

TOWN OF WARWICK PLANNING BOARD  
May 6, 2026

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

The regular meeting of the Town of Warwick Planning Board was held Wednesday, May 6, 2026 at the Town Hall, 132 Kings Highway, Warwick, New York. Chairman, Benjamin Astorino called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

**PUBLIC HEARING OF Wild Breads & 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.

Representing the Applicant: Brian Friedler from Friedler Engineering.

Connie Sardo: Mr. Vice-Chairman, we have received the certified mailings for the Wild Breads & Spreads public hearing.

Vice-Chairman Showalter: Thank you.

The following review comments submitted by HDR:

Comment #1: Planning Board to discuss SEQR.

Max Stach: This application is a Type 2 Action. We have received responses from OC Department of Planning and OCPDW.

Comment #2: Applicant to discuss project.

Brian Friedler: There's an existing, about 1,100 square foot accessory barn located in the back part of the property. He's looking to do a bakery in that barn and also have limited retail sales of the bakery goods.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – no comments received

Comment #5: OC Planning Department – 03/02/26 letter; coordinate with OCHD, no adverse impacts

Comment #6: NYS Ag & Markets – pending

Comment #7: TW Building Department – 03/04/26 no violations.

Comment #8: Orange County DPW – 03/03/26 – no comments

Comment #9: Proper erosion control measures, details, and notes must be added to the plan. Please add soil erosion control measures for all areas of disturbance (utility installation and proposed parking spaces).

Brian Friedler: Ok.

Comment #10: §164-42.E.(4) states that parking spaces must be screened from adjacent residential views.

Brian Friedler: : I revised the plans to show some plantings up where the parking spaces will be located.

Vice-Chairman Showalter: Is that the green things there?

Brian Friedler: Yes.

Vice-Chairman Showalter: Very good.

Comment #11: Applicant to clarify if there is any proposed signage, which must be shown on the plan. Applicant may want to consider adding small directional signage.

Brian Friedler: There is going to be no proposed signage there. We're talking about maybe putting some signs up the driveway just to direct people. We are looking to put maybe a few small little arrows to point people up to the back part of the property where the bakery is going to be located. But there's going to be no signage down by the road to show the bakery.

Laura Barca: Those directional arrows should be shown on the plan.

Brian Friedler: Okay.

Comment #12: Any existing shared driveway agreement must be submitted, including any road maintenance agreement information, for attorney review.

Comment #13: 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 #14: The surveyor must sign and seal the plan because metes and bounds are included on the drawings.

Comment #15: Surveyor to certify that iron rods have been set at all property corners.

Comment #16: Payment of all fees.

Brian Friedler: We are ok with Comment #12 through Comment #16.

Vice-Chairman Showalter: Do any Board members or Professionals have any comments or concerns. Let the record show no comment from the Board or Professionals. This is a public hearing. If there is anyone in the audience wishing to address the Wild Breads and Spreads site plan and special use permit application, please rise and state your name for the record.

Fred Altstadt: I live at 62 Colonial Ave. I am directly across the street from Mr. Smith's property. I've only lived there three years, so I'm relatively new. But I've known him. I've known Mr. Smith briefly. And I find him to be an outstanding gentleman, keeps his property up nice. And I have no objection. And I would strongly support him having this to be added to his property. Thank you.

Vice-Chairman Showalter: Thank you. Is there anyone else wishing to address the Wild Breads & Spreads application?

Pat Monahan: I live at 62 Colonial, which is directly across the street from Mr. Smith's property. I've only lived there three years, so I'm relatively new. But I've known him. I've known Mr. Smith briefly. And I find him to be an outstanding gentleman, keeps his property up nice. And I have no objection. And I would strongly support him having this to be added to his property. Thank you.

Vice-Chairman Showalter: Thank you for your comment.

Fred Altstadt: I've had the privilege of having a loaf of Mr. Smith's bread, and it's absolutely delicious.

Vice-Chairman Showalter: Thank you. Is there anyone else wishing to address the Wild Breads & Spreads application?

Carl Hargis: I've had the privilege of having a loaf of Mr. Smith's bread, and it's absolutely delicious. I've lived in the Village a long time. I'm not a neighbor of Mr. Smith's, but I am a friend. I was over at his place today. I wanted to look the area over before the meeting tonight. To describe the structure on his property in the rear as a barn is a little bit of an understatement. It's not really a barn. It's a very nice structure. And he has a lot of expensive equipment in there. I've tasted his product. It is fantastic. And he is a very fine fellow. And he's not looking to do this in a huge way, but it's going to be a bit of a pastime for him. And I think it would be a nice addition to this area. Thank you.

Vice-Chairman Showalter: Thank you for your comment, Dr. Hargis. Is there anyone else in the audience wishing to address the Wild Breads & Spreads application. Let the record show no further public comment. Do any Board members or Professionals have any comments or concerns?

Mr. McConnell: Is there an additional septic being put in?

Brian Friedler: Yes.

Mr. McConnell: Laura, has that created any issues whatsoever with what's existing, whether it be on this property or adjacent properties?

Laura Barca: No. All of the setbacks are met, and we did soil testing out there. It's a suitable place for a septic system.

Mr. McConnell: Because my understanding is the bakery would use a fair amount of water.

Brian Friedler: Yes. It's going to be designed accordingly. But we did soil tests last week.

Mr. McConnell: Ok. Thank you.

Vice-Chairman Showalter: Do any other board members or professionals have any comments? Let the record show no further comment.

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

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

Mr. Purcell makes a motion on the Wild Breads & Spreads, LLC application, granting conditional final 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. A SEQRA Type 2 Action was deemed on March 18, 2026. Approval is granted subject to the following conditions:

1. NYS Ag & Markets-pending.
2. Proper erosion control measures, details, and notes must be added to the plan. Please add soil erosion control measures for all areas of disturbance (utility installation and proposed parking spaces).
3. §§64-42. E (4) states that parking spaces must be screened from adjacent residential views.
4. Applicant to clarify if there is any proposed signage, which must be shown on the plan. Applicant may want to consider adding small directional signage.
5. Any existing shared driveway agreement must be submitted, including any road maintenance agreement information, for attorney review.
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 bound are included on the drawings.
8. Surveyor to certify that iron rods have been set at all property corners.
9. Payment of all fees.

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

Brian Friedler: Thank you.

**PUBLIC HEARING OF 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 Road (270 Kings Highway, in the OI zone, of the Town of Warwick, County of Orange, State of New York.

Connie Sardo: Mr. Vice-Chairman, we have received the certified mailings for the US Lumber public hearing.

