

TOWN OF WARWICK PLANNING BOARD

April 16, 2025

Members present: Chairman, Benjamin Astorino
Roger Showalter, Vice-Chairman
Dennis McConnell, Bo Kennedy,
Rich Purcell, Vickki Garby, Alternate
Laura Barca, HDR Engineering
Temi Alao, HDR Engineering
Mike Musso, HDR Engineering
Max Stach & Danielle Dreyer, NPV Planners
Bob Krahulik, Planning Board Attorney
Connie Sardo, Planning Board Secretary

The regular meeting of the Town of Warwick Planning Board was held Wednesday, April 16, 2025 at the Town Hall, 132 Kings Highway, Warwick, New York. Chairman, Benjamin Astorino called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

Chairman Astorino: I would like to give the public a heads up. We have 4 applications/projects on the agenda for this evening. I am sure that many of you are here for the Old Forge project. We have two public hearings on the agenda. Old Forge is a one of them. We are going to change the order of the agenda for this evening. We are going to do the Geronimo Site Plan public hearing first. Then we are going to skip over the Old Forge Road, LLC public hearing and do the Shafran-Barone Site plan application next. Then we will go back to the Old Forge Road, LLC public hearing so that we could spend time on that project. I do ask that everyone in the audience to be quiet and silence your phones. Everything that we do this evening; we want to try to get it on the record. We have a sign-up sheet for the Old Forge Road, LLC public hearing for anyone that would like to speak. There will be a 3-minute time limit for each person that would like to speak. You would come up and address the Planning Board. Please hold off on applauding and hollering out. As I had mentioned, we want to try to get everything on the record. If anyone that applauds and hollers out, stuff won't get on the record. Also, there will be No Action taken tonight on the Old Forge project. That means we will not be voting on the project. We are here this evening to take public comment. We will take the public comments and disseminate it. We are first going to introduce everyone on the Board. We would then go through the meeting. Thank you all for coming out tonight. The Board members and Professionals that are here this evening is as follows:

Members present: Chairman, Benjamin Astorino
Roger Showalter, Vice-Chairman
Dennis McConnell, Bo Kennedy,
Rich Purcell, Vickki Garby, Alternate
Laura Barca, HDR Engineering
Temi Alao, HDR Engineering
Mike Musso, HDR Engineering
Max Stach & Danielle Dreyer, NPV Planners
Bob Krahulik, Planning Board Attorney
Connie Sardo, Planning Board Secretary

PUBLIC HEARING OF 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.

Representing the Applicant: Brian Friedler from Friedler Engineering, Applicant's Engineer.

Connie Sardo: Mr. Chairman, we received the certified mailings for the Geronimo public hearing.

Chairman Astorino: Thank you.

The following review comments submitted by HDR:

Comment #1: Planning Board to discuss SEQR.

Danielle Dreyer: This application is a Type 2 Action. It states that construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections is not subject to review. No further SEQR action required.

Comment #2: Applicant to discuss project.

Brian Friedler: This application is for site plan approval for the removal an existing 1-bedroom dwelling and the construction of a new 4-bedroom house. It is located within 100 feet of "A Designated Protection Area" of Longhouse Creek. That is why we are in front of the Planning Board.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – no comments received

Comment #5: OC Planning Department – 02/19/25 no advisory comments

Comment #6: TW Building Department – pending comments

Comment #7: No Town of Warwick driveway permit is required; therefore, the first 25' does not need to be paved. Please remove those notes/details from the plan.

Brian Friedler: Yes.

Comment #8: §280-a approval is needed; per §280-a.2 the planning board is able to grant this approval.

Chairman Astorino: Bob, we would need a motion for that. Is that correct?

Bob Krahulik: Yes.

Comment #9: The soil testing for the septic system design must be witnessed by the office of the Planning Board Engineer.

Brian Friedler: That was done on Tuesday.

Comment #10: Applicant to show buildable area §137-21A. Existing lot; applicant requesting waiver.

Comment #11: Applicant to show square rule §137-21.K(1). Existing lot; applicant requesting waiver.

Brian Friedler: We ask the Board for waivers on Comment #10 and Comment #11.

Comment #12: Provide a map note stating that “No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained.” Sheet 1, Map Note.

