas Dahl addressed to PB dated 3/23/2025 in regards to BMMY College
48. Email letter from Susan Ashby addressed to PB dated 3/23/2025 in regards to BMMY College
49. Email letter from David McMillen, Town of Tuxedo Supervisor addressed to PB dated 3/20/2025 in regards to BMMY College
50. Email letter from Debra Quackenbush addressed to PB dated 3/24/2025 in regards to BMMY College
51. Email letter from Beverly J. Simon addressed to PB dated 3/24/2025 in regards to BMMY College
52. Email letter from Robert Blanchette addressed to PB dated 3/24/2025 in regards to BMMY College
53. Letter from Lee Schulz addressed to PB dated 3/21/2025 in regards to BMMY College
54. Letter from The Executive Board (Friends of Sterling Forest), Wayne Knapp (President), Dennis Trotter (Vice President), Pat Bayne (Secretary), Madelyn Carlin (Treasurer), Susan Serico (Trustee), and Brett Danzer (Trustee) addressed to PB dated 3/20/2025 in regards to BMMY College
55. Letter from Trudi Schulz addressed to PB dated 3/14/2025 in regards to BMMY College
56. Email containing three separate letters from Andy Seibert and Alejo Vietti addressed to PB dated 3/20/2025 in regards to BMMY College
57. Email letter from Heather Bullard, Tuxedo Park Events addressed to PB dated 3/25/25 in regards to BMMY College.
58. Email letter from Beverly J. Simon addressed to PB dated 3/25/25 in regards to BMMY College.
59. Email letter from Heather Bullard, Tuxedo Park Events addressed to PB dated 3/25/25 in regards to BMMY College.
60. Email letter from Elinor Holland addressed to PB dated 3/25/25 in regards to BMMY College.
61. Email letter from Michael Josephson addressed to PB dated 3/25/25 in regards to BMMY College.
62. Email letter from Lisa Herrmann addressed to PB dated 3/26/25 in regards to BMMY College.
63. Email letter from Tania Hudson addressed to PB dated 3/26/25 in regards to BMMY College.
64. Email letter from Patsy Wooters addressed to PB dated 3/26/25 in regards to BMMY College.
65. Received Regular Mail letter from David McMillen, Town of Tuxedo Town Supervisor, addressed to the Planning Board dated 3/24/25 received date 3/26/25 in regards to the BMMY College.
66. Received Email letter from Rodger Friedman, addressed to PB dated 3/27/25 in regards to BMMY College.
67. Received Email letter from David Sredinicki addressed to PB dated 3/27/25 in regards to BMMY College.
68. Email letter from Kiki Nelson addressed to PB dated 3/27/25 in regards to BMMY College.

69. Email letters from Ada, Slayton & Kayneen Slayton addressed to PB dated 3/27/25 in regards to BMMY College.
70. Email letter from Lindsay Hittner addressed to PB dated 3/27/25 in regards to BMMY College.
71. Letter received by regular mail from Heather Bullard addressed to PB dated 3/25/25 received date 3/27/25 in regards to BMMY College.
72. Email letter from Emma Gibbons addressed to PB dated 3/28/25 in regards to BMMY College.
73. Received Regular Mail letter from Trudi Schulz, addressed to PB dated 3/14/25 received date 3/31/25 in regards to BMMY College.
74. Received Regular Mail letter from Edie Greenstein, addressed to PB undated received date 3/31/25 in regards to BMMY College.
75. Received Regular Mail letter from Mary J. MacFarlane addressed to PB dated 3/17/25 received date 3/31/25 in regards to BMMY College.
76. Received Regular Mail letter from Patsy Wooters addressed to PB dated 3/26/25 received date 3/31/25 in regards to BMMY College.
77. Received Regular Mail letter from Nick Zungoli, addressed to PB undated received date 3/31/25,
78. Email letter from Brabara Fleck-Paladino, addressed to PB dated 4/1/25 in regards to BMMY College.
79. Email letter from Peter Reiner addressed to PB dated 3/31/25 in regards to BMMY College.
80. Email letter from LisaMarie Lawrence to PB dated 3/31/25 in regards to BMMY College.
81. Email letter from Louie Fleck to PB dated 3/30/25 in regards to BMMY College.
82. Received Email letter from Mario Donatelli to PB dated 3/29/25 in regards to BMMY College.
83. Received Email letter from Sophie Vaillant Donatelli addressed to PB dated 3/29/25 in regards to BMMY College.
84. Received Email letter from Mario Donatelli addressed to PB dated 3/29/25 in regards to BMMY College.
85. Received Email letter from Rodger of Sterling Forest addressed to Planning Dep't. dated 3/31/25 in regards to BMMY College.
