

PLANNING BOARD AGENDA “REVISED 8/26/26”

Town of Warwick Planning Board
Chairman Benjamin Astorino

September 2, 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. **Kraftify Holdings/Drowned Lands Brewery** - Application for Site Plan Approval and Special Use Permit for the scope of the project is to add covered and un-covered outdoor patios to the existing brewery. The project scope also includes the renovation of the 2nd story bridal suite and renovation of the basement to add a speakeasy. This project is not a change of use, it is adding improvements to the existing brewery. The proposed improvements are within the property line with grading extending into the beer garden easement area. The proposed improvements also do not encroach the 100-foot wetland buffer. A combination of scour holes and rip rap is used at roof leader discharge locations to prevent erosion, situated on tax parcel SBL #46-1-37; project located at 251 State School Road, in the OI zone, of the Town of Warwick. ** At the PB Meeting of 9/17/25- The PB deemed the application an Unlisted Action & Circulated to the following Agencies on 9/19/25: NYS Liquor Authority, OCDOH, Town Board, OCPL. ZBA granted various area variances on 6/22/26.

Action: _____

C. OTHER CONSIDERATIONS

1. **Liberty Fields Farm Subdivision** – Planning Board and Applicant, Brian Singer to discuss demolition of dwelling.

D. CORRESPONDENCES

E. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!