Comment #13: The surveyor must sign and seal the plan because metes and bounds are included on the drawings.

Brian Friedler: Yes.

Comment #14: Surveyor to certify that iron rods have been set at all property corners. Applicant requesting waiver.

Brian Friedler: We ask the Board for a waiver on Comment #14.

Comment #15: Please add the declaration information for the Ridgeline Overlay and Biodiversity Notes to the plan.

Brian Friedler: Ok.

Comment #16: Payment of all fees.

Brian Friedler: Ok.

Chairman Astorino: Do any Board members or Professionals have any comments on the Geronimo Site Plan application? We had done a site visit. We had seen the site.

Bob Krahulik: The house is located on a private road. Before a building permit could be issued for any construction on a private road, 280-a approval is required. It would be up to the Board or not if the house is accessible. Most importantly is it accessible by emergency service vehicles? We have granted many approvals on this road. I don't think conditions have gotten much worse or better. Historically the Board has considered emergency access adequate.

Chairman Astorino: Do any Board members or Professionals have any further comments or questions?

Mr. McConnell: I have a question regarding Comment #14 the Applicant requesting a waiver for the Surveyor to certify that iron rods have been set at all property corners. Given that this backs up to Longhouse Creek, Brian maybe you could tell me that the creek has shifted. I know that I sit on a creek. It is always getting ready to change its course. Have you identified as to where the pins are located?

Brian Friedler: There are already pins located up on the fronts of the lot to show where the corners are but not way up on the hill. On Buttermilk Falls Road there are definitely pins there. I don't know if they are way up on the hill. It is a long lot that goes way up onto the mountain.

Mr. McConnell: Is that one of those things where you can't tell where the property line is?

Chairman Astorino: You can. It goes up past the creek. It goes up on the mountain. The pins are not by the water. If the water did shift, it is not taking the pins.

Mr. McConnell: Ok. Thank you.

Chairman Astorino: This is a public hearing. If there is anyone in the audience wishing to address the Board on the Geronimo application, please rise and state your name for the record. Let the record show no public comment.

Mr. McConnell makes a motion to "Waive" Comment # 10, buildable area, Comment #11, square rule, and Comment #14, certifying iron rods have been set at all property corners.

Seconded by Mr. Kennedy. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

Mr. McConnell a motion to grant 280-a approval.

Seconded by Mr. Kennedy. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

Mr. Kennedy makes a motion to close the public hearing.

Seconded by Mr. McConnell. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

Mr. McConnell makes a motion on the Juanita Geronimo application, granting conditional 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. A SEQRA Type 2 Action was adopted on February 19, 2025. Approval is granted subject to the following conditions:

1. No Town of Warwick driveway permit is required; therefore, the first 25' does not need to be paved. Please remove those notes/details from the plan.
2. §280-a approval is needed; per §280-a.2 the planning board is able to grant this approval. (Granted)
3. The soil testing for the septic system design must be witnessed by the office of the Planning Board Engineer.
4. Applicant to show buildable area §137-21.A. Existing lot; applicant requesting waiver. (Waived)
5. Applicant to show square rule §137-21.K(1). Existing lot; applicant requesting waiver. (Waived)
6. Provide a map note stating that "No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained." Sheet 1, Map Note.
7. The surveyor must sign and seal the plan because metes and bounds are included on the drawings.

8. Surveyor to certify that iron rods have been set at all property corners. Applicant requesting waiver. (Waived)
9. Please add the declaration information for the Ridgeline Overlay and Biodiversity Notes to the plan.
10. Payment of all fees.

Seconded by Mr. McConnell. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

Brian Friedler: Thank you.

Chairman Astorino: Could we have a motion to go onto Review of Submitted Maps for the Ethan Shafran & Michelle Barrone Site Plan Application?

Mr. Kennedy makes a motion to go onto Review of Submitted Maps for the Ethan Shafran & Michelle Barrone Site Plan Application.

Seconded by Mr. Showalter. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

Review of Submitted Maps:

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.

Representing the Applicant: Ethan Shafran and Michelle Barrone, Applicants.

The following review comments submitted by HDR:

Comment #1: Planning Board to discuss SEQR.

Danielle Dreyer: This is a Type II Action as per §617.5(c)(11) which states that construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections is not subject to review. No further SEQR action required.