86. Email letter from Sarah Hutton & Jim Delaune, Orange County Land Trust addressed to PB dated 4/1/25 in regards to BMMY College.
87. Email letter from Denise & Steven Ostrega addressed to PB dated 4/1/25 in regards to BMMY College.
88. Email letter from Robert Zachowski addressed to PB dated 4/1/25 in regards to BMMY College.
89. Email letter from Melissa Bogen addressed to PB dated 4/1/25 in regards to BMMY College.
90. Received Regular Mail letter from Jeffrey Marchand addressed to PB dated 3/29/25 Received date 4/2/25 in regards to BMMY College.
91. Received Regular Mail letter from Dolores Marchand addressed to PB dated 3/29/25 Received date 4/2/25 in regards to BMMY College.
92. Email letter from Julia Klise addressed to PB dated 4/3/25 in regards to BMMY College.
93. Email letter from Danny Gold addressed to PB dated 4/4/25 in regards to BMMY College.
94. Email letter from P. Naprstek addressed to PB dated 4/4/25 in regards to BMMY College.
95. Email letter from Alejandro Uribe addressed to PB dated 4/4/25 in regards to BMMY College.
96. Email letter from Lo Hennessy addressed to PB dated 4/4/25 in regards to BMMY College.
97. Email letter from Jose Vicente addressed to PB dated 4/4/25 in regards to BMMY College.
98. Email letter from Jennifer Galenkamp addressed to PB dated 4/4/25 in regards to BMMY College.
99. Email letter from Janice DiGiacomo addressed to PB dated 4/4/25 in regards to BMMT College.
100. Email letter from Kim Levinsky addressed to PB dated 4/4/25 in regards to BMMY Colleg.
101. Email letter from Kelly Rolston addressed to PB dated 4/4/25 in regards to BMMY College
102. Email letter from Chuck Reeves addressed to PB dated 4/4/25 in regards to BMMY.

