Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Attached Narrative

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Planning Board file including site plan, agency letters, public comment, consultant review memos

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Warwick Planning Board as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: BMMY College

Name of Lead Agency: Town of Warwick Planning Board

Name of Responsible Officer in Lead Agency: Ben Astorino

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Max Stach Date:

For Further Information:

Contact Person: Connie Sardo

Address: 77 Main Street, Warwick NY 10990

Telephone Number: 845-986-2031

E-mail: planning@townofwarwick.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

FULL ENVIRONMENTAL ASSESSMENT

PART 3 – Evaluation of the Magnitude and Importance of Project Impacts

Attachment A

Lead Agency: Town of Warwick Planning Board

Project Sponsor: Beth Medrash Meor Yitzchok College (the "College")

Project Site: 57 and 61 Old Forge Road (Section 83 Block 1 Lots 2 & 5.1)

Area: 7.01+/- acres

Zoning: Land Conservation (LC) with Ridgeline Protection Overlay

Action: Renovation and re-occupancy of existing structures previously used as a New York University-owned and operated medical research laboratory for use a men's religious college for up to 200 resident students and approximately 47 faculty and staff.

Related Approvals: Site Plan approval – Town of Warwick Planning Board
Special Use Permit approval – Town of Warwick Planning Board
Orange County Department of Health – Improvements to wastewater treatment plant and/or public water system
Possible Timber Rattlesnake Permitting – NYSDEC
Possible Abatement permitting – NYSDEC

BACKGROUND

Site History

Albert Gallatin founded in 1831 a non-denominational university called the University of the City of New York which would become New York University.[1] More particularly to the Site, it is our understanding from the attached September 1959 Journal of Metals article entitled "Sterling, Ringwood, and Greenwood" that the main rustic stone building itself started as a school for the children of miners working for Ramapo Ore Company. NYU owned and operated the Site for approximately 70 years.

The Site has existed and been significantly occupied in its current building and parking layout for several decades spanning from before 1974 through at least 2015 as reflected by Aerial Photography available

[1] *See* https://www.nyu.edu/about/news-publications/news/2015/january/albert-gallatin--behind-the-man-behind-nyu.html.

from the NYS Geographic Information Systems Clearinghouse and Historic Aerials by Netronline.[2] Based on Aerial Photography, usage appears to have declined following 2015.

Figure 1: NYU Site Circa 1975

Figure 2: NYU Site Circa 2006

A review of the Town of Warwick Building Department's records and other historic documents suggests that the Town has issued Building Permits and Certificates of Occupancy to NYU (or NYU Medical Center or NYU A.J. Lanza Research Lab) for the Site since at least as early as March 1962 (for "Alterations to Laboratory," and "Industrial Medicine Research Bldg") with the most recent Certificate of Occupancy issued to NYU School of Medicine for a "Labs renovation," dated September 30, 2021, and numbered as CO313360.

Access to the Site is currently provided by three (3) curb cuts on the East side of Old Forge Road in Town to the north of the Sterling Forest State Park Visitor Parking Lot. The improvements presently include three (3) interconnected buildings totaling approximately 81,000 square feet with various sections ranging in height from 2-stories to 3-stories. Ramapo Ore Company constructed the East Building in the 1920s. NYU constructed both the West Building in the 1960s and the South Building in the 1970s. All three (3) of these buildings are served by Veolia (formerly Suez) for water and wastewater.

Current Site Disposition

As previously detailed, New York University ("NYU") College of Medicine had been operating the Project Site as a Research Laboratory for well over 50 years under the name: Nelson Institute of Environmental Medicine," with the decommissioning of the Site beginning sometime in 2017 and the site ultimately closed in 2018. Since the shuttering by NYU in 2018, the facility and the Site have remained mostly dormant until its eventual sale in 2021.

Sometime after the sale of the facility in 2021, the site endured multiple acts of vandalism to the building's interior and exterior. The trespassers were able to gain access into the building by breaking through the glass entry doors of the structure. Once inside

[2] *See* https://orthos.dhses.ny.gov/; https://www.historicaerials.com

the building windows were broken on the first and second floors, walls and surfaces were spray-painted, and water fixtures were inappropriately operated.

Figure 3: NYU Site Circa 2015

The damage performed to the building has permitted the admittance of precipitation into the building, leading to an excessive growth of mold and mildew within the structure. During the October 4th, 2023 site visit to the exterior of the building, members of the Planning Board remarked upon the smell of mold and mildew permeating from the structure. Additionally, members of the Planning Board were able to bear witness to the damage of the building interior during a site visit conducted on November 2nd, 2024. See Exhibit M.