Comment #2: Applicant to discuss project.

Chairman Astorino: You moved the house down. It is out of the Ridgeline Overlay District. The house is located within the RL-O. You are not supposed to move it more than 20 feet. It got shifted down out of the RL-O.

Laura Barca: They needed a variance for the front yard setback.

Chairman Astorino: The ZBA had granted the variance. You are in front of the Planning Board because of the house being shifted down in the RL-O. Our Engineer and I went out to the site to verify the location. To the Board's knowledge it is lower on the RL-O than it was. It made it better because it is located 20 feet lower.

Ethan Shafran: Ok.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – no comments received

Comment #5: OC Planning Department – pending comments

Comment #6: TW Building Department – 03/31/25 house location needs ZBA setback variance for front yard and more than 20' in ridgeline overlay.

Chairman Astorino: I just had explained that.

Comment #7: Planning Board to determine if need a site inspection.

Chairman Astorino: I went out to the site. The house is already there. It would not be moving. A site visit would not be necessary.

Comment #8: ZBA: Constructed dwelling is within the required 75-ft front yard setback; variance granted 03/24/25.

Chairman Astorino: That has been granted.

Comment #9: The ZBA language must be added to the plan.

Ethan Shafran: Yes.

Comment #10: Town of Warwick Standard Notes should be included on site plans, including utilities, lighting, etc.

Comment #11: Property owners within 300-ft of this property must be added to the plan.

Comment #12: Include the limits of disturbance in acres on the plan.

Comment #13: Proper erosion control measures, details, and notes must be added to the plan.

Ethan Shafran: Yes. Will do.

Comment #14: Applicant to show buildable area §137-21.A. Existing lot; Applicant requesting waiver.

Comment #15: Applicant to show square rule §137-21.K(1); Applicant requesting waiver.

Ethan Shafran: We would like to request a waiver from the Planning Board on Comment #14 and Comment #15.

Comment #16: Include note on the plans: §164-46J (114): One-family dwellings shall not exceed one building on each lot.

Chairman Astorino: That would just be a note on the plan.

Ethan Shafran: Ok.

Comment #17: Provide a map note stating that “No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained.” Sheet 1, Note 6.

Comment #18: Payment of all fees.

Ethan Shafran: Ok. Yes.

Chairman Astorino: Do any Board members or Professionals have any comments?

Mr. McConnell: Is this house being occupied?

Chairman Astorino: No. It is being constructed. It got shifted down during construction. It is now actually located in a better spot.

Mr. McConnell: Ok.

Chairman Astorino: Does the Applicants request a waiver of a public hearing?

Ethan Shafran: Yes.

Mr. Showalter makes a motion to Waive the Public Hearing on the Ethan Shafran & Michelle Barone Site Plan application.

Seconded by Mr. McConnell. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

Chairman Astorino: Does the Board want to consider waiving Comment #14, Buildable Area and Comment #15, Square Rule?

Mr. McConnell makes a motion to ‘Waive’ Comment #14, Buildable Area and Comment #15, Square Rule.

Seconded by Mr. Kennedy. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

Mr. Kennedy makes a motion on the Ethan Shafran and Michelle Barone Site Plan application, granting Conditional 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, County of Orange, State of New York. A SEQRA Type 2 Action was adopted on April 16, 2025. Approval is granted subject to the following conditions:

1. The ZBA language must be added to the plan.
2. Town of Warwick Standard Notes should be included on site plans, including utilities, lighting, etc.
3. Property owners within 300-ft of this property must be added to the plan.
4. Include the limits of disturbance in acres on the plan.
5. Proper erosion control measures, details, and notes must be added to the plan.
6. Applicant to show buildable area §137-21.A. Existing lot; Applicant requesting waiver. (Waived)
7. Applicant to show square rule §137-21.K(1); Applicant requesting waiver.(Waived)
8. Include note on the plans: §164-46J (114): One-family dwellings shall not exceed one building on each lot.
9. Provide a map note stating that “No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained.” Sheet 1, Note 6.
10. Payment of all fees.

Seconded by Mr. Showalter. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

Ethan Shafran: Thank you.

PUBLIC HEARING OF 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.

