

TENTATIVE PLANNING BOARD AGENDA
FOR 1/21/26

Town of Warwick Planning Board
Chairman, Benjamin Astorino

Dated: January 21, 2026
7:00 p.m.

A. PUBLIC HEARINGS

1. **Robert J. Brady Trustee** - Application for Final Approval of a proposed 3-Lot Conventional Subdivision + Lot Line Change for two existing dwellings to be located on Bowen Road and Brady Road with a new proposed dwelling to be located on Bowen Road, *a/k/a The Mark Brady & Pamela Digulio Subdivision*, situated on tax parcels S 64 B 1 L 75 and L 76; parcels located at 88 Bowen Road & 204 Brady Road in the MT zone and RL-O #2 District, of the Town of Warwick, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

2. **Edens Ground LLC** - Application for Site Plan Approval and Special Use Permit for the use and construction of a proposed 5,000 s.f. soil based, organically grown, indoor craft cannabis grow facility located in an existing building structure, *a/k/a Organigrow LLC.*, situated on tax parcel S 46 B 1 L 34.222; property located at 104-106 State School Road in the OI zone, of the Town of Warwick, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

3. **Black Walnut Creek** - Application for Site Plan Approval and Special Use Permit for the use and construction for commercial agriculture farm market over 4,000 s.f. , museum village and eating and drinking establishment, situated on tax parcel S 4 B 1 L 2.46; project located on the northern side of Van Sickle Road 375± feet north of the intersection at Pulaski Highway (13 Van Sickle Road a/k/a 6 Sodrnick Lane), in the AI zone, of the Town of Warwick, County of Orange, State of New York.

Approved: _____ Denied: _____

Conditions: _____

B. REVIEW OF SUBMITTED MAPS *(An opportunity for public comment will be provided when these applications are placed on an agenda for public hearings).*

1. **Kimberly Accola Chapter 150** - Application for recommendation to the Town of Warwick Building Department for “Chapter 150” reclamation Plan, situated on tax parcel S 40 B 1 L 25.221 property located at 79 Ryerson Road, in the RU zone, of the Town of Warwick.

Action: _____

2. **Monica Tomaini Chapter 150** - Application for recommendation to the Town of Warwick Building Department for “Chapter 150” reclamation plan, situated on tax parcel S 16 B 1 L 49.2; property located at 52 Hedges Road, a/k/a Roven & Specht lot line change, in the CO zone, of the Town of Warwick.

Action: _____

3. **Ball Farm Section 2 Subdivision** - Application for Final Approval for Section II to consist of a proposed 14-Lot Cluster subdivision and Special Use Permit for 1-Affordable Home, situated on tax parcel S 53 B 1 L 37.2; parcel located on the northern side of Ball Road intersection of South Street Extension and Ball Road (56 Ball Rd.), in the SL zone, of the Town of Warwick. Conditional Final Approval for Section I to consist of 4-Cluster Lots was granted on 9/18/24. Preliminary Approval for filing 14-Lot Cluster subdivision in Sections and Special Use Permit for 1-Affordable Home was granted on 5/21/25. Conditional Final Approval for Section I to consist of a proposed 4-Lot Cluster subdivision was granted on 5/21/25.

Action: _____

4. **Tiedemann Castle LLC** - Application for Site Plan Approval & Special Use Permit plus an Application for Sketch Plat Review of a proposed 3-Lot Lot Line Change, for the use and construction of Installation of a new expanding sewage disposal system, reconstruction of existing bulkheads, Demolition of the existing boathouse and construction of a new boathouse, Construction of a four-Bedroom addition to the house located at SBL #75-1-37, Construction of a seven-bedroom addition to the main house located at SBL #75-1-38, Addition to the caretaker house, Construction of a new pickle ball/basketball court, Reconfiguration of the existing lagoon, Installation of new driveways, curbing, and associated landscaping, and a proposed new pool for the locate located at SBL # 75-1-37 all located within “A Designated Protection Area” of Greenwood Lake, situated on tax parcels SBL # 75-1-37, 38, and 40; project located at 14 Lake Shore Road, in the SM zone, of the Town of Warwick.

Action: _____

4. **GTI Warwick Opportunities LLC** - Application for Site Plan Approval and Special Use Permit for the use and construction of a utility substation, yard, transmission and distribution lines *a/k/a Orange & Rockland Utilities, Inc.*, situated on tax parcel S 46 B 1 L 48.21; parcel located on the on the southern side of John Hicks Drive (95 John Hicks Dr.)in the OI zone, of the Town of Warwick, County of Orange, State of New York.

Action: _____

C. OTHER CONSIDERATIONS

1. Alexander 11 Walts Way – Planning Board needs to discuss scheduling a site visit. (Brian Friedler & Jeff DeGraw).
2. Sibilla Subdivision #2 (7 Skysail La.) – Planning Board needs to discuss scheduling a site visit. (Brian Friedler)
3. PB Minutes of 12/17/25 for PB approval.
4. Planning Board to discuss canceling the 1/26/26-Work Session & PB Meeting of 2/4/26.

D. CORRESPONDENCES

- 1.) Email letter from Gail Buckland addressed to the Planning Board, dated 1/7/26 – in regards to Tomaini Chapter 150.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!