

PLANNING BOARD AGENDA

Town of Warwick Planning Board
Chairman Benjamin Astorino

June 3, 2026
7:00 p.m.

A. PUBLIC SCOPING SESSION

1. **Blain Town Square** - Application for Site Plan Approval and Special Use Permit for the use and construction of mixed-use commercial, residential, recreational development, situated on tax parcel SBL #51-1-41.2; project located on the southern side of NYS Route 94, 1100 feet east of Warwick Tpke., (137 State Route 94S), in the CB zone, of the Town of Warwick. At the PB Meeting of 4/15/26- the Planning Board deemed the application Type 1 Action. At The PB Meeting of 4/15/26, the PB adopted a Part 2 & Part 3 EAF & Declaring a Positive Declaration. A Public Scoping Session is scheduled for 6/3/26 @ 7:00 p.m. Max to send me A Notice of Public Scoping Session to Publish in the Newspaper, Website, MuniCollab, Library, and Max to send the Notice to the Environmental Bulletin and Need to Circulate to the Involved/Interested Agencies, NYSDEC, OCDOH, OCPL, NYSDOT, SHPO, Town of Warwick & Village of Warwick. Needs to be Published before May 19, 2026.
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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. **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: _____

2. **Liberty Fields Farm Subdivision** - Application for Amended Sketch Plat Review of a proposed 24-Lot Cluster subdivision + Special Use Permit for 2-Affordable Homes, situated on tax parcel SBL #42-1-8; parcel located on the western side of Sanfordville Road across from Eagles Watch Road and Co. Hwy 1(72 Sanfordville Rd. & 119 C.R. 1) and located on approximately 121± acres, in the RU zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!