

“TENTATIVE” PLANNING BOARD AGENDA

FOR 12/17/25

Town of Warwick Planning Board
Chairman, Benjamin Astorino

Dated: December 17, 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. Continued Public Hearing from the Planning Board Meeting of 11/19/25.

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. **Brian & Michelle Alexander** - Application for Site Plan Approval for the use and construction of a demolition of an existing single-family dwelling and construction of a new single-family dwelling, located within “A Designated Protection Area” of Greenwood Lake, situated on tax parcel S 76 B 1 L 24.2; project located at 11 Walts Way, in the SM zone and TN-O district, of the Town of Warwick.

Action: _____

2. **Brady & DiGuilio Subdivision** - Application for Sketch Plat Review of a proposed 3-Lot Conventional Subdivision Lot Line Change for two existing dwellings located on Bowen Road and Brady Road with a new proposed dwelling to be located on Bowen Road a/k/a Mark & Pamela DiGuilio Subdivision, situated on tax parcels SBL # 64-1-75 and 76; parcels located at 88 Bowen Road & 204 Brady Road, in the MT zone and RL-O #2 district, of the Town of Warwick.

Action: _____

3. **Organigrow 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, situated on tax parcel SBL #46-1-34.222; property located at 104-106 State School Road, in the OI zone and within the AQ-O District, of the Town of Warwick.

Action: _____

4. **UrbanXtracts Phase 2.** - Application for Site Plan Approval and Special Use Permit for the use and construction of Cannabis Manufacturing & Distribution, situated on tax parcel SBL #46-1-51.2; project located on the southern side of John Hicks Drive 100 feet west of State School Road (41 & 43 John Hicks Drive), in the OI zone, of the Town of Warwick,

Action: _____

5. **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: _____

C. OTHER CONSIDERATIONS

1. Planning Board Minutes of 11/19/25 for PB approval.
2. Planning Board to discuss canceling the 12/22/25-W.S. & PB Meeting of 1/7/26.

3. CORRESPONDENCES

1. Email letter from Village of Warwick Mayor Newhard addressed to the Planning Board, dated 11/25/25 in regards to the Blain Town Square project.

4. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!