103. Email letter from Rich Smith addressed to PB dated 4/4/25 in regards to BMMY College.
104. Email letter from Diane Higgins addressed to PB dated 4/4/25 in regards to BMMY Colleg.
105. Email letter from Johnn Ventimiglia addressed to PB dated 4/4/25 in regards to BMMY C.
106. Email letter from Joanna Brief addressed to PB dated 4/4/25 in regard to BMMY College.
107. Email letter from Stuart Braman addressed to PB dated 4/4/25 in regards to BMMY Colleg.
108. Email letter from Allen Rochkind addressed to PB dated 4/4/25 in regards to BMMY Colle.
109. Email letter from Catherine Mitchell addressed to PB dated 4/4/25 in regards to BMMY.
110. Email letter from Samantha Ames addressed to PB dated 4/4/25 in regards to BMMY
111. Email letter from Steve Knowlton addressed to PB dated 4/4/25 in regards to BMMY
112. Email letter from Jerrold Kuntz addressed to PB dated 4/4/25 in regards to BMMY College.
113. Email letter from Laura Pakaln addressed to PB dated 4/4/25 in regards to BMMY College.
114. Email letter from Silvia Farkas addressed to PB dated 4/4/25 in regards to BMMY College.
115. Email letter from Maria Geiselhart addressed to PB dated 4/4/25 in regards to BMMY.
116. Email letter from Colleen Hardcastle addressed to PB dated 4/4/25 in regards to BMMY C
117. Email letter from Red Goering addressed to PB dated 4/4/25 in regards to BMMY College.
118. Email letter from Dan Conway addressed to PB dated 4/4/25 in regards to BMMY College.
119. Email letter from Jason Laufer addressed to PB dated 4/4/25 in regards to BMMY College.
120. Email letter from Cynthia Tafaro addressed to PB dated 4/4/25 in regards to BMMY
121. Email letter from McMahon family addressed to PB dated 4/4/25 in regards to BMMY
122. Email letter from Rich Crossin addressed to PB dated 4/4/25 in regards to BMMY College.
123. Email letter from Loren Wasserman addressed to PB dated 4/4/25 in regards to BMMY Co
124. Email letter from Timothy Jaeger addressed to PB dated 4/4/25 in regards to BMMY
125. Email letter from Dr. Snow Lee-Jones addressed to PB dated 4/4/25 in regards to BMMY
126. Email letter from Mitchel Spichiger addressed to PB dated 4/4/25 in regards to BMMY
127. Email letter from David Hultgren addressed to PB dated 4/4/25 in regards to BMMY
128. Email letter from Toni DeLisi addressed to PB dated 4/4/25 in regards to BMMY College.
129. Email letter from John Van Herk addressed to PB dated 4/4/25 in regards to BMMY
130. Email letter from Rosemary Coslit addressed to PB dated 4/4/25 in regards to BMMY
131. Email letter from Tim Cummings addressed to PB dated 4/4/25 in regards to BMMY
132. Email letter from Bill Consiglio addressed to PB dated 4/4/25 in regards to BMMY
133. Email letter from Peter Cline addressed to PB dated 4/4/25 in regards to BMMY College.
134. Email letter from Robert Solomon addressed to PB dated 4/4/25 in regards to BMMY
135. Email letter from Mary Noll addressed to PB dated 4/4/25 in regards to BMMY College.
136. Email letter from Robert Janssen addressed to PB dated 4/4/25 in regards to BMMY
137. Email letter from JoAnn Hanson addressed to PB dated 4/4/25 in regards to BMM
138. Email letter from Ben Wiley addressed to PB dated 4/4/25 in regards to BMMY College.
139. Email letter from Tom Mahoney addressed to PB dated 4/4/25 in regards to BMMY
140. Email letter from Celia FitzPatrick & Fam.. 4/4/25 in regards BMMY.
141. Email letter from Kathy Ha addressed to PB dated 4/4/25 in regards to BMMY.
142. Email letter from Lisa Garruzzo addressed to PB dated 4/4/25 in regards to BMMY.
143. Email letter from Lin Goetz addressed to PB dated 4/4/25 in regards to BMMY
144. Email letter from Jayne Rygh addressed to PB dated 4/4/25 in regards to BMMY.
145. Email letter from Masha Orlov, dated 4/4/25 in regards to BMMY.
146. Email letter from Lori Wasserman, dated 4/4/25 in regards to BMMY.
147. Email letter from Douglas Jay, NY-NJ Trail Conference, 4/4/25 in regards to BMMY.
148. Email letter from Gretchen Begley dated 4/4/25 in regards to BMMY.
149. Email letter from Marcia Lange, dated 4/4/25 in regards to BMMY.

