

State Environmental Quality Review (SEQR)

Resolution Adopting Part 3

Name of Action: Beth Medrash Meor Yitzchok College

Whereas, the Town of Warwick Planning Board is in receipt of an application for Special Use Permit and Site Plan approval involving the re-occupancy and interior renovation of three existing vacant structures totaling 87,000 square feet, and appurtenant landscaping and parking area improvements on a 7.01 acre parcel of land located at 57 and 61 Old Forge Road, Town of Warwick, Orange County, New York, and

Whereas, on January 17, 2024, the Town of Warwick Planning Board preliminarily classified the action as Type 1; and

Whereas, a Full Environmental Assessment Form (EAF) Part 1 was received from the Project Sponsor dated August 14, 2024; and

Whereas, on September 18, 2024, the Planning Board noticed its intent to become Lead Agency to the Town of Warwick Zoning Board, the Orange County Department of Health and the New York State Department of Environmental Conservation, which it had determined were involved agencies, and further distributed to several interested agencies and parties at the Project Sponsor's request; and

Whereas, on November 20, 2024, the Planning Board having assumed lead agency status adopted a Part 2 EAF identifying several areas of potential moderate to large environmental impacts and directed the applicant to prepare a first draft Part 3 EAF; and

Whereas, the project sponsor compiled a first draft EAF Part 3 dated January 29, 2025 and provided supplemental information on or around March 14, 2025; and

Whereas, the Planning Board has reviewed the submitted Part 3 EAF, and directed its consulting Planner to amend the draft Part 3 EAF as necessary to reflect the Planning Board's perspective, and to present the information in a manner that reflects the current understanding of potential impacts, given the project sponsor's submissions, the Board's consultants' peer review, and the Board's discussions at several workshop and regular meetings over the course of the SEQR review; and

Whereas, the Planning Board received the draft Part 3 EAF from its consulting Planner on April 15, 2025; and

Now Therefore Be It Resolved, that the Planning Board hereby adopts the draft Full Part 3 EAF prepared by its consulting Planner, with the following changes, if any:

_____ ; and

Be It Further Resolved, that a Determination of Significance will be made at such time as the Planning Board has received all information necessary to enable it to determine whether the action will or will not have a significant adverse impact on the environment.

On a motion by _____, seconded by _____, and a vote of

_____ for, and _____ against, and _____ absent,

this resolution was adopted on _____>

DRAFT