Vice-Chairman Showalter: Thank you.

Representing the Applicant: Keith Woodruff from Engineering Surveying & Properties. John Dahlgren from Tim Miller Associates. Phil Dropkin from Fabricant & Lipman.

Comment #1: Planning Board to discuss SEQRA.

Max Stach: We had received the draft Part 3 EAF, which was reviewed by NPV. And we received some suggested edits from HDR as well. Those have been incorporated. We have provided a resolution for consideration by the Planning Board to adopt the Part 3 and Negative Declaration. Okay.

Comment #2: Applicant to discuss project.

Keith Woodruff: As mentioned, it's an existing property located on Kings Highway near the intersection of State School Road. It's an existing 19.28-acre property that was currently occupied by Mid-State Lumber, which has now been rebranded as U.S. Lumber. The application was before the board in 2000 for a site plan approval, which was granted. It was then submitted back in 2006 for an amended site plan application to extend their hours of operation. And we're now here again to extend the hours of operation in order to have from 9 p.m. to 5 a.m. seven days a week, five trucks per week in that time frame. Subsequent to that, the board requested a noise study be performed. So in 2024, Tim Miller Associates went out and performed a noise study between August 16th and the 26th, for which on the August 23rd, they performed maneuvers on site to replicate the noises that would be generated as part of the overnight operations. Additionally, they had some off-site noise monitors placed at some of the adjoining residential properties in order to monitor the impacts or potential impacts of those properties in the overnight operations, for which it didn't show any real significant impacts other than the noise generated from Kings Highway added or contributed to a significant portion of the noise that was being audible on those properties. Subsequent to that, the board requested or questioned, in accordance with 100A-3 of the Town Zoning Code, for which a noise cannot be plainly audible within the residence in the overnight operations. Subsequent to that, we canvassed letters in February to the same ten properties that abut the parent parcel, for which we did not get any responses back. Our request was to have a recording device installed within these residences so that we could determine if there was a plainly audible sound generated from the application. We've

gone through what Max has stated. We've provided an expanded Part 3 EAF detailing all the information. We have here Tim Miller Associates representative to answer any questions in regards to the noise study. We've provided revised notes on the plans to the engineer and planner for their review in order to comply with the previous comments that were presented to us.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – no comments received

Comment #5: OC Planning Department – 11/01/23 advisory for noise

Comment #6: TW Building Department – 12/19/25 needs fire inspection

Keith Woodruff: We will comply.

Comment #7: OCDPW – 11/22/23 letter; no comments

Comment #8: OC planning – 01/05/26 no advisory comments

Comment #9: Please add the language from Town of Warwick Code §100A-3 Prohibited Noises and §164.48 Performance Standards.

Keith Woodruff: We've provided some additional notes in regards to the noise study and submitted those to Laura for her review.

Laura Barca: Yes.

Comment #10: Applicant to confirm the following and/or make the following revisions regarding the Truck Turning Movement Diagram:

- a. A second Truck Turning Movement Diagram needs to be added to the site plan showing a WB-55 truck backing out of the Designated Overnight Loading and Unloading Zone and egressing from the State School Road Entrance.
- b. Confirm that the area between Existing Storage Building A/B, the Designated Overnight Loading and Unloading Zone, and all other areas to be utilized by turning trucks will remain clear of objects to provide sufficient space for truck loading and unloading operations.
- c. Confirm if signage and/or pavement markings will be provided to convey to drivers the proposed truck routing to and from the Designated Overnight Loading and Unloading Zone.
- d. Confirm if signage and/or pavement markings will be placed at the State School Road Entrance warning that the truck turning movement encroaches into the oncoming lane for egressing vehicles.
- e. Display on the plans a 1-ft shy distance around the truck turning movement to demonstrate that trucks will maintain a minimum 1-ft clearance from objects onsite.
- f. Display on the plans the approximate curb cut width and entrance gate width at the State School Road Entrance to confirm that truck turning movements do not conflict with the gate or exceed the curb cut width.
- g. The Truck Turning Movement conflicts with the footprint of the Existing Gas Pump shown onsite. Revise the Truck Turning Movement diagram so as to not conflict with the Existing Gas Pump.
- h. Indicate on the plans the design speed used for the truck turning movement.

Keith Woodruff: We will make all of the revisions.

Comment #11: The landscaping shown on the 2006 approved plan (or Town-approved equal) must be maintained as part of this approval.

Keith Woodruff: We will comply.

Comment #12: Surveyor to certify that iron rods have been set at all property corners.

Keith Woodruff: We would request that this be waived under the presumption that we're not performing any construction, we're not performing any modifications to the site plan, and that the only change we're requesting is just the hours of operation.

Vice-Chairman Showalter: Are the members of the board okay with that?

Mr. McConnell: Were pins set in 2006 when we made changes?

Keith Woodruff: I'd have to go back through the record to see if there was an affidavit supplied to the town.

Mr. McConnell: Why don't you look for that and see if you have anything? Otherwise, I don't have a problem with it.

Vice-Chairman Showalter: It's generally a good thing to have pins at the corner so the property can be identified. They should exist only in the fact that there has been previous construction done and they've been to the planning board before.

Keith Woodruff: And no other changes have been made to the property or the adjoiningers?

Vice-Chairman Showalter: Correct. If we can get a verification on that, I think everybody would be happy.

Keith Woodruff: Ok.

Comment #13: The liber and page for required declarations must be added to the plan.

Keith Woodruff: We will comply.

Comment #14: If required, provide a Performance Bond and three-year landscaping bond and associated site inspection fees.

Keith Woodruff: : I don't believe, as we're not really performing any construction or modifications to the property, that their performance bond may not be necessary?

Vice-Chairman Showalter: Laura, what's your opinion on it?

Laura Barca: I agree with that. The plantings were planted and have already been planted and they're there. And they're not doing any construction that would require a performance bond.

Vice-Chairman Showalter: Ok. Does the board want to strike Comment #14?

Mr. Purcell: Yes.

Mr. Kennedy: Yes.

Ms. Garby: Yes.

Vice-Chairman Showalter: the Planning Board has recommended we strike Comment # 14 from the record.

Comment #15: Payment of all fees.

Keith Woodruff: Yes. We will comply.

Vice-Chairman Showalter: Do any Board members or Professionals have any comments or concerns? Let the record show no comment from the Board. This is a Public Hearing. If there is anyone in the audience wishing to address the US Lumber Amended Site Plan and Special Use Permit application, please rise and state your name for the record.