Representing the Applicant: Keith Woodruff from Engineering & Surveying Properties. Neil Alexandar from Cuddy & Feder, LLC.

Connie Sardo: Mr. Chairman, we received the certified mailings for the Old Forge Road/BMMY public hearing.

Chairman Astorino: Thank you.

****See attached Cynthia White, R.P.R., Official Court Reporter “Stenographer’s Minutes” on the Old Forge Road, LLC/BMMY College site plan and special use permit application that the transcript are accepted as the official record. ****

Mr. McConnell made a motion to close the public hearing with a 10-day written comment period.

Seconded by Mr. Purcell. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

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.

Mr. McConnell makes a motion on the Ball Farm Subdivision Section I application, granting a 6-Month Extension on conditional Final Approval for Section I to consist of a proposed 4-Lot Cluster Subdivision, 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, County of Orange, State of New York. Conditional Final Approval for Section I was granted on 9/18/24.

The 6-Month Extension becomes effective on 3/18/25.

Seconded by Mr. Showalter. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

2. Planning Board Minutes of 2/19/25 for PB approval.

Mr. McConnell makes a motion to approve the Planning Board Minutes of 2/19/25.

Seconded by Mr. Showalter. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

3. Planning board to discuss canceling the 4/28/25-W.S. & 5/7/25-PB Meeting.

Mr. McConnell makes a motion to cancel the 4/28/25-W.S. & PB Meeting of 5/7/25.

Seconded by Mr. Showalter. Motion carried; 5-Ayes and 0-Nays and 0-Absent.

Other Correspondences:

1. Email letter from George Brunjes addressed to the PB dated 4/14/25 in regards to Geronimo 24 Buttermilk Falls Road Site Plan Application

Chairman Astorino: We have that letter in our packets. It is noted for the record.

BMMY College 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 Dziejdzic 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 College.
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 College.
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 College.
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 Marlana 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.
218. Email letter from Glenn Padgett, 4/10/25 in regards to BMMY.
219. Email letter from Christie Vossdawson, 4/10/25 in regards to BMMY.
220. Email letter from Kayla Aitken, 4/10/25 in regards to BMMY
221. Email letter from April Viggiani, 4/10/25 in regards to BMMY.
222. Email letter from Sabeena Prescod & Remy Schwartz, Palisades Parks Conservancy, 4/11/25, in regards to BMMY.
223. Email letter from Barb Lehr, 4/11/25, in regards to BMMY.
224. Email letter from Jason Poggioli, 4/10/25, in regards to BMMY.
225. Email letter from Dominique Janots, 4/10/25, in regards to BMMY.
226. Email letter from Peggy & Margaret Wasnieski, 4/10/25 in regards to BMMY.
227. Email letter from Jaclyn Budnar, 4/10/25 in regards to BMMY.
228. Email letter from Ray Wasnieski, 4/10/25 in regards to BMMY.
229. Email letter from Robert Marchetta, 4/10/25 in regards to BMMY.
230. Email letter from Brian Carroll, 4/10/25 in regards to BMMY.
231. Email letter from Valerie Holmes, 4/11/25 in regards to BMMY.
232. Email letter from Marci Scarano, 4/11/25 in regards to BMMY.
233. Email letter from Alec Malyon, 4/11/25 in regards to BMMY.
234. Email letter from Cathy Casse, 4/11/25 in regards to BMMY.
235. Email letter from Paul Diamond, 4/11/25 in regards to BMMY.
236. Email letter from Corinne Brown, 4/11/25 in regards to BMMY.

237. Email letter from Richard Jobsky, 4/11/25 in regards to BMMY.
238. Email letter from Peter Meroni 4/11/25 in regards to BMMY.
239. Email letter from Michael Cohen 4/11/25 in regards to BMMY.
240. Email letter from Karin Rohde, 4/11/25 in regards to BMMY.
241. Email letter from Jane Steuerwald 4/11/25 in regards to BMMY.
242. Email letter from Jennifer Altman, 4/11/25 in regards to BMMY.