While operated by NYU, buildings were heated by an oil-fired boiler system utilizing #2 fuel oil. This fuel oil was stored in two (2) underground storage tanks in separate locations, near their respective boilers. Due to the large amount of #2 fuel oil stored on-site (30,000 gallons) a Petroleum Bulk Storage ("PBS") permit was secured from the New York State Department of Environmental Conservation ("NYSDEC"). Section 16 of this Draft Full EAF Part III further discusses the necessary removal of these tanks to comply with current codes and regulations. Additionally, the Project Sponsor has submitted a report by Luzon Environmental Services entitled "Underground Petroleum Tank Closure Report", dated June 18, 2024, and on file with the Town of Warwick Planning Board. This report lays out a plan for the proposed removal of these tanks.

The Proposed Action.

The Project Sponsor proposes to undertake interior renovations, perform minimal site improvements and re-occupy the existing buildings on the Site for use as a college awarding Bachelor's Degrees and Associate's Degrees in Talmudic Studies. The project sponsor proposes interior renovations of existing meeting rooms and other spaces into classrooms, quad-occupancy dormitory rooms, and a 370-seat auditorium. The Project Sponsor proposes matriculating up to 200 adult male resident students with a conservative estimate of 43 professors/administrators/support staff.

The Project Sponsor has applied for Site Plan Approval and an Institution of Higher Learning Special Permit per Section 164-46J and Use Group 84. Further, the Project Sponsor's application complies in all respects with the use, area, and bulk standards for the LC zoning district in which the Site is classified as well as the Ridgeline Overlay District 2 ("RL-O2"). The Project Sponsor also will file with the County of Orange and Town of Warwick Tax Assessor upon receipt of its land use entitlements, the necessary Consolidation Deed and other paperwork to merge the Site's 2 lots into 1 tax lot.

It is noted that the attorney for the applicant has repeatedly advanced the idea that the prior use as an NYU-operated medical research laboratory qualified it as an "Institution of Higher Learning" under zoning and that the proposed use as a college is also an "Institution of Higher Learning." This Part 3 remains silent on this contention as a determination on the use is not necessary to consider whether significant adverse environmental impacts are likely to result from the proposed project. In any event, both Institutions of Higher Learning and State-Accredited Private Schools are permitted by Special Use Permit in the LC district.

In terms of physical changes to the project site, most of the proposed construction will be the renovation of the existing structures to suit the modified use. Exterior construction includes the following:

- Restriping of the upper parking area.
- New pavement widening at the upper parking area of a total of 204+/- square feet.
- Replacement of lightpoles along path between building and lower parking area.
- Installation of landscaping.
- Proposed pavement widening at the lower parking lot of 1851+/- square feet to improve vehicular circulation.
- Removal of 11,396+/- square feet of existing macadam parking are.
- Trenching to repair or replace underground sewer lines as required.
- Offsite wastewater or water plant improvements as required.

The Project Sponsor anticipates that the College will operate on Old Forge Road in many respects consistent with its shared namesake Beth Medrash Meor Yitzchok, located at 85 Dykstras Way East in Monsey, NY, which opened its doors in the Fall of 2005 as the post-secondary affiliate of Mesivta Meor Yitzchok, itself an established high school in Monsey, NY.

The College awards Bachelor's Degrees and Associate's Degrees in Talmudic Studies. It is in Good Standing with the New York State Higher Education Services Corporation ("HESC"), and, based on an audit of its financial statements, is on HESC's Inventory of Registered Programs. The College is accredited by the Association of Advanced Rabbinical and Talmudic Schools, Accreditation Commission ("AARTS")[3], which itself is recognized by both the US Department of Education ("USDE") and the Council for Higher Education Accreditation ("CHEA").

The College is listed on the US Department of Education's Office of Postsecondary Education's Database of Accredited Postsecondary Institutions and Programs. See https://ope.ed.gov/dapip/#/institution-profile/227465. Reference to the College's profile notes that the College is accredited by the Association of Advanced Rabbinical and Talmudic Schools Accreditation Commission since December 2011 with renewals of accreditation occurring in April 2017 and April 2024 and the next accreditation review date set for December 2030.

Were the facility to open in 2024, the Project Sponsor estimated the Academic Calendar would approximate:

Fall Semester: September 4, 2024 – February 6, 2025

[3] *See* https://www.chea.org/national-faith-related-accrediting-organizations-accreditor-type.

Fall Breaks:	October 10, 2024 – November 2, 2024
	December 27, 2024 - December 29, 2024
Spring Semester:	February 10, 2025 - July 22, 2025
Spring Breaks:	March 14, 2025 – March 16, 2025
	March 30, 2025 – April 28, 2025

Students will reside on the premises and arrive and depart by bus on an approximately monthly basis. None of the students will commute daily. It is expected that the College will have overlapping administration with its Monsey facility. It is conservatively estimated that there will be 43 faculty and staff working on-site. Admission to the College is open to male members of the Orthodox Jewish faith, regardless of race, color, national origin or physical handicap. The Academic Program the College proposes is a five-year, 150 credit undergraduate program in Talmudic studies. Students who successfully complete the Yeshiva's five-year program are eligible to receive a First Talmudic degree. The College also will offer an associates-level program of study comprised of 60 credits leading to an Intermediary Talmudic Degree.