Veronica Mattiello: My backyard, my house is directly across the street from the lumber yard, just off King's Highway. Okay, so right up from where all the work takes place up the hill is my backyard, my house. We had the test that they did, the sound test, I believe was on our yard. We were one of the ones that complied. And I remember back when they did it, it happened to be a very quiet week. I can tell you that there are weeks and days that are quiet, unlike yesterday. And today, well, today it was raining, so not so much. But I had my windows open. I work at home. And I can tell you most of the day yesterday, all I heard was sawing and clanging and banging and beep, beep, beep with the trucks backing up. I understand it's a commercial business. I've had no problem with them operating. But I just feel like at these extended hours, there is no peace. And beyond 9 o'clock, I mean, King's Highway is pretty busy and loud. There's no buffer zone or anything like that, even though we have trees and whatnot. But because we lay right up the hill, you know, there's a mountain right there that all the houses are all situated around. The noise travels right up there. And I can tell you with the added noises from the trucks unloading, the tractor trailers coming in and out, it's constant noise. I think we have a couple of neighbors here. Our fear is that is this necessary to be all night long throughout the night? Because in the summertime when we're sleeping, there's no other noises around, and that's what you hear. So that's our concern.

Mr. McConnell: Could either one of our professionals just explain what is actually sought to be approved? I remember it's five trucks a week.

Keith Woodruss: Yes.

Laura Barca: Correct.

Mr. McConnell: In addition to whatever has already previously been approved, it's the nighttime. The extended hours is not going to be five trucks an hour. It's five trucks in a week.

Veronica Mattiello: Well, maybe now. But what types of businesses are they going to continue to do once this approval is made?

Mr. McConnell: This approval is limited to five trucks a week during the extended hours. That's what I don't think was made clear in the presentation here. Keith, if you can speak to that, or Laura, somebody just so that we're all clear on what is actually going to be, if it's approved, what is actually going to be approved. Like I said, I understand if all day long it's noisy and you're thinking all night it's going to be noisy. We understood that, and we asked for limitations.

Keith Woodruff: The application that we're seeking is for the overnight hours from 9 p.m. to 5 a.m. for five trucks maximum per week. We don't know if that's going to be one truck per night, two per night, but the maximum is that five in the one calendar week. We cannot have any more than that. Additionally, as part of the mitigation to limit the noise, we're limiting the movement from that 9 p.m. to 5 a.m. so that the trucks come in through the State School Road entrance only. They cannot come in off of Kings Highway entrance. They then proceed all the way to the back to the furthest most storage buildings, warehouse, however you want to classify them. To that point, there is a designated pick-up and drop-off.

The way that they want to operate is have these trailers preloaded so that the trucks come in with an empty trailer or without a trailer, go to that designated location, connect into that loaded trailer, and then exit the property. The backup motion will be from if they come in with an unloaded trailer, they detach, pull forward, back up to the loaded trailer, connect, and then exit the property. To that point, we've limited or we have on note that we estimate that it's going to be about 30 seconds of a backwards motion that you would hear the beeping noise that would be generated from the backup.

Mr. McConnell: The significance of the backup motion is what this lady mentioned about the beep, beep, beep.

Keith Woodruff: Correct. Yes.

Mr. Showalter: I think what Ronnie's hearing across the street is that during the day, especially, the forklifts are always going back and forth. They're beeping all the time. They chirp like a bird. The trucks do it less. In semi-trucks, some have backup alarms, some don't, but the forklifts are the biggest noise maker.

Veronica Mattiello: Forklifts and then also, are they going to be doing any of the other activities that normally take place during the day?

Vice-Chairman Showalter: No.

Veronica Mattiello: The banging, the clanging, the sawing.

Vice-Chairman Showalter: No, there won't be any forklift at night. Basically, what Keith described is something in trucking you call a drop and hook. They'll be bringing in a load, dropping it off, so either it's going to go out the next day or it'll go. The forklift will move it with another truck during the day, and then the forklift will take the load off and

stack it in those piles that you see all over in their warehouses. Then they will also have loads ready. They may bring an empty trailer up and take a loaded trailer out, so that's what they call drop and hook. That's what I've been explained by the applicant. That's the majority. Everything that's going to happen there at night, it's just going to be dropping a load, taking another load out, or taking an empty trailer back to wherever it came from.

Keith Woodruff: Yes?

Laura Barca: Correct. All the loading happens during the daytime hours.

Veronica Mattiello: So, they're not going to be doing any of that other than just dropping the load? They're not going to be doing all the additional moving things around all night long?

Vice-Chairman Showalter: There will be none of that. It'll just be receiving a trailer, taking a trailer out. Swapping one out, basically, in simple terms.

Keith Woodruff: To add to that, when we performed the initial noise study, the operations that were performed overnight to generate that baseline was a full operation where they had a forklift physically load and unload a trailer and then have the truck move throughout the yard. The noises that were heard through the recordings that were played to the board were the sounds of the forklifts and the backup beepers from that loading and unloading operation. So as part of the mitigation, to your point, we're limiting the loading and unloading of those trailers to be performed during their normal operating hours and not during these designated overnight hours.

Vice-Chairman Showalter: Our engineer will fill everybody in on the information regarding the noise study. Is there anyone else in the audience wishing to address the US Lumber application?

Gadi Smith: : I also live directly across from the lumberyard. I live next to Ronnie. And I actually, if I'm up around 2 a.m. in the morning, I'm already hearing these noises. Around 2, 3 a.m. in the morning, I hear the, it sounds as if it's a railroad, a railway truck coming in. I hear the unloading. I hear the banging. I hear the beeps in the wee hours of the morning. So for me, I mean, you're extending, you're asking to extend the hours from 9 p.m. to 5 p.m. And this is already, seems to be in place.

Vice-Chairman Showalter: It's not to my knowledge. They don't run overnight. You might hear the train. There is a train that comes through. Around 2 a.m. twice a week. That train comes through Mondays and it'll be coming through tonight. Mondays and Wednesdays, that train comes through. There are two trains that come through about 8 o'clock at night on Tuesdays and Thursdays. And then there is other train traffic on the rails, mostly during the daytime that are the local deliveries. Those night trains I'm talking about, those are long-distance trains.

Gadi Smith: But we're hearing, my husband and I, because our bedroom is actually facing the Kings Highway. We do hear these noises from the lumberyard.

Keith Woodruff: As far as I know, they do not have any overnight operations. They do have two railroad sitings. So, if the rail is making deliveries, that could be part of the operation or the noises that would be generated.

Vice-Chairman Showalter: They could deliver a load in the evening, but most of the time, the majority of the time, it's during the day with railroad accepting deliveries. Because of the way the track is set up with the traffic, you know, they can't have two trains going like this.

