

PLANNING BOARD AGENDA

Town of Warwick Planning Board
Chairman, Benjamin Astorino

Dated: May 6, 2026
7:00 p.m.

A. PUBLIC HEARINGS

1. **US Lumber/Kings Quartet Corp.** - Application for Amended Site Plan Approval and Special Use Permit for the use of an existing building material distribution center requesting to extend hours of operation, situated on tax parcels S 33 B 1 L 11.1; project located on the southern side of Kings Highway at Four Corners Road and State School Roaf (270 Kings Highway) , in the OI zone, of the Town of Warwick, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

2. **Wild Bread & Spreads, LLC** - Application for Site Plan Approval and Special Use Permit for the use and construction of a proposed Class II Home Occupation in an existing 1,088 s.f. accessory structure for the use of a bakery, situated on tax parcels S 44 B 1 L 9 and S 205 B 1 L 5 on approximately 2.9 acres of land; project located at 73 Kings Highway (Town) and 73 Colonial Ave. (Village)., in the RU 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. **OSI-Warwick Conference Center Lot Line Change** - Application for Sketch Plat Review and Final Approval for a proposed Lot Line Change with no proposed construction, situated on tax parcels SBL #63-1-10.22-1 and 12; parcels are located along Hoyt Road and Wawayanda Road with the Warwick Conference Center located at 3 Warwick Center Road, in the MT zone of the Town of Warwick, County of Orange, State of New York.

Action: _____

2. **Ball Farm Subdivision Section II** - Application for Final Approval for Section II to consist of a proposed 14-Lot Cluster subdivision and Special Use Permit for 1-Affordable Home, situated on tax parcel S 53 B 1 L 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. Conditional Final Approval for Section I to consist of 4-Cluster Lots was granted on 9/18/24. Preliminary Approval for filing 14-Lot Cluster subdivision in Sections and Special Use Permit for 1-Affordable Home was granted on 5/21/25. Conditional Final Approval for Section I to consist of a proposed 4-Lot Cluster subdivision was granted on 5/21/25.

Action: _____

3. **Black Dirt Sports Club** - Application for Site Plan Approval & Special Use Permit for the use and construction of an indoor rec-building with accessory outdoor sports fields, situated at tax parcels S12 B2 L 16, 17.2, 18, 19, and 20; project located at the northern side of County Route 1, 1,100 feet west of Firehouse Lane, (734 County Route 1), in the LB & AI zones, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS

1. FS Holdings, LLC/18 Greenview Lane Site Plan & SUP – Planning Board to discuss scheduling a site visit for a proposed use and construction of the continuation of existing uses and a proposed 16,000 s.f. addition to the existing 13,580 s.f. agricultural processing warehouse processing facility and legalizing one mobile home for farm-labor housing. SBL #2-2-30 & 2-2-11.
2. PB Minutes of 4/15/26 for PB approval.

D. CORRESPONDENCES

1. Email correspondence from Max Ellis, dated 4/17/26 addressed to the Planning Board– in regards to the Blain Town Square Project.
2. Letter from Resident, Michael & Elizabeth King, dated 4/20/26 addressed to the Planning Board – in regards to the Tiedemann Castle project.
3. Letter from Resident, Dominick Savino, dated 4/20/26 addressed to the Planning Board - in regards to the Tiedemann Castle Project.
4. Email Correspondence from Alan Held, dated 4/17/26 addressed to the Planning Board – in regards to the Blain Town Square Project.
5. Email correspondence from Max Ellis, dated 4/21/26 addressed to the Planning Board – in regards to a Moratorium request on building.

6. Email Correspondence from Michael Vele, dated 4/26/26 addressed to PB/ZBA – in regards to the Tiedemann Castle project.
7. Received hand-delivered letter from Robert Kowal, dated 4/27/26 addressed to PB/ZBA – in regards to the Tiedemann Castle project.
8. Email correspondence from Alison Echevarria, dated 4/27/26 addressed to the Planning Board in regards to the Wild Bread & Spreads project.
9. Email correspondence from Barbara Wilhelmy, dated 4/27/26 addressed to the Planning Board in regards to the Wild Bread & Spreads project.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!