243. Email letter from Daniel Cerone, 4/12/25 in regards to BMMY
244. Email letter from Karen Williams, 4/12/25 in regards to BMMY
245. Email letter from Elizabeth LeMay, 4/12/25 in regards to BMMY
246. Email letter from Evarest LeMay, 4/12/25 in regards to BMMY
247. Email letter from Margaret D. Gorman, 4/12/25 in regards to BMMY
248. Email letter from Peter Daciuk, 4/12/25 in regards to BMMY
249. Email letter from Nancy O'Donnell, 4/12/25 in regards to BMMY
250. Email letter from Rochelle Jobsky, 4/12/25 in regards to BMMY
251. Email letter from Emily Kahoud, 4/13/25 in regards to BMMY
252. Email letter from Andrew Shigertab, 4/13/25 in regards to BMMY
253. Email letter from Marjory Schollhamer, 4/13/25 in regards to BMMY
254. Email letter from Elizabeth Cole, 4/13/25 in regards to BMMY
255. Email letter from Mike McSweeney, 4/13/25 in regards to BMMY

256. Email letter from Alex Raynor, 4/13/25 in regards to BMMY
257. Email letter from Mike Penned, 4/13/25 in regards to BMMY
258. Email letter from Matthew Bruckner, 4/13/25 in regards to BMMY
259. Email letter from Nicholas Hamling, 4/13/25 in regards to BMMY
260. Email letter from William Roerden, 4/14/25 in regards to BMMY
261. Email letter from Maria Muller, 4/14/25 in regards to BMMY
262. Received Regular Mail letter from Clayton Hemmert, 4/15/25 in regards to BMMY.
263. Email letter from Jessica Admirand, 4/14/25, in regards to BMMY.
264. Email letter from Rebecca Black, 4/14/25, in regards to BMMY.
265. Email letter Marion Wise, 4/15/25, in regards to BMMY.
266. Email letter from Aaron Hager, 4/15/25, in regards to BMMY.
267. Email letter from Eileen Farrell, 4/15/25 in regards to BMMY.
268. Email from Heidi & Joe Hirsh, 4/15/25, regarding BMMY.
269. Email from Town Supervisor regarding a complaint from Joseph Godleski, 4/15/25, BMMY.
270. Email from Collen Cestro, 4/15/25, regarding BMMY.
271. Email from Kristen Oswald, 4/15/25, regarding BMMY.
272. Email from Laura Rainoff, 4/15/25, regarding BMMY.
273. Email from Anthony Cestaro, 4/15/25, regarding BMMY.
274. Email from Bobby Long, 4/15/25, regarding BMMY.
275. Email from Wayne & Rosemary Knapp 4/15/25, regarding BMMY.
276. Email from Michael Oswald, 4/15/25, regarding BMMY
277. Email from Edie Greenstein/ Lee Schulz, 4/15/25, regarding BMMY
278. Email from Eddie Greenstein, 4/15/25, regarding BMMY
279. Email from Nicole Juniper, 4/15/25, regarding BMMY.
280. Email from Anne Susan Heywood, 4/15/25, regarding BMMY
281. Email from Glenn San Giacomo, 4/16/25, regarding BMMY
282. Email from Lee Schulz, 4/16/25, regarding BMMY
283. Email from Peter Cutul, 4/16/25, regarding BMMY.
284. Email from Alison Rohde, 4/16/25, regarding BMMY
285. Email from Kristen DeRosso, 4/16/25, regarding BMMY.
286. Email from Elizabeth Dwyer, 4/16/25, regarding BMMY.
287. Email from Donna Martin, 4/16/25, regarding BMMY.
288. Email from Kirk long, 4/16/25, regarding BMMY.
289. Email from Karen Bracco, 4/16/25, regarding BMMY.
290. Email from Matthew Shook PIPC 4/16/25 regarding BMMY
291. Email from Corrie Wagner, 4/16/25 regarding BMMY.
292. Email from Katherine Petrillo-Klein, 4/16/25 regarding BMMY.

Chairman Astorino: We will list the BMMY College correspondences #1 through #292 for the record.

Privilege Of The Floor For Agenda Items!!

Chairman Astorino: If there is anyone in the audience wishing to address any of the agenda items, please rise and state your name for the record. Let the record show no public comment.

Mr. McConnell makes a motion to adjourn the April 16, 2025 Planning Board Meeting.

Seconded by Ms. Garby. Motion carried; 5-Ayes and 0-Nays and 0-Absent.