The State Environmental Quality Review SEQR Process to Date

In its December 27, 2023, submission, the Project Sponsor respectfully submitted that its proposed action was a Type II action exempt from SEQR, based on several of the sub-sections codified in 6 NYCRR Part 617.5(c), including sub-sections 2, 9, 10 and 18. Type II actions require no further review under SEQRA. Because the Project Sponsor asserted that it was proposing a Type 2 action, it did not provide either a Full Environmental Assessment Form or a Short Environmental Assessment Form with its initial application.

As a result of the Project Sponsor's submission, on January 17, 2024, the Planning Board adopted a resolution indicating that it preliminarily classified the proposed action as Type 1. It rejected the Project Sponsors claims that the proposal was a Type 2 action as follows:

- With regard to 617.5(c)(2), the project is not a reconstruction of a facility in kind, and therefore this Type 2 action does not apply. The previous facility was a research laboratory, while the proposal is for classrooms, dormitories, libraries and supporting facilities.
- With regard to 617.5(c)(9), the proposed construction involves more than 4,000 square feet of non-residential floor area and includes residential facilities, and therefore this Type 2 action does not apply.
- With regard to 617.5(c)(10), the initial construction of an 87,000 square foot school is not a "routine" activity of an educational institution, and therefore this Type 2 action does not apply.
- With regard to 617.5(c)(18), the action exceeds a Type I threshold. Notably, the proposed action proposes, "*an unlisted action, that exceeds 25 percent of any threshold in this section (activities, other than the construction of residential facilities that exceed… in a… town… having a population of less than 150,000 persons or less, a facility with more than 100,000 square feet), occurring… substantially contiguous to any publicly owned or operated parkland…*" The exact amount of non-residential floor area proposed is not known, but seems to exceed 25,000 square feet, the maximum amount under this threshold. Therefore, this Type 2 action does not apply.

The Project Sponsor thereafter provided on August 14, 2024, a SEQRA Full Environmental Assessment Form ("EAF") including completed Parts I & II with Appendices.

With this submission, the Project Sponsor suggested that there are no Involved Agencies other than the Planning Board given that the scope of the Action entails solely the re-occupancy and interior renovation of the existing buildings along with landscaping and parking area improvements decreasing the impervious surfaces on Site.

The Project Sponsor mistakenly prepared and submitted an EAF Part II answering the plurality of the Questions "No" and as to the handful of Questions answered "Yes", all the detailed responses in the sub-sections were answered "No, or small impact may occur". The College asserted that a Part 3 assessment was unnecessary, and the project did not warrant even a cursory investigation into environmental impacts (beyond the EAF Part 1 supplements it had already submitted). In sum, the College concluded that its application would not have a significant adverse environmental impact; and therefore, adoption of a SEQRA Negative Declaration was warranted. This analysis and assertion is outside the normal process of SEQR, which mandates that the lead agency make the Part 2 determinations.

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. The Planning Board had identified the following potential approvals as being required:

- Town of Warwick Zoning Board – Interpretation of Use[4] and/or possible use variance.
- Orange County Health Department – Approval of Public Water Supply and/or Public Wastewater Treatment Plan modifications
- NYS Department of Environmental Conservation – Possible permitting relating to rare, endangered or threatened species, possible permitting relating to abatement of asbestos, lead, building or soils contamination.

While the Project Sponsor disagreed with the Planning Board's determinations regarding SEQR classification and involved agencies, given that the Lead Agency was going to distribute a coordination notice anyway, the Project Sponsor's agents requested it be as widely distributed as possible to potentially interested agencies and three potentially interested parties. The following additional non-involved agencies and/or parties were noticed:

- Town of Tuxedo Planning Board
- Palisades Interstate Park Commission
- NYS Office of Parks, Recreation & Historic Preservation
- Town of Warwick Town Board
- OC Department of Planning
- OC Department of Public Works
- NYS Education Department
- Town of Warwick Police Department

[4] It was later determined by the Planning Board upon advice of its attorney, that such an interpretation or use variance was not required.

- Tuxedo Union Free School District
- Tuxedo Fire District
- Greenwood Lake EMS District
- The Sterling Forest Partnership[5]
- NY/NJ Trail Conference
- Open Space Institute

The Planning Board has not received any objection to it serving as Lead Agency for the Coordinated Review of this Project Classified as a Type I Action. Accordingly, the Planning Board assumed SEQRA Lead Agency. Orange County Department of Public Works responded on October 1, 2024, indicating no comment and no approval is necessary. Orange County Department of Health indicated that a backflow protection device will be required, that a water main extension (if required) will require Health Department review, and that all water distribution improvements will require a permit. Orange County Department of Planning responded to the Lead Agency Coordination on October 3, 2024, requesting that it be copied on future SEQR submissions by the Project Sponsor, and that those submissions include a traffic study and a full-sized site plan.

On November 20, 2024, the Planning Board adopted a Full EAF Part II (the draft having been prepared by Nelson Pope Voorhis as the Town's Consulting Planner) identifying the following areas of potential environmental concern:

a. Impact on Land –

   i. The proposed action may involve construction on land where depth to water table is less than 3 feet – applicant indicates groundwater elevations as shallow as 1 foot.

   ii. The proposed action may involve construction on slopes of 15% or greater. – applicant indicates that site contains slopes over 15% comprise 49% of the site

   iii. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface – applicant indicates the site contains exposed bedrock

   iv. The proposed action may involve construction that continues for more than one year or in multiple phases – applicant indicates 18-month construction period

b. Impact on Groundwater

[5] Between the Project Sponsor's submission on August 14, 2024 and the Planning Board's September 9, 2024 work session and its September 18, 2024 public meeting, the Planning Board received numerous letters from agencies and environmental organizations such as The Sterling Forest Partnership, Palisades Interstate Parks Commission, New York New Jersey Trail Conference, and the Open Space Institute.

i. The proposed action may require new water supply wells or create additional demand on supplies from existing water supply wells.

ii. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer – Veolia indicates improvements needed to increase capacity.

iii. Other: Project will withdraw water from a sole source aquifer (Highlands Aquifer System).

c. Impact on Plants and Animals

i. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government – while proposed disturbance is limited, there is a potential for habitat degradation associated with more intensive, 24-hour occupancy of the project site.

ii. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government– while proposed disturbance is limited, there is a potential for habitat degradation associated with more intensive, 24-hour occupancy of the project site.

iii. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.

d. Impact on Aesthetic Resources - While the structures are existing, they have been vacant for some time. Significantly increased activity at the site will impact views from the Sterling Forest Visitor's Center and area trails, which is substantially contiguous to the property site.

e. Impact on Historic and Archaeological Resources – The project is in an area identified as sensitive for archeological resources, however, sub items are recommended to be identified as "no or small impact," as there is very limited site disturbance proposed and those are proposed in areas that are adjacent to significant previous disturbance, such as minor expansion of parking areas.

f. Impact On Open Space and Recreation – Other: The project may diminish recreational resources in the adjacent State Park

g. Impact on Transportation - Projected traffic increase may exceed the capacity of the existing road network.

h. Impact on Energy - The project will increase energy usage, but all sub items are identified as "no or small impact."

i. Impact on Noise, Odor and Light –

i. The proposed action may result in light shining onto adjoining properties.

ii. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.

j. Impact on Human Health

i. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.

ii. Other: Renovation of buildings may result in the release of lead paint, asbestos, or chemicals used during the previous owner's occupancy as a laboratory.

k. Consistency with Community Character

i. The proposed action may create a demand for additional community services (e.g. schools, police and fire)

The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources. The resolution also requested that the Project Sponsor submit a draft Part 3 addressing the importance of these potential moderate to large impacts in terms of:

- Magnitude includes factors such as severity, size or extent of an impact.
- Importance in terms of geographic scope, duration, probability of occurrence, number of people affected and any additional environmental consequences.
- Any design element or project changes to be considered.
- The reason(s) why the impact may, or will not, result in a significant adverse environmental impact

The project sponsor provided a first draft Part 3 dated January 29, 2025, addressing all areas of potential environmental concern. The Planning Board's consulting planner, which assisted with the review of the Project Sponsor-prepared EAF Part, requested additional information be provided regarding the following subject matter:

- Threatened and endangered species.
- Potential significant natural communities on or near to the site.
- History of site remediation, synopsis of Environmental Site Assessments.
- Information on potential fiscal impacts and impacts on community services.

Supplemental information was provided to the Planning Board addressing these matters on or around March 14, 2025. The Planning Board's consulting planner revised the Draft EAF Part 3 and submitted it to the Planning Board on April 14, 2025, for consideration.

Over the course of Planning Board review, the applicant made several minor changes to the project, including but not limited to changes to:

- Proposed site lighting – prescribing more wildlife-friendly lighting color temperatures, reduced lighting intensity, and lower bollard style lighting.
- Changes to environmental notes throughout the plan set.
- Incorporation of park benches as requested by Orange County Planning.
- Removal of one parking space to retain a significant white pine tree.

Based on these project changes, on or around March 12, 2025, the Planning Board recirculated the application to all identified involved and interested agencies and parties along with revised plans allowing all agencies to comment on the proposed plan changes and the project as amended over the course of project review.

No agency has responded to this notice of project change to indicate any environmental concerns that were not previously considered by the Lead Agency, nor remarked on the adequacy or inadequacy of project changes to address identified areas of environmental concern.

Public Comment

Over the course of project review, the Planning Board has received numerous comments by interested parties.[6] Several of these commenters have raised concerns about the proposed action and its potential impact on the environment. The comments have been reviewed in depth, and the Planning Board has requested additional information in response to these comments including information on certain species identified by the public as potentially existing on the site.

Many of the comments have requested that the project be subjected to an Environmental Impact Statement (EIS) due to the value and sensitivity of Sterling Forest State Park and in order to subject the project to more thorough public consultation. It is noted that to require a DEIS, the Lead Agency must identify at least one significant adverse environmental impact to occur because of the proposed action. SEQR does not allow a lead agency to require an EIS solely due to the presence of a highly valuable or sensitive environmental resource, absent a finding that the proposed action is likely to significantly and adversely impact that resource. SEQR also does not allow a lead agency to require an EIS solely to subject a project to higher degrees of public or agency consultation

ASSESSMENT OF IMPACTS

General Considerations

In determining whether the project may result in significant adverse impact, the Planning Board relied on the following general considerations, which are all indicated on the plan or proposed attested to by the project sponsor (and will be made requirements of approval):

- The proposed area of new permanent disturbance is approximately 0.37 acres to support improved vehicular circulation.

[6] The Planning Board notes that it is in receipt of several comments that are biased, discriminatory and inflammatory, regarding the religion of the College operators and future students. The Planning Board disavows such comments without reservation and has not and will not consider such comments in the course of its SEQR, site plan and special use permit review of this application.

- Assuming a 20-foot swath of clearing along the site's 240 feet of sewer line through naturalized areas of the site, an additional approximately 5,000 square feet of clearing will potentially require temporary disturbance to repair or replace sewer lines to meet the requirements of the Orange County Health Department and the sewer utility.
- The applicant is permanently removing approximately 11,396 square feet of parking area and allowing that area to return to natural conditions.
- By removing the net area of parking, the project will increase the area of natural meadow/wooded conditions post-construction versus existing site conditions.
- The project sponsor has clarified that all adult students will travel to and from the facility in buses and remain on-site in month-long intervals.
- A conservative estimate of faculty and staff is 43 persons.
- Only adult male students will reside on-site. There will be no families or children of students residing on the site.

Specific Considerations:

1. Impact on Land

1.A Existing Conditions

The total parcel area of the Proposed Action is 7.01± acres. The parcel currently contains an 81,000± sq.ft. building, multiple paved parking areas, wooded areas, and lawn & landscaped areas. Table 1.A below summarizes the existing land coverage conditions found on the Project Site.

Table 1.A – Existing Site Coverage

Land Cover Type	Area (Acres)
Impervious Surfaces	2.56
Wooded Areas	2.61
Surface Water Features	0.01
Exposed Bedrock	0.10
Lawn & Landscaping	1.73
Total	**7.01**

1.A.1 Soils

The Project Site contains three (3) soil groups according to the *Soil Survey of Orange County, New York*, a publication of the National Cooperative Soil Survey compiled by the U.S. Department of Agriculture, Soil Conservation Service and Cornell University Agricultural Experiment Station. The on-site soil groups contain the following three (3) groups: Erie, extremely stony soils, gently sloping ("ESB"), Rock outcrop-Hollis complex, 15 to 35 percent slopes ("ROD"), and Swartswood and Mardin soils, sloping, very stony ("SXC").

Table 1.A.1 below lists the various soil types present on the Project Site, their on-site acreages, and associated characteristics. According to the *Soil Survey of Orange County, New York,* the depth to the

high-water table is less than three (3) feet for two (2) soil groups found on the Site and the depth to bedrock is less than five (5) feet for all soil groups found on the Site. The NY Agricultural Land Classification table published by NYS Agriculture and Markets lists ESB & ROD soils in soil group 9, with SXC in soil group 8, which is not considered a highly productive soil group (Groups 1-4).

Table 1.A.1 – On-Site Soil Types

SOIL	Symbol	Acres	Slope Range	Hydrologic Group	Depth to Rock	High Water Table
Erie, extremely stony	ESB	0.5	3-8%	D	10”-21”	6”-18”
Rock outcrop, Hollis	ROD	1.9	15-35%	D	8”-23”	> 80”
Swartswood & Mardin	SXC	4.6	8-15%	C	14”-26”	13”-24”

1.A.2 Topography

Topography on the Site generally slopes from a ridgeline to the north along Old Forge Road towards the southern portion of the Site. There is an elevation difference of roughly 58 feet across the Site. The highest natural elevation on the Site, approximately 858 feet above Mean Sea Level (“MSL”), is located on the northeastern portion of the parcel. The lowest elevation, approximately 800 feet above MSL, is found along the Site’s southwestern property line. Topography of the Site is depicted in the full-sized set of plans on file with the Planning Board.