Gadi Smith: I also had a question about the noise study. I don't think we got any information regarding the audible study placement of devices in the home or close to the home. I don't think any of my other neighbors were advised of that. At least we didn't talk among each other to say we ever heard of that.

Vice-Chairman Showalter: For the record, these are certified mailings that were sent. Cynthia F. Montalto got one. Paul Palumbo and Jennifer Johnston at 275 Kings Highway. Cynthia Montalvo lives at 4 Four Corners Road. Ann Mason, she lives at 1 Four Corners Road. Matthew Stoddard lives at 277 Kings Highway, Stephen Carroll and Christy Aborn live at 5 Rolling Ridge Drive, Michelle Gillard, she got one at 3 Rolling Ridge Drive, Morris Smith at 9 Rolling Ridge Drive, Ronnie Mattiello got one at 7 Rolling Ridge Drive. Patricia Meaney got one at 13 Rolling Ridge Drive, And Peter Skanga at 72 The Rise. Keith, is this based on distance?

Keith Woodruff: It was the 10 closest residential properties from the proposed action. And this was the same list of people that were noticed at the first or the original noise study as was for the follow-up noise study.

Vice-Chairman Showalter: Max, by SEQRA, this is part of taking that hard look at the applicant and the project and generally the recommendation from the law is closest residents within a certain amount of feet.

Max Stach: It's really a matter of the noise study professionals that design the criteria. HDR would have recommended the number and distance to invite people to put these inside the homes.

Veronica Mattiello: I can tell you that I did get the letter and read it very carefully. We opted to go ahead with the first study that was outside the property. But the second one described how it would be done. And since it was inside the home, it records everything. There was too much of an invasion of privacy. We also felt that what is it really going to record? Because inside the house you're going to get everything else that's happening. I have a dog. I work from home. I'm on the phone. The TV is on at night. You're not really going to get, I felt, a proper study without the complete invasion of privacy of everything else that's going on. So we didn't even participate in that one. But if they wanted to put it outside on my deck, that would have made a much better option. But not inside the home.

Laura Barca: Right. It's understandable that you didn't want to put it in your home. Trust me, we completely understand that. There's a section in the code, call it outdated at best, where it says, is there noise plainly audible inside a residence? So, after the noise study was actually completed, we went back to the applicant and said, oh, guess what? You

have to go back and put it inside. And, you know, we had a whole discussion. No one is going to let you put it inside. And we said, you have to offer. So, we're not crazy. The applicant isn't crazy. It's actually a code requirement at this time with what's in the code. So, we didn't mean to try to intrude into your home. It's a code requirement, unfortunately.

Veronica Mattiello: I understand that. But it's still kind of sort of a moot point.

Vice-Chairman Showalter: We get everybody's point, you know, they don't want a microphone, you know, in their house.

Veronica Mattiello: And the other thing that I was concerned about is if this does go through approval, which it seems like it's probably going to. What recourse do we have? Now, he says it's going to be limited to five trucks a week, and it's going to be limited to just basically unloading and go with minimal movement. If that begins to become an issue where it begins to extend and grow and more and more, you know, then what? How do we prevent it from getting out of hand?

Laura Barca: All of what is being said tonight is documented on the site plan. And if it is approved, that site plan has all these notes. And those notes include, like, the normal hours of operation. It includes the extended hours of operation that were in 2006. And it includes these overnight hours with the limit of five trucks per week. All of that information is on the site plan. If they go above and beyond what's approved on the site plan, you can call the Building Department and ask them to enforce what's written on the site plan.

Veronica Mattiello: Okay.

Vice-Chairman Showalter: Bob, do you have anything to add to that?

Bob Krahulik: The Building Inspector works 8:30 am to 4:00 pm. Some of your complaints might arise in the middle of the night. You can call the police and file a police report for the activity that you're observing at the night, then you'll have another objective witness to report back to the Building Department as far as what's occurring in the middle of the night.

Vice-Chairman Showalter: Everything that people comment on tonight is taken down on the record for notes. It is sometimes used for guidance for the applicants so everybody's on the same page. Nothing is perfect, but we try to make everybody happy.

Mr. McConnell: Also, you might want to note that letters sent in commenting on a project like this are part of the record and are taken into consideration.

Vice-Chairman Showalter: It's part of the permanent record and it's, you know, used as guidance, taken into consideration fully. Is there anyone else wishing to address the US Lumber application?

Mr. McConnell: Mr. Vice-Chairman, it would seem that there is at least an impression that the applicant is operating to whatever degree during the hours that they're asking for

approval to operate in. If that's the case that they are operating now, it would be without approval. And I'm a little bit concerned that if that's the case. I'd like to know that before so that I could make an informed decision. If indeed there has been some operation happening, I'd like to know about it.

Keith Woodruff: To the best of our knowledge, that is not the case.

Mr. McConnell: Ok. I'm suggesting you go to your client and say, you know, this was brought up at a public hearing. I don't think anyone is making stuff up. Maybe there's an explanation. I think it needs to be addressed before I'm comfortable.

Keith Woodruff: If they are operating theoretically outside their hours of operation, that would put them in violation of their previous and current site plan. They could easily call the police and have, as the attorney had documented, to have them document or to, you know, issue a violation to that point. Additionally, if the operator was operating outside those hours, then they wouldn't have brought an application to the board for review and approval. We're not asking for forgiveness. In this instance, we're asking for permission in order to have these overnight operations.

Veronica Mattiello: What the overnight operations are right now? I just wanted to know what the current operations officially are right now. Because I know that they go probably through about 7 o'clock-ish or so. That's when I hear them.

Vice-Chairman Showalter: Keith, what are the normal hours of operation?

Keith Woodruff: Their normal hours of operation are from 6.30 a.m. to 7.30 p.m. In the 2006 approval, they were granted extended hours from 5 a.m. to 6.30 and from 7.30 to 9 p.m. Those extended hours of operation were for, again, for just deliveries and pickups, not for their day-to-day normal operations. They were limited to only utilizing the State School Road entrance and not Kings Highway.

Veronica Mattiello: So, they currently go to normal operations through 7.30 and then until 9.30 now, they can still get deliveries between 7.30 and 9.30 p.m.?

Keith Woodruff: From 7.30 to 9.00 p.m. is what they're permitted for deliveries.

Veronica Mattiello: Okay. I know I've heard it later. I know it definitely goes to 7.30 because we can hear it.

