

PLANNING BOARD AGENDA

Town of Warwick Planning Board
Chairman Benjamin Astorino

September 16, 2026
7:00 p.m.

A. PUBLIC HEARINGS

1. **Black Walnut Creek** – *“Set For A Public Hearing At the PB Meeting of 7/15/26”*. 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 a/k/a ***Thunderbird Farms***, situated on tax parcel S 4 B 1 L 2.46; project located at 6 Sodrick Lane, in the AI zone, of the Town of Warwick. **At the PB Meeting of 5/21/25, the Planning Board Did Not take Action on SEQR. At the PB Meeting of 8/20/25, the PB deemed the application as a Type 1 Action. At The PB Meeting of 3/18/26, the PB adopted an "Amended" Full EAF Part 2. Received Letter of Transmittal from Keith Woodruff, Engineering & Surveying Properties, dated 7/29/26, Response Letter Prepared by Jeremy Havens, dated 9/24/25, Expanded Part 3 EAF Narrative, dated July 2026, Tim Miller Associates Noise Study, dated 7/29/26, Site Plan, dated 2/20/26. (Received Electronic Email Submittal on 7/29/26 & Hard Copies)

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. **UrbanXtracts Phase 2** - Application for Site Plan Approval and Special Use Permit for the use and construction of Cannabis Manufacturing & Distribution, situated on tax parcel SBL #46-1-51.2; project located on the southern side of John Hicks Drive 100 feet west of State School Road (41 & 43 John Hicks Drive), in the OI zone, of the Town of Warwick, County of Orange, State of New York. **At the PB Meeting of 8/20/25, the PB deemed the application as an "Unlisted" Action. On 8/26/25, Planning Dep't., circulated to potential Involved/Interested Agencies; OCDOH, OCPL & Town Board. **At The Planning Board Meeting, the PB "Rescinded" the Unlisted Action and deemed the application a Type 1 Action. Recirculated the Type 1 Action on 9/19/25 to the following Involved/Interested Agencies, NYS Cannabis Management, OCDOH, & OCPL (Interested). At the PB Meeting of 12/17/25, the PB adopted the Part 2 EAF. Received Letter of Transmittal from Jerry Casesa, HV Realty Services, Inc., dated 8/24/ 26, 1-Hard Copy of Campus Master Plan submitted to SHPO, dated 7/8/26. (Submitted to PB Portal on 8/24/26 & Received 1-Hard Copy).

2. **Ciummo Site Plan** – “*New Applicant*”. ****Sent To OCPL On 8/26/26****. Application for Site Plan approval for the use and construction of a proposed single-family dwelling to be moved from the original approved house location that is located within the RL-O zone, situated on tax parcel S 43 B 1 L 70; project located at 97 Pine Island Tpke., in the SL zone of the Town of Warwick. Received Cover Letter from Brian Friedler, Friedler Engineering, dated 8/24/26, Site Plan Application, Fee, Checklist, Ag Data Statement, date 8/24/26, Short EAF Part 1, dated 8/24/26, Deed, Tax Map, NWI- Map, NYSDEC Environmental Resource Mapper, Building Department Letter dated 6/4/26, OCDPW Letter, dated 2/11/26. (Submitted to PB Portal on 8/24/26 & Received Hard Copy).
3. **FS Holdings, LLC** - Application for Site Plan Approval & Special Use Permit for the use and construction of the expansion of the existing agricultural processing use, including a proposed 16,308 s.f. addition to the existing 13,580 s.f. building, 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. At the PB Meeting of 4/15/26, the PB deemed the application a Type 2 Action. Received Cover Letter from Patrick Brady Engineering, dated 8/26/26, Applicant’s Attorney (Paul Baum), Received Revised Site Plan, Revised Date 8/24/26, Surveyors Certification dated 6/19/26. (Submitted to PB Portal on 8/26/26 & Received Hard Copy).
4. **Tiedemann Castle 14 Lake Shore Rd.** - 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 PB Meeting of 3/18/26. ZBA Variances granted on 7/27/26. Received Cover letter from Brian Friedler Engineering, dated 8/26/26, Revised Site Plan by Paul Gdanski, P.E. dated 8/20/26, Lot Line Change Plans, dated 12/30/25, Landscaping Plans by Karen Arent, Landscape Architect, dated 8/25/26, ZBA Determination Resolution, granted on 7/27/26. (Submitted to PB Portal on 8/26/26 & Received Hard Copy).

C. CORRESPONDENCES

1. Received email correspondence from Heidi Carnevali dated 9/7/26 in regards to Black Walnut Creek.

D. PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS!