

PLANNING BOARD AGENDA

Town of Warwick Planning Board
Chairman Benjamin Astorino

August 19, 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. **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. At the PB Meeting of 4/15/26- the Planning Board deemed the application Type 1 Action and adopted Part 2 & 3 EAF. At the PB Meeting of 6/3/26 a Public Scoping Session was held with written comment period open until 6/15/26. At the PB Meeting of 7/15/26 – the PB extended the time of adoption of the Final Scoping Document.

Action: _____

2. **Black Dirt Sports** - 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. Previously discussed at the PB Meeting of 5/6/26. The Planning Board deemed the application as Type 1 Action and Circulated for Intent to Assume Lead Agency to NYSDEC & OCDPW.

Action: _____

3. **Alexander 11 Walts Way Site Plan** - 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. Previously discussed at the PB Meeting of 12/17/25 and the PB deemed application Type 2 Action.

Action: _____

4. **FS Holding LLC/18 Greenview Lane** - - Application for Site Plan Approval & Special Use Permit for the use and construction of the continuation of existing uses and a proposed 16,308 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. Discussed at the PB Meeting of 4/15/26. The PB deemed the application a Type 2 Action.

Action: _____

5. **Highway 3 LLC/Town of Warwick Lot Line Change** - Application for Sketch Plat Review and Final Approval of a proposed Lot Line Change, situated on tax parcels SBL #94-4-55.2 and 94-4-57; parcels located at 487 & 489 Kings Highway, in the SM zone, of the Town of Warwick, County of Orange, State of New York.

Action: _____

C. OTHER CONSIDERATIONS

1. Planning Board Minutes of 7/15/26 for PB approval.
2. **Trone-Pouliot Lot Line Change** – Letter from John McGloin, PLS., dated 8/6/26 addressed to the Planning Board in regards to Trone-Pouliot Lot Line Change – requesting 6-Month extension on conditional final approval of a proposed lot line change, situated on tax parcels SBL #41-1-108 & 58; parcels located at 16 Sutton Road & 78 Covered Bridge Road, located in the RU zone. CFA was granted on 3/18/26. *The Applicant stated that they are currently in process of filing the declarations & deeds and addressing all conditions of approval.* The 6-Month Extension becomes effective on 9/18/26.

D. CORRESPONDENCES

1. Email correspondence from Carole Liantonio, dated 7/20/26 in regards to the Blain Town Square project.
2. Email correspondence from Michael Vele, dated 7/27/26 in regards to the Tiedemann Castle Site Plan project.

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!