

PLANNING BOARD AGENDA

Town of Warwick Planning Board
Chairman Benjamin Astorino

July 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. **Jason House and Matthew & Kelly Clancy Lot Line Change** - Application for Sketch Plat Review and Final Approval of a proposed Lot Line Change with no construction proposed, situated on tax parcels S 27 B 3 L 1 and L 12; parcels located on the westerly side of Big Island Road at its intersection with House Road (11 House Road), in the RU zone, of the Town of Warwick. Previously discussed at the PB Meeting of 7/17/24.

Action: _____

2. **Tom and Amy Sibilla Subdivision** - 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.** At the PB Meeting of 7/16/25 - The Planning Board deemed the application an Unlisted Action and circulated to Interested Agencies.** At the PB Meeting of 11/19/25, the Planning Board adopted the Part 2 EAF Unlisted Action**. **Application previously discussed at the PB Meeting of 11/19/25**.

Action: _____

3. **HPS Farm Mission Land Road** - Application for Site Plan Approval and Special Use Permit for the use and construction of a proposed 7500 S.F. building on a vacant lot whereas 3500 S.F. of the building will be used as a single-tier indoor Cannabis Cultivation canopy and whereas the remaining 4000 S.F. will be used for processing, drying and packaging of the Cannabis, along with proposing to install approximately 3 acres of Ground-Mounted Solar Panels for on-site electric use, situated on tax parcel SBL # 1-1-44.1 on 26.7 acres; project located on the corner of Murray and Swan Streets located off Mission Land Road, in the AI zone, of the Town of Warwick.

Action: _____

C. OTHER CONSIDERATIONS

1. PB Minutes of 6/3/26 for PB approval.
2. Blain Town Square Scoping Document Time Extension – Planning Board to discuss extending the time of adoption of the Final Scoping Document. (SBL #53-1-8).
3. Caiafa-Garazzo-Sofiley Lot Line Change – Letter from Darren Stridiron, PLS dated 6/30/26 in regards to Caiafa-Garazzo-Sofiley lot line change – requesting a 6-Month Extension on conditional Final Approval of a proposed lot line change, situated on tax parcels SBL #24-1-35.22 & 24-1-35; property located at 111 & 197 Glenwood Road. Conditional Final Approval was granted on 11/19/25. *The Applicant's Surveyor stated that they are working on finalizing the conditions of approval.* The 6-Month Extension becomes effective on 5/19/26.
4. Planning Board to discuss canceling the 7/27-26-W.S. & PB Meeting of 8/5/26.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!