150. Email letter from Ron Jay, dated 4/4/25 in regards to BMMY.
151. Email letter from Matthew Arthur-Gray, Ed. D., dated 4/4/25 in regards to BMMY.
152. Email letter from Charles Beckman, dated 4/4/25 in regards to BMMY.
153. Email letter from Lindsey Smith, dated 4/4/25 in regards to BMMY.
154. Email letter from Robert C. Ross, dated 4/4/25 in regards to BMMY.
155. Email letter from Bruno Moschetta, dated 4/4/25 in regards to BMMY.
156. Email letter from Clifford Thomas Prewenck, dated 4/5/25 in regards to BMMY.
157. Email letter from Matthew & Kathy Ann Blitz dated 4/5/25 in regards to BMMY.
158. Email letter from Kathleen Deady NY-NJ Trail Conference 4/5/25 in regards to BMMY.
159. Email letter from Matt Blitz, dated 4/5/25 in regards to BMMY.
160. Email letter from Briana Gangi, dated 4/5/25 in regards to BMMY.
161. Email letter from Rochelle Smith, dated 4/5/25 in regards to BMMY.
162. Email letter from Jen Bambino, dated 4/5/25 in regards to BMMY.
163. Email letter from George Chrisbacher, dated 4/5/25 in regards to BMMY.
164. Email letter from Casey Morris, dated 4/5/25 in regards to BMMY.
165. Email letter from Denis Cretinon, dated 4/5/25 in regards to BMMY.
166. Email letter from Chris Chapman, dated 4/5/25 in regards to BMMY.
167. Email letter from Guy Jacob, Nassau Hiking & Outdoor Club, 4/5/25 in regards to BMMY.
168. Email letter from Marissa Kummerling, dated 4/5/25 in regards to BMMY.
169. Email letter from Catherine Garofalo, dated 4/5/25 in regards to BMMY.
170. Email letter from Claudia Babcock, dated 4/5/25 in regards to BMMY.
171. Email letter from Kate Blitz, dated 4/5/25 in regards to BMMY.
172. Email letter #2 from Kate Blitz, dated 4/5/25 in regards to BMMY
173. Email letter from Mariano Kling-Loy, Ph.D, dated 4/5/25 in regards to BMMY.
174. Email letter from Junia Cornelia Klinge-Loy dated 4/5/25 in regards to BMMY.
175. Email letter from Susan Klinge-Loy, dated 4/5/25 in regards to BMMY.
176. Email letter from Marc Hecht, dated 4/5/25 in regards to BMMY.
177. Email Letter from Roger Ramjet & David Bryan, 4/6/25 in regards to BMMY.
178. Email letter from Michael Frankfurter 4/6/25 in regards to BMMY.
179. Email letter from Mark Horberg, 4/6/25 in regards to BMMY.
180. Email letter from Michele Hensel, 4/6/25 in regards to BMMY.
181. Email letter from Evelyn Morton, 4/6/25 in regards to BMMY.
182. Email letter from Neal Paulus, 4/6/25 in regards to BMMY.
183. Email letter from John ByLancik Local Trail Chair, 4/6/25 in regards to BMMY.
184. Email letter from Wasfi Hammad, 4/6/25 in regards to BMMY.
185. Email letter from Denise & Steven, 4/6/25 in regards to BMMY.
186. Email letter from Jane Davis, 4/6/25 in regards to BMMY.
187. Email letter from Deborah Von Glahn, 4/6/25 in regards to BMMY.
188. Email letter from Lynn Garling 4/6/25 in regards to BMMY.
189. Email letter from Andrew & Ellen Rielly, 4/6/25 in regards to BMMY.
190. Email letter from Robert O. Schablik, 4/6/25 in regards to BMMY.
191. Email letter from Valerie Moore, 4/7/25 in regards to BMMY.
192. Email letter from Dr. Wane Sygman, 4/7/25 in regards to BMMY.
193. Email letter from Anastasia Smolina 4/7/25 in regards to BMMY.
194. Email letter from Nicole Santos, 4/7/25 in regards to BMMY.
195. Email letter from Kristy Apostolides 4/7/25 in regards to BMMY.
196. Email letter from Dennis Noskin, AIA, 4/7/25 in regards to BMMY
197. Email letter from Diane Moschetta, 4/7/25 in regards to BMMY.

198. Email letter from John Lake, 4/7/25 in regards to BMMY.
199. Email letter from Mary Harnick, 4/7/25 in regards to BMMY.
200. Received regular mail letter from Gayle Greves, 4/5/25 in regards to BMMY,
201. Email letter from Amanda Cain, 4/7/25 in regards to BMMY.
202. Email letter from Jason Harvey, 4/7/25 in regards to BMMY.
203. Email letter from Marlena Lange, 4/7/25 in regards to BMMY.
204. Email letter from Mandy Demuth, 4/7/25 in regards to BMMY.
205. Email letter from David Levner, 4/7/25 in regards to BMMY.
206. Email letter from Valerie Finkel, 4/7/25 in regards to BMMY.
207. Email letter from Sue Gardner, 4/8/25 in regards to BMMY.

208. Email letter from Sarah Jackson dated 4/9/25 in regards to BMMY College
209. Email letter from Nick Amatetti dated 4/9/25 in regards to BMMY College
210. Email letter from Ben Cheek dated 4/8/25 in regards to BMMY College
211. Email letter Gloria Antaramian dated 4/9/25 in regards to BMMY Colleg

212. Email letter from Jill Sanders, 4/9/25 in regards to BMMY.
213. Email letter from David S., 4/9/25 in regards to BMMY.
214. Email letter from Megan Cooke, 4/10/25 in regards to BMMY.
215. Email letter from Stephen Brown, 4/10/25 in regards to BMMY.
216. Email letter from Sara Schwandt, 4/10/25 in regards to BMMY.
217. Email letter from Amy Zydel, 4/10/25 in regards to BMMY.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!