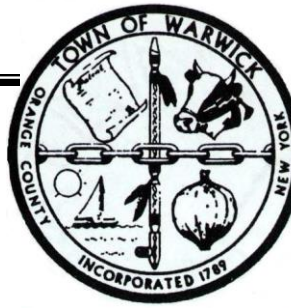


TOWN OF WARWICK

132 KINGS HIGHWAY
WARWICK, NEW YORK 10990



BUILDING & PLANNING DEPT	(845) 986-1127
FAX NO.	(845) 987-9644
BUILDING DEPT	EXT. 258/260
PLANNING DEPT	EXT. 261
ENGINEER	EXT. 275

JOINT PLANNING BOARD & ARCHTIECTURAL REVIEW BOARD MEETING

**SEPTEMBER 16, 2026 @ 5:30 P.M.
AT
TOWN HALL MEETING ROOM**

PROJECT: KRAFTIFY HOLDINGS/DROWNED LANDS BREWERY

DESCRIPTION: 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.