Mr. Dropkin: Okay. If it might be some help to you, I spoke this morning with Jim Quackenbush. He told me that this year, since the beginning of the year, I didn't ask him about anything prior to that, there's been no operations of loading or unloading any activities on-site after 7.30 p.m. And then he added, thank goodness, because he wants to get out of there also. Thank you.

Vice-Chairman Showalter: Ok. Is there anyone else in the audience wishing to address the US Lumber application? Let the record show no further public comment.

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

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

We have our engineer, Laura Barca who will read the Noise Study.

Laura Barca: It discusses how HDR reviewed, how we came up with the scope of work and who reviewed it. The noise study was reviewed by HDR Architecture and Engineering, that is my company, specifically Benjamin Kopenhager, INCE. The INCE means that he's a member of the Institute of Noise Control Engineering. He was the one who completed this review. He has a strong educational background in acoustics with a master's degree from the acoustical program at the University of Texas at Austin. Ben is a senior acoustician at HDR, with 12 years of experience carrying out noise studies, which support a wide range of disciplines, he has performed acoustical analyses in the field, including transit, power, highway, and architecture, leading noise measurements and modeling tasks from inception to delivery. So he's been on both sides of the noise study reports. Brief summary, on behalf of the Town of Warwick, HDR provided a noise, HDR prepared a noise study scope of work that was dated November 16, 2023. The applicant submitted a draft noise study based on that scope of work, dated November 26, 2025. HDR reviewed the noise study and provided comments in December. The comments requested certain additional details to align with the scope, but the primary item related to compliance with the noise ordinance was the issue of audible noise from backup alarms. The Town Code prohibits overnight noise that is clearly audible inside residences, and the provided audio files from the town study showed low-level audible noise outside of the residences. The applicants requested permission to measure interior sound levels in the homes to verify compliance, but all solicited residents either did not respond or responded no. Since access to the home was not granted, interior audibility could not be directly assessed, but a good-faith effort was made to verify compliance. The overall sound levels associated with the operation were acceptable as measured at the property line, and sound levels measured at the residences were less than the level of the traffic passing on Kings Highway.

Vice-Chairman Showalter: Thank you. Do any Board members or Professionals have any comments or concerns? Let the record show no further comment.

Mr. McConnell makes a motion for the Part 3 EAF and the Negative Declaration.

Seconded by Mr. Kennedy. The following Resolution was carried 5-Ayes and 0-Nays and 0-Absent.

617.12(b)

State Environmental Quality Review (SEQR)

Resolution Adopting Part 3 and Negative Declaration

**Name of Action: U.S. Lumber Amended Site Plan**

**Whereas,** the Town of Warwick Planning Board is the SEQR Lead Agency for environmental review of an amended site plan and special use permit application to

extend the hours of operation for an existing building material distribution center, on a lot identified on the Town of Warwick Tax Map as Section 33, Block 1, Lot 11.1, located at 270 Kings Highway, Town of Warwick, Orange County, New York; and

**Whereas**, on or around November 15, 2023, the Planning Board classified the action as Unlisted and commenced coordinated SEQR review by distributing a Lead Agency Notice of Intent to all identified interested and involved agencies; and

**Whereas**, on or around April 15, 2026, the Planning Board assumed lead agency status and adopted a Part 2 Full Environmental Assessment Form (FEAF) that identified areas of potential moderate or large impact; and

**Whereas**, the Planning Board has reviewed a draft FEAF Part 3 prepared by the Project Sponsor and revised by the Town Planner dated April 24, 2026, which provides an assessment of the likely magnitude of impacts, geographic scope of impacts, duration of impacts, probability of impacts occurring, number of people affected, and other environmental consequences of the action.

**Now Therefore Be It Resolved**, that the Planning Board adopts the draft FEAF Part 3 as revised by the Town Planner, finding that it adequately addresses the impacts identified in the Part 2 FEAF; and

**Be It Further Resolved**, that based on the Part 3 FEAF and other relevant project submissions, the Planning Board hereby adopts a Negative Declaration of Environmental Significance, finding that significant adverse environmental impacts are unlikely and that an Environmental Impact Statement shall not be prepared; and

**Be It Further Resolved** that the Planning Board authorizes the Chairman to take such further steps as might be necessary to discharge the Lead Agency's responsibilities, including filing of the Negative Declaration.

Mr. Kennedy makes a motion on the US Lumber/Kings Quartet Corp., application, granting conditional "Amended" Site Plan Approval and Special Use Permit for the use of an existing building material distribution center. The Applicant requests to extend the hours of operation, situated on tax parcel S 33 B 1 L 11.1; project located on the southern side of Kings Highway, at Four Corners Road and State School Road (270 Kings Hwy.), in the OI zone, of the Town of Warwick, County of Orange, State of New York. A SEQRA Negative Declaration was adopted on May 6, 2026. Approval is granted subject to the following conditions:

1. TW Building Department – 12/19/25 needs fire inspection.
2. Please add the language from Town of Warwick Code §100A-3 Prohibited Noises and §§64-48 Performance Standards.
3. Applicant to confirm the following and/or make the following revisions regarding the Truck Turning Movement Diagram:
  - a. A second Truck Turning Movement Diagram needs to be added to the site plan showing a WB-55 truck backing out of the Designated Overnight Loading and Unloading Zone and egressing from the State School Road Entrance.
  - b. Confirm that the area between Existing Storage building A/B, the Designated Overnight Loading and Unloading Zone, and all other areas to be utilized by turning trucks will remain clear of objects to provide sufficient space for truck loading and unloading operations.
  - c. Confirm if signage and/or pavement markings will be provided to convey to drivers the proposed truck routing to and from the Designated Overnight loading and Unloading Zone.
  - d. Confirm if signage and/or pavement markings will be placed at the State School Road Entrance warning that the truck turning movement encroaches into the oncoming lane for egressing vehicles.
  - e. Display on the plans a 1-ft shy distance around the truck turning movement to demonstrate that trucks will maintain a minimum 1-ft clearance from objects onsite.
  - f. Display on the plans the approximate curb cut width and entrance gate width at the State School Road Entrance to confirm that truck turning movements do not conflict with the gate or exceed the curb cut width.
  - g. The Truck Turning Movement conflicts with the footprint of the Existing Gas Pump shown onsite. Revise the Truck Turning Movement diagram so as to not conflict with the Existing Gas Pump.
  - h. Indicate on the plans the design speed used for the truck turning movement.
4. The landscaping shown on the 2006 approved plan (or Town-approved equal) must be maintained as part of this approval.
5. Surveyor to certify that iron rods have been set at all property corners.
6. The liber and page for required declarations must be added to the plan.
7. Payment of all fees.

