

TENTATIVE PLANNING BOARD AGENDA
FOR 11/19/25

Town of Warwick Planning Board
Chairman, Benjamin Astorino

November 19, 2025
7:00 p.m.

A. PUBLIC HEARINGS

1. **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.

Approved: _____ Denied: _____

Conditions: _____

2. **Loren & Katja Andreo** - Application for Site Plan Approval and Special Use Permit for the conversion of a single-family dwelling into a two-family dwelling. The property contains an existing 4-bedroom primary dwelling. The Applicant is proposing to extend the existing dwelling, creating a separate one-bedroom living area, which will be utilized by family members, situated on tax parcel S 49 B 1 L 62.41; parcel located at 23 Wawayanda Road, in the RU 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. **Caiafa, Garazzo & Sofiley LLC** - Application for Final Approval of a proposed Lot Line Change with no proposed construction, situated on tax parcels SBL #24-1-35.22 and 24-1-36; parcels located at 111 Glenwood Road and 197 Glenwood Road, in the RU/MT zones, of the Town of Warwick, County of Orange, State of New York.

Action: _____

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.

Action: _____

3. **Sibilla Subdivision #2** - Application for Sketch Plat Review of a proposed 4-Lot Conventional subdivision, situated on tax parcel S 27 B 1 L 116; parcel located on the southern side of Amity Road 460± feet west of C.R. 1, (7 Skysail Lane) in the RU zone, of the Town of Warwick. Previously discussed at the PB Meeting of 7/16/25.

Action: _____

4. **Black Walnut Creek LLC** - 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. Previously discussed at the PB Meeting of 10/15/25.

Action: _____

5. **Warwick Isle Amended Final Approval Section I** - Application for Amended Final Approval for Section I for 7 proposed Cluster lots subdivision situated on tax parcels 3-3-5 and 32, (Old tax parcel #3-1-6.212), parcels located on the northern side of Merritts Island Road at the corner of C.R. 1, in the SL zone, of the Town of Warwick, County of Orange, State of New York. Conditional Final Approval was granted on 4/6/11 and Final Maps for Section 1 (7-Cluster Lots) was finalized on 4/3/24.

Action: _____

C. OTHER CONSIDERATIONS

1. Planning Board Minutes of 10/15/25 for PB approval.
2. Planning Board to discuss canceling the 11/24/25-W.S. & PB Meeting of 12/3/25.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!