

“TENTATIVE” PLANNING BOARD AGENDA

Town of Warwick Planning Board
Chairman, Benjamin Astorino

Dated: March 18, 2026
7:00 p.m.

A. PUBLIC HEARINGS

1. **Orange & Rockland Utilities, Inc.** - Application for Site Plan Approval and Special Use Permit for the use and construction of utility substation yard, transmission and distribution lines, situated on tax parcel S 46 B 1 L 48.21; project located 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. **Warwick Isle Group, Inc.** - Application for Final Approval for filing a 33-Lot Cluster subdivision in sections, Section 2 and Section 3 to consist of a proposed 27-Lot Cluster subdivision, situated on tax parcel S 3 B 1 L 6.212; parcel 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.

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. **Wendy L. Warnock Trustee/Trone Income Only Trust & Kenneth & Kalie Pouliot** - Application for Sketch Plat Review and Final Approval of a proposed lot line change with no new construction proposed, situated on tax parcels SBL #41-1-108 and SBL #41-1-58; parcels located at the corner side of Sutton Road at its intersection with Covered Bridge Road (16 Sutton Rd. & 78 Covered Bridge Rd.), in the RU zone of the Town of Warwick, County of Orange, State of New York.

Action: _____

2. **Fred & Susan Fisher Subdivision** - Application for Sketch Plat Review of a proposed 3-Lot Subdivision situated on tax parcel SBL # 33-1-4.23; parcel located at 16 Demarest Road, in the RU zone, of the Town of Warwick. The subdivision will include one existing dwelling and two proposed dwellings. The property contains 22.8 acres on the north side of Demarest Road, of the Town of Warwick.

Action: _____

3. **Wild Breads & Spreads, LLC/Christopher Smith** - 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 SBL #44-1-9 and SBL #205-1-5 on approximately 2.9 acres of land; project located at 73 Kings Highway (Town) and 73 Colonial Av (Village), County Route 13, in the RU zone, of the Town of Warwick.

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. Previously discussed at the Planning Board Meeting of 1/21/26.

Action: _____

5. **Black Walnut Creek, LLC** - Application 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 intersection at Pulaski Hwy., (13 Van Sickle Road a/k/a 6 Sodrick Lane), in the AI zone, of the Town of Warwick. Previously discussed at The Planning Board Meeting of 1/21/26 - Public Hearing was adjourned "Without Date".

Action: _____

C. OTHER CONSIDERATIONS

- 1) Alexander 11 Walts Way Site Plan for rebuild of home. Planning Board to discuss scheduling a site visit.
- 2) Sibilla 7 Skysail Ln. Subdivision Planning Board to discuss scheduling a site visit.
- 3) Planning Board Minutes of 1/21/26 for PB approval.

D. CORRESPONDENCES

- 1) Email correspondence from a resident, Irene Mason, dated 3/6/26 – in regards to US Lumber noise study.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!