

TOWN OF WARWICK PLANNING BOARD
September 2, 2026

Members present: Chairman, Benjamin Astorino
Dennis McConnell, Bo Kennedy,
Vikki Garby
Laura Barca, HDR Engineering
Max Stach, 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, September 2, 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.

Review of Submitted Maps:

Kraftify Holdings/Drowned Lands Brewery

Application for Site Plan Approval and Special Use Permit for the scope of the project is to add covered and un-covered outdoor patios to the existing brewery. The project scope also includes the renovation of the 2nd story bridal suite and renovation of the basement to add a speakeasy. This project is not a change of use; it is adding improvements to the existing brewery. The proposed improvements are within the property line with grading extending into the beer garden easement area. The proposed improvements also do not encroach the 100-foot wetland buffer. A combination of scour holes and rip rap is used at roof leader discharge locations to prevent erosion, situated on tax parcel SBL #46-1-37; project located at 251 State School Road, in the OI zone, of the Town of Warwick. ** At the PB Meeting of 9/17/25- The PB deemed the application an Unlisted Action & Circulated to the following Agencies on 9/19/25: NYS Liquor Authority, OCDOH, Town Board, OCPL. ZBA granted various area variances on 6/22/26.

Representing the Applicant: Roman Zawojski and Justin Provencher from LAN Associates.

The following review comments submitted by HDR:

Comment #1: Planning Board to discuss SEQRA.

Max Stach: The last we were here was September 17 2025. We issued a Notice of Intent to declare Lead Agency. Also at that time, we provided the board with a draft Part 3 EAF that had identified three areas of potential environmental impact that should be explored by the applicant in a draft Part 3. With our most recent memo and the Resolution that would adopt the Part 2 and set up the applicant to address that in the Part 2.

Mr. McConnell makes a motion for the Part 2 EAF.

Seconded by Mr. Kennedy. The following Resolution was carried 4-Ayes and 0-Nays and 1-Absent.

State Environmental Quality Review (SEQR)

Resolution Adopting Part 2 EAF

Name of Action: Kraftify Holdings/Drowned Lands Brewery

Whereas, the Town of Warwick Planning Board is in receipt of an application for site plan approval and special use permit to add covered and uncovered outdoor patios to an existing brewery along with interior building renovations, on a lot identified on the Town of Warwick Tax Map as Section 46, Block 1, Lot 37, located at 251 State School Road in the Office Industrial zoning district; and

Whereas, on September 17, 2025, the Planning Board noticed its intent to declare lead agency status to several involved agencies and has since received no objections;

Whereas, the Planning Board is in receipt of a draft Part 2 Short Environmental Assessment Form (EAF), prepared by the Town Planner recommending the following areas of potential environmental concern:

- Potential impacts on historic and archeological resources
- Potential impacts on natural resources
- Potential impacts to traffic

Now Therefore Be It Resolved, that the Planning Board hereby assumes lead agency status, classifies the action as “unlisted,” and adopts the Short Environmental Assessment Form Part 2 as prepared by the Town Planner.

Comment #2: Applicant to discuss project.

Justin Provencher: The project proposes what the Zoning Board adequately called a pavilion spaces, covered seating areas in the back of the building. All these spaces were

previously used as exterior beer garden area that was previously lawn and a mixture of tables for seating. And now we're proposing to cover that, you know, specifics of architectural and building material. I can let Roman speak a little bit more, too. But the extent of it is that the Zoning Board considered part of the building and that we got specific variances from them to allow the building as shown on there, or at least the variances applicable to those areas. But generally, that is a space that's already used currently, and that by covering it and allowing some other amenities underneath the covered area, it will enhance the space that has been already used.

Chairman Astorino: Thank you.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – no comments received

Chairman Astorino: There is an email for a joint meeting on September 16, 2026 at 5:30 p.m. with the Planning Board and the Architectural Review Board. Roman, you'll chime in on that. As far as I know, the Chairman of that ARB requested some other drawings. You will need to have all of that ready. We will have that conversation as a joint Planning Board and ARB.

Justin Provencher: Yes. We can certainly plan to provide those drawings to them beforehand.

Chairman Astorino: Absolutely.

Justin Provencher: Probably tomorrow we'll send it to them. They will get paper copies as well.

Chairman Astorino: Thank you.