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

Keith Woodruff: Thank you.

**Review of Submitted Maps:*****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 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.

Representing the Applicant: Keith Woodruff from Engineering Surveying & Properties. Matt Decker from OSI (Open Space Institute)

The following review comments submitted by HDR:

Comment #1: Planning Board to discuss SEQRA.

Max Stach: This a Type 2 Action pursuant to 6 NYCRR 617.5 C-16, granting of individual setback and lot line variances and adjustments. No further SEQRA Action is required. We also note that the project is located within 500 feet of an Agricultural District and is therefore subject to review by the Orange County Planning Department

Comment #2: Applicant to discuss project.

Keith Woodruff: This is the existing property located at 3 Warwick Center Drive, which is the location of Warwick Conference Center. They also have a second piece of property located along Wawayanda Road, which is a vacant piece of property. What we're proposing to do is a lot line change between those two pieces of property in order to create or to isolate the Warwick Conference Center onto an approximate 139.7-acre piece of property with the remaining 315 acres to be purchased by the Open Space Institute. The property as defined is bounded by Hoyt Road, Wawayanda Road and Warwick Turnpike. It is 454 acres in total between the two pieces of property. We're proposing no construction as part of this lot line change, no future development. And then we've also submitted as of today, which don't know if the board has had an opportunity, we've submitted a formal waiver request for which we're asking for the public hearing to be waived as there is no construction proposed for this application. The lots to be buildable section of the subdivision code and the shape of lot section of the subdivision code, which requires the ability to show the suitability of the lot line change so that we're not creating a substandard sized lot that cannot be developed. And then the fourth waiver we're asking for is the setting of property corners because due to the overall large scale of the project or property, it would encompass roughly five miles of property line that would have to be located with property corners and monumentation. So, we're requesting to only monument the proposed lot line that would be defined between the Warwick Conference Center and the property that the Open Space Institute would retain.

Vice-Chairman Showalter: Ok. Thank you.

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 – 04/23/26 need fire inspection.

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

Vice-Chairman Showalter: Should we talk about that now? Anybody want to do a site visit?

Mr. McConnell: Why don't we discuss it at the next Work Session?

Vice-Chairman Showalter: Ok.

Comment #8: Different line types should be used on the plans to distinguish between existing and proposed lot lines.

Comment #9: All existing structures on plans should be clearly labeled and identified on the plans (or added to map legend).

Comment #10: Well and septic system locations should be included on the plans.

Comment #11: Please list all property owners within 300-ft of this property on the plan.

Comment #12: Town of Warwick Standard Notes must be added to the plan, including Agricultural Protection Notes

Keith Woodruff: We will comply with Comment #8 through Comment #12.

Comment #13: Applicant to show buildable area §137-21.A for both lots. (Applicant requesting waiver.)

Keith Woodruff: That is a waiver that we have requested.

Comment #14: Applicant to show square rule §137-21.K(1) for both lots. (Applicant requesting waiver.)

Keith Woodruff: That is a waiver that we requested.

Comment #15: The 911 addresses for all existing buildings must be obtained from the Building Department and then shown on the plan.

Keith Woodruff: We can comply with that. There's a large number of buildings, so I don't know if they were identifying this as one 9-11 address, or if they were... Because there's a number of cabins. We will do the best that we can.

Vice-Chairman Showalter: Still in progress. You would need to figure it out.

Keith Woodruff: Yes.

Comment #16: 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.”

Comment #17: Surveyor to certify that iron rods have been set at all property corners. Applicant requesting to install iron rods at points only near the lot line change.

Comment #18: Surveyor to sign and seal the survey plan with proposed metes and bounds.

Comment #19: Applicant to provide description for the area transferring ownership for review prior to being filed. The liber and page for this filed document must be added to the plan. Any existing or proposed easements, deed restrictions, or conservation restrictions associated with the land transfer must be shown on the plans.

Comment #20: The date filed, liber, and page must be shown on the drawings for Aquifer Notes, Ridgeline Overlay Notes, Agricultural Notes and Biodiversity Conservation Overlay Notes.

Comment #21: Payment of all fees.

Keith Woodruff: We will comply with Comment #16 through Comment #21.

Vice-Chairman Showalter: We will schedule a site visit at our next work session. That's what we agreed to before. And that will move on. Is there any comments or questions from the Board and professionals?

Connie Sardo: There is no construction proposed.

Mr. Kennedy: There is not.

Vice Chairman Showalter: There is no construction proposed.

Connie Sardo: It's a lot line change.

Vice-Chairman Showalter: I know it's a lot line change.

Bob Krahulik: The question is why the site visit. What are you going to look at?

Vice-Chairman Showalter: Yes.

Vice-Chairman Showalter: If you're requesting a site visit, then we can't do this.

Bob Krahulik: We can't approve it tonight. But what are you going to look at?

Connie Sardo: Correct. There's no construction proposed. There is no proposed dwellings. It's just a lot line change.

Vice-Chairman Showalter: One of the board members asked about a site visit. What does the board want to do?

Mr. Kennedy: I'm familiar with the property. I don't need to do a site visit.

Mr. Purcell: No. I'm unfamiliar with the property. I always enjoy looking at these properties.

Vice-Chairman Showalter: Dennis?

Mr. McConnell: I'm not familiar with the property to the extent of a lifelong residence.

Vice-Chairman Showalter: Vicki?

Ms. Garby: I'm fine either way. I don't need a site visit just for a lot line change that nothing is going to happen to the land. But I'm happy to go.

Vice-Chairman Showalter: Well, two of my board members prefer doing a site visit. I think it's only fair to them to do the site visit because they have some questions. I think we'll just hold it off until the next meeting.

Mr. McConnell: I think with the questions that need to be answered here, it shouldn't cause a delay in the process. We will set a time at the work session.

Vice-Chairman Showalter: Correct.

Mr. McConnell: For those who don't need to go does not have to go.

Vice-Chairman Showalter: I want to make sure that you guys are fully confident.

Connie Sardo: The next workshop is scheduled for May 26th. The next meeting for that is June 3rd.

Mr. McConnell: We're not going to set it tonight.

Mr. Kennedy: But why would we go look at a site for a lot line change on something like this?

Mr. McConnell: I'd like to see what the property looks like. We don't have a definitive answer or knowledge as to what OSI, who they may market it to.

Vice-Chairman Showalter: Dennis, it is not being marketed to anybody.

Mr. McConnell: Today it's not, but it's going to be at some time.

Bob Krahulik: The Town of Warwick is contracted to buy it.

