

“TENTATIVE” PLANNING BOARD AGENDA

**Town of Warwick Planning Board
Chairman, Benjamin Astorino**

**Dated: April 15, 2026
7:00 p.m.**

A. PUBLIC HEARINGS

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. **FS Holding LLC** - Application for Site Plan Approval & Special Use Permit for the use and construction of the continuation of existing uses and a proposed 16,000 s.f. addition to the existing 13,580 s.f. agricultural processing warehouse processing facility and legalizing one mobile home for farm-labor housing, situated on tax parcels SBL #2-2-30 and SBL # 2-2-11; project located at 18 Greenview Lane, in the AI/SL zones, of the Town of Warwick.

Action: _____

2. **Blain Town Square** - Application for Site Plan Approval and Special Use Permit for the use and construction of mixed-use commercial, residential, recreational development, situated on tax parcel SBL #51-1-41.2; project located on the southern side of NYS Route 94, 1100 feet east of Warwick Tpke., (137 State Route 94S), in the CB zone, of the Town of Warwick. Previously discussed at the PB Meeting of 8/20/25.

Action: _____

3. **Black Dirt Sports Club** - Application for Site Plan Approval & Special Use Permit for the use and construction of an indoor rec-building with accessory outdoor sports fields, situated at tax parcels S12 B2 L 16, 17.2, 18, 19, and 20; project located at the northern side of County Route 1, 1,100 feet west of Firehouse Lane, (734 County Route 1), in the LB & AI zones, of the Town of Warwick.

Action: _____

4. **7 West Cove Road, LLC** - Application for Site Plan Approval & Special Use Permit for the use and construction of removal of an existing 3-bedroom, single-story dwelling, deck and the construction of a new 3-bedroom, two-story dwelling within "A Designated Protection Area" of Greenwood Lake, situated on tax parcel SBL # 76-1-37; project located at 7 West Cove Road, in the SM zone, of the Town of Warwick.

Action: _____

5. **US Lumber (Former Mid-State Lumber Co.)** - Application for "Amended" Site Plan Approval and Special Use Permit for the use of an existing building material distribution center. The Applicant requests to extend hours of operation, situated on tax parcel S 33 B 1 L 11.1; project located on the southern side of Kings Highway, at Four Corners Rod and State School Road (200 Kings Hwy.), in the OI zone, of the Town of Warwick. Previously discussed at the PB Meeting of 11/15/23.

Action: _____

C. OTHER CONSIDERATIONS

1. Sibilla 7 Skysail Lane Subdivision – Planning Board to discuss scheduling a site visit.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!