Comment #5: OC Planning Department – 08/19/25 advisory comments - environmental concerns for Indiana Bat, include best practices such as tree harvesting times, Wawayanda Creek, stream corridor should be protected with standard erosion controls, near sensitive archeological sites, existing building should not be structurally altered, 1-1 replacements of 4 mature trees onsite.

Comment #6: TW Building Department: 08/20/25 fire inspection required

Comment #7: OCDOH – pending submittal

Chairman Astorino: That is pending submittal from the applicant.

Justin Provencher: Yes.

Comment #8: 09/02/26 SHPO – Applicant to clarify whether the project has been submitted. If submitted, applicant to provide all correspondence received to date.

Justin Provencher: We have not submitted it yet. My land use expert is on vacation at the moment, but we'll be submitting shortly.

Chairman Astorino: Okay. The comments that we have here this evening are from the previous submission. We do need to hear back from SHPO. We will list Comment #9 through Comment #50 for the record. Does the applicant want to go over any of these comments?

Justin Provencher: No. These are mostly from the previous time.

Chairman Astorino: Yes. Do any Board members have any comments or concerns? The one thing I would like to bring up though, I'm sure it's in here, is the parking, the snow plowing, the employee parking, all of that. A letter has to get to our attorney and to your attorney. Bob, is that correct?

Bob Krahulik: I reached out to Elizabeth Cassidy, the applicant's attorney. The applicant offered for her to take the lead on preparing an amended parking and maintenance agreement. So that is to be forthcoming. And then the other request that we've been looking for a long time now is a copy of the diagram for the licensed premises approved by the Liquor Authority.

Justin Provencher: Ok.

Chairman Astorino: Any other further comments from the board at this time?

Mr. McConnell: We've been asking for that for a while. Is that correct?

Chairman Astorino: Yes. We have been asking that for quite a while.

Justin Provencher: Okay, I'll confirm now. I'm sure Mike has that information.

Chairman Astorino: Would you request to be set for a public hearing next available agenda?

Justin Provencher: If possible, we would like to be set for October.

Chairman Astorino: Let's back up. We could set you for a public hearing next available agenda.

Justin Provencher: Sure.

Chairman Astorino: When you have everything into us is when we'll have the public hearing. It just saves you a meeting coming back because as of right now, you've got Orange County Health, you've got SHPO, you've got to get a letter from your attorney to our attorney. There's some time here. It doesn't serve you any purpose to come back and keep going over the same things. Once you have everything submitted to us, our professionals will review it. If everything is ready, we would then have the public hearing.

Justin Provencher: Ok.

Mr. McConnell makes a motion to Set the Kraftify Holdings/Drowned Lands Brewery application for a Public Hearing at the next available agenda.

Seconded by Ms. Garby. Motion carried; 4-Ayes and 0-Nays and 1-Absent.

Chairman Astorino: You will need to talk to our professionals to keep the ball rolling.

Justin Provencher: Absolutely.

Chairman Astorino: All right. We will see you on September 16th @ 5:30 p.m. for the joint Planning Board and ARB meeting.

Justin Provencher: Ok. Thank you.

Comment #9: ZBA – 06/22/26 the below variances have been granted:

- a. Front yard setback for the new roadside pavilion of 10.9' where 50' is required
- b. Side yard setback of 32.6' where 50' is required
- c. Side yard setback for both sides of 52.4' where 100' is required
- d. Area variance (§164-45) for floor area expansion of 64.1% where 15% is maximum permitted
- e. Building height for the roadside pavilion of 25.7' where 3.63' is permitted
- f. Lot area of 1.3 acres where 2.0 acres are required

Comment #10: Variance approval was conditioned upon:

- a. The roadside pavilion structure shall not be permanently enclosed, and that the face of the roadside pavilion, which runs parallel to State School Road may be partially enclosed such that no more than 1/3 of that wall is to be opaque, and that the face of such pavilion, which adjoins the existing primary building may be fully enclosed, provided the other two faces of such pavilion remain fully open or are otherwise covered only with a temporary transparent covering, and
- b. The roadside pavilion structure, which runs parallel to State School Road, can never be added onto by adding a second story; and
- c. The application is subject to further Planning Board site plan review regarding parking and other elements not related to area variances citing specific conditions

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upon which the site plan and change of use application shall be approved by the planning and before the application can do to the building department for a building permit.

Comment #11: Please add the ZBA variance language, in its entirety, to the planning board plans.

Comment #12: Applicant to provide updated plans and renderings showing compliance with the ZBA requirement to not permanently enclose the roadside pavilion.

