

Town of Warwick Planning Board
Watchtower Bible and Tract Society
RESOLUTION ADOPTING SEQR FINDINGS STATEMENT

WHEREAS, the Town of Warwick Planning Board (the “Planning Board”) received an application from Watchtower Bible and Tract Society of New York, Inc. (the “Applicant”) for Special Use Permit and Site Plan approval for development of a campus of buildings on approximately 45 acres of a total 253-acre site located at 1 Kings Drive, Tuxedo, New York 10987-5500 (Postal address) in the Town of Warwick, Orange County, New York; parcels identified as Tax Map Section No. 85, Tax ID Numbers 85-1-2.22, 85-1-2.3, 85-1-4.1, 85-1-4.2, 85-1-5.1, 85-1-5.2, 85-1-6; and

WHEREAS, the purpose of the development is to relocate the World Headquarters of the Watchtower Bible and Tract Society of New York, Inc. from Brooklyn, NY to the site of the former International Nickel Company, which closed and has been vacant for more than two decades; and

WHEREAS, the proposal (“the Project”) includes an administration offices building, services building with kitchen, laundry, storage and infirmary; four residential buildings housing 588 one- and two-bedroom units for approximately 1,000 residents; a vehicle maintenance building; a waste separation facility; a powerhouse/maintenance building, and a recreational facility with the majority of parking proposed within attached underground parking structures; and

WHEREAS the Planning Board is SEQR lead agency for the Project; and

WHEREAS, the Planning Board required preparation of a Draft Environmental Impact Statement (“DEIS”) to assess potential environmental impacts of the Project; and

WHEREAS, a DEIS was prepared by the Applicant and submitted to the Planning Board for a completeness review; and

WHEREAS, on May 4, 2011, the Planning Board accepted the DEIS as complete for commencing public review; and

WHEREAS, on July 20, 2011, the Planning Board held a duly noticed public hearing on the DEIS as well as hearings on the preliminary special use and site plan applications with the public hearing on the DEIS being closed on, and the preliminary special use and site plan public hearings being adjourned without date; and

WHEREAS, the SEQR public comment period concluded on August 3, 2011; and

WHEREAS, a Final Environmental Impact Statement (FEIS) was prepared to address Project revisions and respond to comments made at the SEQR public hearing and submitted during the SEQR public comment period; and

WHEREAS, the Planning Board determined the FEIS to be complete and caused it to be filed on July 3, 2012; and

WHEREAS, the Planning Board has now prepared a SEQR Findings Statement for the Project that considers the relevant environmental impacts presented in the EIS, weighs and balances such impacts with social, economic and other essential considerations, provides a rationale for the Planning Board's decision and certifies that the SEQR requirements have been met.

NOW, THEREFORE, BE IT RESOLVED that the Town of Warwick Planning Board hereby adopts the World Headquarters of Jehovah's Witnesses' SEQR Findings Statement and authorizes the Planning Board Chairman to file and distribute the Findings Statement in accordance with requirements of SEQR.

On a motion by Dennis McConnell seconded by Robert Kennedy, the foregoing resolution was adopted on a vote of 5 in favor, 0 opposed and 0 abstentions.

Dated: Warwick, New York
August 1, 2012

BENJAMIN ASTORINO, CHAIRMAN