Mr. McConnell: Bob, I don't see that anywhere here. This is new information for me. I'd like to see the property. That's all. It shouldn't be an issue to just go and show me where it is.

Keith Woodruff: The portion of the property that you're going to be requesting to look at is all the portions of the property that are going to remain under the Warwick Conference Center's control and ownership. The remaining portions of the property that are being cut off, so to speak, for the Open Space Institute are undeveloped, either currently agriculturally farmed or just undeveloped vacant land with no improvements. So that portion of the property that Open Space is looking to purchase has no

development, no trails, there's no improvements. It's vacant, untouched land. The portions that are all developed, it's strictly within the Warwick Conference Center.

Vice-Chairman Showalter: Dennis, I think you know where it's located, it's on Hoyt Road and Warwick Turnpike. Then it goes down to where that chapel is.

Mr. McConnell: Apparently it goes all the way over to Wawayanda Road. I'm having a hard time understanding the pushback here on wanting to put my eyes on the property. That's all.

Vice-Chairman Showalter: I'm not saying there's any pushback. If that's what you and Dick want, then that's what we're going to do. Two of my board members want to see this. I'm not going to overrule them. They're asking to see this. They want to look at it, think about it, and that's their job. So that's what we're going to do.

Mr. McConnell: And it may be, Keith, I'll get there within ten minutes ago and say you're right. I didn't need to see this. But I don't know that until I see it.

Keith Woodruff: No, I understand. And we're not trying to hide anything, and we're not saying that we can't do a site visit. It's just because of the scope of the project. I mean, I don't want to. It's going to be an all-day thing if we're going to wander through all 450-plus acres.

Mr. McConnell: I doubt we'll have to do that.

Keith Woodruff: And that's right. And so that's why I was making the point that the property that you could see is really just going to stay as part of the Warwick Conference Center. And now we're not.

Mr. McConnell: Let's see what happens.

Mr. Showalter: Yep. If you guys want to see it, then so be it. All right? That's it. That's how it's going to go. I don't really. I know it. I don't really need to see it. But if you guys feel that way, you know, it's not all about me. It's about all of us. It's about you guys.

Mr. Purcell: Mr. Chairman, I'm a relatively new member of the board. I think I'm in my fifth year. But I've always gained a sense of confidence when I see what we're operating with. And that's just me. I can't explain it. But I feel better when I see something, even if it seems like it's common knowledge what it looks like.

Vice-Chairman Showalter: I understand that.

Mr. Purcell: Thank you.

Max Stach: I have done similar site visits to big properties like this. One of the things that may help, because logistically, when the board gets to the site, you probably, I assume you're reporting to the Conference Center area, right? If you, the most effective way to approach this is either as you're traveling to the site or before at some point to

do. To circumnavigate on the roads individually. Identify points of interest that you have individually. Then when you go to the Conference Center, you know what you want to look at, where areas you want to maybe look deeper at. Because if you go directly to the site, it's going to come up that you want to circumnavigate. And it's hard to do that as a group.

Vice-Chairman Showalter: As Keith had said, we can get lost in whatever, 300 acres of property. I don't really feel like getting a bunch of tick bites, either.

Keith Woodruff: And the terrain is not the most conducive to navigating. But unfortunately, to Max's point, there's not a lot that you can see from the road. Just between Wawayanda Road, Hoyt Rd. and Warwick Turnpike, you're really just seeing untouched raw land. The Hoyt Road entrance that has the Warwick Center Drive is really the only visual that you can see of the improvements for which you do have to drive into.

Mr. McConnell: The 30+ years I've lived here, I've never driven up that road.

Vice-Chairman Showalter: Keith, knowing Dennis for as long as I do, I think this is something he thrives on. And it's part of his process. And I think it's necessary for him to do that. So, like he said, if he circumnavigates it, which he can do at any time that he wants, but once we get up in there and he sees it, once Dennis gets the lay of the land, it makes him happy. He would be able to make an educated decision. And that's why I'm 100% behind him.

Keith Woodruff: So I would recommend, as part of the submission. you can zoom in on the PDF and you can see the improvements. So, if there is a specific location that you're curious about, I would say identify those locations. So, at the workshop meeting, we can kind of pinpoint those hotspots that we want to kind of navigate to, just because of the size and scope of it.

Mr. McConnell: It is my understanding that this is private property, right?

Keith Woodruff: Correct.

Mr. McConnell: And the conference center road is not a public road.

Keith Woodruff: Correct. Okay, so this is why I've not gone in.

Keith Woodruff: I'm not advocating that you should be going in.

Mr. McConnell: I'm asking you on behalf of your client, is that going to cause any problem if, as Roger suggests, I go ahead of time and get a look and then follow up with a site visit? In other words, I don't like people driving across my property. So, I'm asking, is that appropriate?

Keith Woodruff: I would say just because I'm representing the Open Space Institute. The Warwick Conference Center is currently the property owner of the 450-plus acres. We would have to obtain their permission. So, I would say, yes, I would not advocate that you can just drive up on Warwick Center Drive and just peruse. But you can try to

drive along Warwick Turnpike, Hoyt, and Wawayanda to see if there is an advantage point that you can see. But I'm just saying that you're not going to be able to see much just because of this.

Mr. McConnell: Okay.

Vice-Chairman Showalter: Dennis and Dick, my advice would be to take a cruise around it, check it out, get comfortable with it. Why don't we go there for the site visit? You'll be versed on the metes and bounds. That's it. We will move move on from that. Thank you.

Keith Woodruff: Thank you.

***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.

Representing the Applicant: James Ramos from Kirk Rother Engineering.

The following review comments submitted by HDR:

Comment #1: Planning Board to discuss SEQR.

Max Stach: The Applicant, at the last meeting, I think we were still trying to figure out the SEQRA classification of this. We weren't clear about how much land was proposed to be disturbed. I think it was clarified that if you consider disturbance to include land that is ultimately going to be used as sport fields, that it was over 10 acres, which makes this a Type 1 Action. The Applicant had provided a full EAF Part 1, which is something that is required for the agency coordination of Type 1 Actions. So, that said, we have prepared a Resolution Noticing Intent to Assume Lead Agency status and distributing the notice to New York State DEC and the Orange County Department of Public Works, which were identified as potentially involved agencies. So, tonight we are declaring lead agency.

Mr. McConnell makes a motion for Intent To Assuming Lead Agency.

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

617.6

State Environmental Quality Review (SEQR)

Resolution Noticing Intent to Assume Lead Agency

**Name of Action:** Black Dirt Sports Club

**Whereas**, the Town of Warwick Planning Board is in receipt of an application for site plan and special use permit approval for the reuse of an existing 8,000 SF structure as an indoor sports and athletic facility with accessory outdoor sports fields and associated parking area, on Town of Warwick tax lots 12-2-16, 17.2, 18, 19, and 20, located at 734 County Route 1; and

**Whereas**, a Full Environmental Assessment Form (FEAF) was submitted by the project sponsor, dated April 16, 2026; and

**Whereas**, the Planning Board has identified the following potential involved agencies for the proposed action:

- New York State Department of Environmental Conservation (Wetlands, SPDES Permit)
- Orange County Department of Public Works (Highway entrance)

**Now Therefore Be It Resolved**, that the Planning Board hereby preliminarily classifies the proposed action as Type I pursuant to 6 NYCRR 617.4(b)(6)(i) (a project or action that involves the physical alteration of 10 acres) and notices its intent to assume lead agency status for coordinated SEQR review; and

**Be It Further Resolved**, that the Planning Board Secretary is hereby directed to mail copies of the attached lead agency notice, Part 1 FEAF and application to all above-listed involved agencies.

Comment #2: Applicant to discuss project.

James Ramos: I am from Rother Engineering. It was my impression that we were here waiting for you all to declare lead agency. I did not bring any plans with me tonight.

Vice-Chairman Showalter: That is fine. You were here tonight to start the SEQRA process. We have done that this evening. We will list Comment #3 through Comment #39 for the record.

James Ramos: Thank you. Have a good evening.

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 – pending comments

Comment #7: OCDPW – pending review

Comment #8: Planning Board to schedule a site inspection.

Comment #9: Applicant to confirm if any existing water and sewer service is sufficient for the proposed occupancy.

Comment #10: Applicant must update the plan with 911 address.

Comment #11: Applicant must place the parcel limits on the NWI, NYSDEC ERM, and FEMA firmette so potential impacts on federal and state water resources and floodplain can be assessed.

Comment #12: Applicant to clarify if propose to combine the lots associated with this proposed use.

Comment #13: The applicant shall provide a Phase I Environmental Site Assessment (ESA) for the site.

Comment #14: Town of Warwick Bulk Standards for each zone should be followed and included on the plans.

Comment #15: Applicant to demonstrate compliance with §164-46J(53) Town of Warwick Design Standards.

Comment #16: All applicable Town of Warwick Standard Notes should be added to the plans.

Comment #17: Applicant to clarify if additional protective netting will be placed around the field.

Comment #18: The applicant should include a detail showing the cross section of the infield areas (if sand and/or clay will be used).

Comment #19: A note shall be added to the plan stating the proposed permanent features and the proposed temporary structures. Construction details and locations of all features shall be shown on the plans.

Comment #20: The applicant should conduct soil testing to confirm the proposed depth of the proposed concrete foundations for the fencing, backstops, etc. Details must be added to the plans.

Comment #21: Any outdoor equipment storage should be shown on the plans, if applicable.

Comment #22: The applicant shall provide any proposed seating capacity for any spectator areas.

Comment #23: Hours of operation and number of employees for the business should be included on the plans.

Comment #24: Sediment and erosion control measures must be implemented onsite. Limits of disturbance should be outlined on site plans and shown in square feet.

Comment #25: §164-46J (43) Any outdoor amusement establishment use, or drive-in theater located within 100 feet of a lot line shall be effectively screened along the lot lines. Screening shall consist of a type of fencing or a hedge of such type and spacing as may be required by the Planning Board, of an initial height of not less than six feet at the time of planting and pruned to a height of not less than 6 1/2 feet to adequately screen all operations on the lot from the view of neighboring properties.

Comment #26: Applicant to provide a landscaping plan showing any required buffers between recreational use and adjacent residential or commercial zones.

Comment #27: If evening operations are proposed, confirm that lighting levels comply with Town standards. A lighting plan must be submitted.

Comment #28: Applicant to show any proposed sign in accordance with §164-43.1.

Comment #29: Parking calculations must be shown on the plan and the parking spaces must be added to the plan.

Comment #30: ADA-compliant parking spaces, accessible routes, and building access should be shown on the plans.

Comment #31: Applicant to clarify what potential noises will be produced on the property. The planning board will determine if an assessment of noise impacts associated with outdoor sports activities, including mitigation if needed.

Comment #32: §A168-19 Driveways Notes should be included on the plans.

Comment #33: Sight distances and profiles for all proposed driveways should be shown on the plans.

Comment #34: § 164-46J (83) Traffic generated by bowling alleys, dance halls, physical fitness studios and similar commercial recreation facilities and background traffic shall be no greater than 1.25 peak hour trips per 1,000 gross square feet. Applicant to submit a scope of work for a traffic study.

Comment #35: 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."

Comment #36: Any required notes and filed declarations must be added to the plan. The declaration information for all applicable Town of Warwick Overly Notes must be added to the plans.

Comment #37: The surveyor must sign and seal the plan.

Comment #38: Surveyor to certify that iron rods have been set at all property corners.

Comment #39: Payment of all fees.

**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.

Vice-Chairman Showalter: We will discuss scheduling a date for a site visit at the 5/26/26-Work Session.

2. PB Minutes of 4/15/26 for PB approval.

Mr. McConnell makes a motion to approved the PB Minutes of 4/15/26.

3. PB to discuss canceling the 5/11/26-W.S. & PB Meeting of 5/20/26.

Mr. Kennedy makes a motion to cancel the 5/11/26-W.S. & PB Meeting of 5/20/26.

**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 Breads & Spreads project.
9. Email correspondence from Barbara Wilhelmy, dated 4/27/26 addressed to the Planning Board in regards to the Wild Breads & Spreads project.

10. Email correspondence from Kristine & Steve Kent, dated 5/2/26 addressed to the Planning Board in regards to the Wild Breads & Spreads project.
11. Email correspondence from Lynn Cheney, dated 5/4/26 addressed to the Planning Board in regards to Wild Breads & Spreads project.
12. Email correspondence from Nick Manigold, dated 5/4/26 addressed to the Planning Board in regards to Wild Breads & Spreads project.
13. Email correspondence from Joseph McCarthy, dated 5/5/26 addressed to the Planning Board in regards to Wild Breads & Spreads project.
14. Email correspondence from Irene Mason, dated 5/5/26 addressed to the Planning Board in regards to US Lumber Company project.

Vice-Chairman Showalter: We have received correspondences #1 through #14 for the record.

**Privilege Of The Floor For Agenda Items!!**

Vice-Chairman Showalter: 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 May 6, 2026 Planning Board Meeting.**

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