Comment #13: The existing conditions plan (C1.01) does not show the recent improvements of landscaping and walkways. The improvements should be added to the plan.

Comment #14: Bulk table to show required condition, existing condition, and proposed condition (ZBA variances must be noted).

Comment #15: The hours of operation and number of employees for both uses should be shown on the plans.

Comment #16: Please provide the individual/firm who completed the wetland delineation, as well as the date it was completed.

Comment #17: Project now proposes the removal of four trees. Applicant should provide correspondence from a qualified individual/firm that the four trees do not contain potential bat roosting habitat OR place a note on the plans that the trees will be removed only during the allowable window (November 01 to March 31).

Comment #18: Sheet C8.01 shows grading on Town property at 30%, Applicant to clarify the need for this grading.

Comment #19: The proposed grading appears to separate this property from the recent landscaping and walkway improvements; Applicant to clarify need for grading.

Comment #20: Sheet C8.02 shows a scour hole with a detail; please confirm where this is included in the NYSDEC manual (Blue Book). Additionally, the scour hole detail shows it as located adjacent to the building line at a downspout, with dimensions of 4'x4'. The plan view calls out 3'x3' scour holes near downspouts in landscape beds, and one 4'x4' scour hole at the outfall of the proposed PVC stormwater pipe. Please either provide separate details for these cases, or modify the detail to more generally apply to the varied locations and sizes proposed.

Comment #21: Note 2 of Detail 3 (Typ. Stormwater Trench Detail) on sheet C8.01 states that all drainage pipe shall be HDPE, but elsewhere pipe is called out as 10" PVC. Please update for consistency.

Comment #22: Most roof leaders either connect to the PVC stormwater pipe or are shown as discharging to scour holes, rip rap, or gravel seating areas. However, two proposed leader locations do not have a clear discharge location or erosion control measure. These are the roof leader located in the middle of the roof near the western side, and the one south of that. Please clarify where these leaders will drain and if any additional erosion protection is required.

Comment #23: Details 5 and 6 on sheet C8.02 are both named “Soil Stockpile Detail”, but detail 5 appears to show information for stabilized construction access instead. Please confirm and rename the detail as needed.

Comment #24: Provide a detail for the proposed pavilion on the site plans.

Comment #25: Provide a detail for the proposed roofing for the outdoor patio. Materials to be used must be provided.

Comment #26: Provide details for the proposed outdoor patios and include on the site plans. Materials to be used must be provided.

Comment #27: Provide a detail for the proposed driveway. The purpose of this comment was for the Applicant to consider modifying the existing driveway entrance to be smaller; this would allow the access/egress to be safer. Applicant to clarify if proposing this modification.

Comment #28: Please provide code analysis for the speakeasy that provides the use classification, fire protection system, and complete means of egress. Also, provide the compliance path by citing code requirements that allow a single exit.

Comment #29: Please provide a separate occupancy analysis for the speakeasy based on square footage & number of seats.

Comment #30: Applicant to clarify how the sunken firepit complies with accessible design requirements.

Comment #31: Applicant to provide the elevation change for the sunken area.

Comment #32: Applicant to clarify the location of the proposed loading area and the proposed ground surface covering. The Town may require the loading area to be paved.

Comment #33: Applicant to identify the proposed construction protection measures for the stream tunnel, including any temporary barriers, restrictions on construction activities, sediment and erosion controls, and other measures necessary to prevent damage during construction.

Comment #34: The site plan (Sheet C2.01) shows 18 “employee” parking spaces with two spaces being ADA spaces. These parking spaces are blocked off to the public. It appears that 15 of the parking spaces are on Town-owned property. Applicant to clarify why these parking spaces are not available to the public and/or provide an agreement with the Town for the sole use of these parking spaces for outdoor storage and/or employee parking.

Comment #35: Sheet C0.02 states that there are 189 spaces proposed and 174 spaces required. The 189 spaces do not appear to account for employees or for the parking required for the other two uses (Manor Housing and sports fields). Applicant to update the plan.

Comment #36: Plans must conform to parking requirements of §164-43.2 Off-street parking and loading requirements. In addition to §164-43.2, Applicant must demonstrate compliance with ADA requirements (number of spaces, signage, etc.).

Comment #37: Parking requirements to be identified separately for the three businesses sharing the parking on Sheet C0.02, Zoning Table (Drowned Lands, Manor House, and sports fields).

Comment #38: Applicant to submit the site plan and special use checklist.