Slopes on the Project fluctuate from the previously developed portions containing the gentle topography, with the remaining areas of undeveloped property consisting of steeper slopes. Approximately 4.28± acres, or 61% of the Project Site’s slopes exceed 10% in grade. With the remaining 2.73± acres, or 39% of the Site containing slopes of less than 10%. Table 1.A.2 below lists the existing slope range areas found on the Project Site.

Table 1.A.2 – Existing Slopes

Slope Category (%)	Area (Acres)	Percentage of Site (%)
0 – 10	2.73	39
10 – 15	0.84	12
> 15	3.44	49
Total	**7.01**	**100**

1.B. Potential Impacts on Land Resources

1.B.1 Disturbance of Soils

As previously mentioned, most of the Site had been previously disturbed by the initial construction of the existing buildings, driveways, parking area, and pedestrian accessways. A grading plan for the Proposed Action has been developed to widen portions of the existing parking areas to comply with current code requirements for vehicular access.

As depicted on the Grading Plan for the Project, there are five (5) distinct locations of proposed earth disturbances yielding a total amount of disturbance of 0.37± acres.

1.B.2 Erosion & Sedimentation

It is anticipated that erosion and sedimentation may also have a potential impact due to the physical disturbance and vegetation removal during construction. Erosion is defined by the New York State Department of Environmental Conservation ("NYSDEC") as the "*wearing away of the land surface by running water, wind, ice or other geological agents",* and sediment is defined as "*solid material, both mineral and organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, gravity, or ice and has come to rest on the earth's surface either above or below sea level*". While both erosion and sedimentation are intrinsic natural processes, in many places they are increased by human land use. A certain amount of erosion and sedimentation is natural and, in fact, healthy for the ecosystem. Excessive erosion, however, can cause problems, such as degradation of surface waters, ecosystem damage, and the outright loss of soil. Poor land use practices such as deforestation and unmanaged construction activity are the largest causes of excessive erosion. Construction of the Project will result in some amount of soil erosion and sedimentation when soil is disturbed and relocated on-site. This potential erosion can be in the form of sediment laden stormwater, or airborne fugitive dust from construction activities on exposed soil areas during dry weather.

The excavation of soil during long periods of construction has the potential to increase soil erosion and sedimentation. While it is estimated that the total development of the Site will take over one (1) year to complete, the proposed earth disturbances are estimated to be completed under one (1) year with the total area of disturbance consisting of 0.37± acres, or approximately 5.3% of the entire Project Site. The potential for erosion can be exacerbated by large areas of disturbance, disturbance of steep slopes, disturbance of highly erodible soils, poor on-site management of soils, and erosion control techniques.

Disturbance by slope range category on the Project Site is listed in Table 1.B.2 below.

Table 1.B.2 – Disturbances by Slope Range

Slope Category (%)	Disturbance Area (Acres)
0 – 10	0.13
10 – 15	0.14
> 15	0.10
Total	**0.37**

Some erosion due to soil disturbance is unavoidable but will be reduced by the Project design. To reduce the potential for soil erosion, preventative measures will be implemented in conformance with NYSDEC standards. A detailed Erosion and Sediment Control Plan for the Project is designed and included with the plans on file with the Planning Board.

All construction activities will proceed in a manner that is designed to prevent sediment from entering any wetland, watercourse, water body, and/or conduit carrying water. Proposed measures to be employed during construction include the following:

- Stormwater runoff from the Site will be captured, stored, and treated in existing stormwater facilities to remove sediment prior to being discharged from the Site.

- Existing vegetation will be retained when possible. Following construction, permanent vegetation will be established on all exposed soils.

- Site preparation activities will be designed to minimize the area and duration of soil disturbance.

- Permanent traffic corridors will be established and routes of convenience through the Site ("shortcuts") shall be avoided.

- Stabilized construction entrances will be installed at all points of entry into the Project Site to minimize fugitive dust and tracking of soil material from construction areas.

- Storm drain sediment inlet filters will be constructed at storm drains as required. These measures will be maintained in good condition until the final vegetative cover is well established on all disturbed areas upstream of the inlet.

- No erodible materials will be stockpiled within 25 feet of any ditch, stream, or other surface water body.

- Removal of healthy trees along the limits of disturbance will be avoided, where possible. No construction materials will be stored, and no machinery operated outside the limits of disturbance, as shown on the Site Plans.