Comment #39: A traffic scope of work must be provided. The applicant is proposing a 64% expansion to the facility.

Comment #40: Applicant to revise the plans to include Town of Warwick Overlay Protection Districts Table, Sign Note and Driveway Notes.

Comment #41: Locations, details, and a photometric plan for the lighting should be included. More information is needed for the proposed string lighting; it is likely not allowed per code.

Comment #42: The 911 address is shown incorrectly as 132 Kings Highway; applicant to update to 251 State School Road.

Comment #43: 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 C0.01, Note.

Comment #44: Proposed grading and associated site improvements are shown within property owned by the Town. Applicant to coordinate with the Town on a temporary construction easement and provide amendments to the existing agreement and new agreement on the use of town owned property concerning construction access, parking, maintenance responsibilities and snow removal.

Comment #45: Surveyor to certify that iron rods have been set at all property corners.

Comment #46: The liber and page for Aquifer Notes and Biodiversity Notes must be added to the plans.

Comment #47: A performance bond may need to be provided to ensure the protection of the steam tunnel (Sheet C1.01).

Comment #48: A temporary grading easement may be necessary for the proposed grading shown on Sheet C8.01).

Comment #49: Applicant to provide updated shared parking and snowplow agreement with the Town of Warwick.

Comment #50: Payment of all fees.

Other Considerations:

1. Liberty Fields Farm Subdivision – Planning Board and Applicant, Brian Singer to discuss demolition of dwelling. (PB to send memo to Building Dept.).

Representing the Applicant: Brian Singer, Applicant.

Chairman Astorino: Brian, we had this conversation at the work session. This is the old schoolhouse, farmhouse. Yes. It's beyond repair. You explained that to us.

Brian Singer: Yes. Let me give the history on it. The building used to be by the high school. The front room, one room schoolhouse. 1958, they moved it from the high school property over to this property. In 1990, the Bollenbach's put an addition to the back. That existing structure that's there, the only remaining features from the original schoolhouse, which was built in 1780, is the framework. Siding was added, windows, roof, interior entrance was changed. There's not much history left in it. When I say to demolish, I'm actually going to dismantle that front building. If you noticed to the left side, there's a large barn there that was built from two other barns back in the 1800s. That has not been maintained either. I'm going to use the structure, some of the beams, which would be the top plate and some of the sills, to use it to renovate that red barn that's there. I had an engineer come by and we figured out the same size. I can use those post beams and use it for the barn that's there. You can see the barn, there's no roof on a bunch of sections of it, so there's some rock.

Chairman Astorino: You are going to try to save what you can save. Is that correct?

Brian Singer: What I'm going to do is I'm going to demolish the rear part of the building, then the old schoolhouse, and then dismantle it, which means go there, take off the roof, and then take the beams and the framing out of it. I've been in this business for 40 years in Warwick. I renovate old structures. I've done an 1832 Greek revival that's restored. I've restored over 50 buildings in here. If I could restore it, I would restore it. But when you lose the sill and you lose the main structure, it can't be restored. It's not a large structure. I am going to use what parts I can in that barn that's there.

Chairman Astorino: We heard this at the work session. We discussed it. Do any Board members have any comments or concerns? Brian's before us tonight because his subdivision application is before us. We can direct our professionals to get a memo to the Building Department to grant you a demolition permit for that structure, and you can do that work while before the Planning Board. Is everybody okay with that? Do we have a consensus from the Board?

Ms. Garby: Yes.

Mr. McConnell: Yes.

Chairman Astorino: We have a consensus from the board. Bob, do we need a full motion from the Board?

Bob Krahulik: No.

Chairman Astorino: Brian, you have a consensus from the Board. We will have our attorney get a memo out to the building department. You would then apply for your permit.

Brian Singer: Okay. Thank you.

2. Planning Board Minutes of 8/19/26 for PB approval. (Approved)

Mr. McConnell makes a motion to approve the Planning Board Minutes of 8/19/26.

Seconded by Mr. Kennedy. Motion carried; 4-Ayes and 0-Nays and 1-Absent.

Correspondences:

1. Letter from a Resident, Hedi Carnevali dated 9/1/26 addressed to the PB in regards to Black Walnut Creek 6 Sodrick Ln.

Chairman Astorino: We are in receipt of the correspondence.

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 Planning Board Meeting of September 2, 2026.

Seconded by Ms. Garby. Motion carried; 4-Ayes and 0-Nays and 1-Absent