- All slopes of 2:1 or steeper will be stabilized with jute netting and hydroseeded.

- Any washouts will be immediately repaired, reseeded, and protected from further erosion.

- All accumulated sediments will be removed and contained in appropriate spoil areas.

- Water will be applied to newly seeded areas as needed until grass cover is established.

- To effectively control wind erosion, water will be applied to all exposed soils as necessary.

All erosion control measures will be inspected in accordance with NYSDEC standards for the duration of the construction process. Proper maintenance of all erosion control items will ensure the optimum operation of the proposed erosion and sedimentation controls.

With these measures in place, the potential for soil erosion and sedimentation to occur will be significantly reduced.

1.B.3 Stormwater

There are currently numerous stormwater conveyances, catch basins and drainage culverts, located throughout the Project Site, that were previously constructed during the initial development. The locations of these stormwater conveyances can be found on the Existing Conditions Plan included in the plans on file with the Planning Board.

As depicted on the Grading Plan for the Project, there are five (5) distinct locations of proposed earth disturbances yielding a total amount of disturbance of 0.37± acres. Pursuant to NYSDEC's SPDES General Permit for Stormwater Discharges for Construction Activity ("GP-0-20-001"), activities involving soil disturbances under one (1) acre, that are not located within Watersheds with Lower Disturbance Threshold (GP-0-20-001 Appendix D), are excluded from permit coverage.

In addition to the minimal amount of earth disturbance here, (i.e. less than one (1) acre), the Project includes the removal of existing impervious surfaces to offset the proposed addition of pavement. The Existing Conditions Plan depicts the locations of the existing 2.56± acres of existing impervious surfaces, including but not limited to buildings, paved parking areas, concrete sidewalks, etc. The Grading Plan details the proposed 0.28± acres of earth disturbance to remove approximately 0.26± acres of existing impervious surfaces to yield a net total of 2.35± acres of impervious surfaces within the Project Site.

The Site Plan prepared for the Proposed Action details the area of existing impervious surfaces to be removed, encompassing approximately 11,396± sq.ft. or 0.26± acres. Additionally, this Site Plan also details the five (5) separate locations where impervious surfaces are to be added totaling approximately 2,139± sq.ft. or 0.05± acres. This change in impervious surfaces yields a net decrease of 9,257± sq.ft. (0.21± acres) or a net reduction ratio of over 5:1.

1.B.4 Construction Phasing

Although the total ground disturbance is estimated to be 0.37± acres, the Project will be constructed in two (2) or more phases of development, taking over one (1) year to complete. It is anticipated that the first phase of development will comprise of the necessary demolition and remediation work within the existing building, with subsequent phases including the proposed building interior renovation work. The last phase of development will include the necessary site improvements, and the installation of the lighting and landscaping in accordance with the design plans provided included in the plans on file with the Planning Board.

All topsoil within the disturbed area will be stockpiled for later use on-site. Cut soils generated by the Project will be reused on-site as fill material to the greatest extent practical. Any unusable material will be disposed of in accordance with all applicable Town of Warwick and the New York State Department of Environmental Conservation ("NYSDEC") regulations.

1.B.5 Construction Best Management Practices

To minimize the effect of undesirable soil compaction during construction, several best management practices will be employed during the construction of the Project. The limits of disturbance will be clearly delineated in the field prior to any earthwork. In critical areas, such as near surface waters and wetlands, fencing will be installed to prevent construction vehicles from erroneously entering areas that are not to be disturbed.

Furthermore, construction traffic will travel on designated construction routes throughout the Site. "Routes of convenience" through the Site will be avoided. By restricting construction traffic to designated areas, overly compacted soil in landscaped areas will be minimized. All areas to be re-vegetated upon completion of construction will be "de-compacted" through soil restoration, including tilling and scarifying the underlying soil layer to mature root depths, and prepared to receive new plantings.

1.C Land Resource Impact Avoidance

Since the Proposed Action will not result in any significant adverse impacts to Land Resources, no additional avoidance measures are required beyond those detailed above. With conformance to the engineered grading plan, construction phasing plan, implementation of the erosion and sediment control plan, and construction best management practices any adverse environmental impacts to land resources resulting from the construction of the Proposed Action will be minimized such that impacts should not be significant, nor adverse.

4. Impact on Groundwater

4.A Existing Conditions

4.A.1 Water Supply

The Project Site is located wholly within the Sterling Lake Water District (PWS ID: NY3512133) currently owned and operated by Veolia Water New York, identified as a Community Water System ("CWS") by the Orange County Department of Health ("OCDOH"). This water district was previously established and operated as the South County Water Corporation in the 1960s and subsequently sold to United Water New York (aka Veolia) in 2002.

The Sterling Lake Water District contains approximately thirty-one (31) tax parcels encompassing approximately 130.8± acres, located along Old Forge Road in the Town of Warwick. The source of the water for the District is withdrawn directly from Sterling Lake, with an estimated safe yield of 0.5 million gallons per day ("MGD"), per OCDOH facility report. The raw water from Sterling Lake is then filtered and treated through the existing treatment plant, with a listed treatment capacity of 200,000 gallons per day ("GPD"), or 0.2 MGD, prior to distribution. Excess water produced by the District is then stored in a recently constructed (October 2022) storage tank with a capacity of 130,000 gallons, or 0.13 million gallons. According to the OCDOH facility report, the average daily production in 2023 for the District was 13,863 GPD with a maximum day of 62,000 gallons (July 18, 2023).

4.A.2 Aquifer

The Project Site is located wholly within the sole source aquifer ("SSA") identified as the Highlands Aquifer System Passaic, Morris, & Essex Counties, NJ SSA. Sole Source Aquifers are designated as the sole or main source of drinking water for a community by the US Environmental Protection Agency ("EPA") under provisions of the Federal Safe Drinking Water Act. The EPA further defines a sole source aquifer as one where the aquifer supplies at least 50 percent of the drinking water for its service area, or where there are no reasonably alternative drinking water sources, should the aquifer become contaminated.

4.B Potential Impacts on Groundwater Resources

4.B.1 Water Supply

Based on the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, issued by the NYSDEC in 2014, Table B-3 'Typical Per-Unit Hydraulic Loading Rates', Table 4.B below estimates the average domestic water demand for the Proposed Action.

Table 4.B – Estimated Water Demand

Type of Use	# of Units	Demand Rate (GPD)	Average Daily Demand (GPD)
School (College) – Boarding	200	75	15,000
School (College) – Employees	43	15	645
Cafe. – Students (3 meals) *	200	6.27	1,254
Cafe. – Employees (2 meals) *	43	4.18	180
Landscaping Irrigation	1	1,000	1,000
		Total Demand:	**18,079**

* Cafeteria and Food Service water demand calculated utilizing '24-Hour Restaurant' with a base flow of 50 GPD per seat. 50 GPD / 24 Hours = 2.09 gallons per hour. 1 hour per meal yields 4.18 GPD for 2 meals (2.09 x 2) and 6.27 GPD for 3 meals (2.09 x 3).

As summarized in the table above, the project is estimated to create a water demand of 18,079 gallons per day ("GPD"), or 12.6 gallons per minute ("GPM"). The maximum daily demand is estimated to be twice the average daily demand, or approximately 36,158 GPD. Based on the permitted capacity of the water treatment system (200,000 GPD) and the recorded maximum daily production from 2023 (62,000 GPD), there is approximately 138,000 GPD, or 0.14 MGD of capacity within the district.

An application for the Willingness to Serve the project was submitted to Veolia Water New York in January 2024, utilizing the above estimate water demand for the project. On June 12, 2024, Veolia Water New York issued an approval for this Willingness to Serve application, listing several conditions the project will need to comply with. A copy of these correspondences is provided, See Exhibits G & H.

4.B.2 Aquifer

The sole source aquifer found below the Site could potentially be impacted using pesticides or chemicals and hazardous materials stored and used on the Site. Pesticides serve to control insects, fungi and weeds as well as controlling invasive plants and promoting a uniformly healthy landscape. The presence of chemicals and hazardous materials, if any, on the Site may also find their way into underground water supplies over time.

4.C Groundwater Impact Avoidance

Although the Proposed Action is not expected to cause any adverse impacts to groundwater, impact avoidance measures will include the use of water saving fixtures and appliances. Since the proposed

water demand does not exceed the supply capacity of the Sterling Lake Water District, no impacts to groundwater resources are expected to result from the Proposed Action. Additionally, the aquifer protection measures outlined above will reduce or eliminate any significant, adverse environmental impacts to the aquifer that lies beneath the Site.

With the utilization of native plant species for the proposed landscaping plantings within the Site, it is **not** anticipated there will be a necessity for the use of pesticides, nor herbicides. However, in the event pesticides or herbicides are to be employed, several methods will be utilized to ensure they do not contaminate ground water resources. Best management practices for landscaping will be employed to minimize or eliminate any contamination of the soil and underlying aquifer caused by their use. Pesticides will be used according to the manufacturer's labeling and all applicable NYSDEC standards and will be stored within enclosed buildings. Pesticides and herbicides will only be used within the developed areas of the Site, and not within the undisturbed areas of the Site. These avoidance measures will reduce or eliminate any significant, adverse environmental impacts to groundwater resources.

Additionally, any storage tanks containing chemicals or hazardous materials will be maintained indoors or within a suitable secondary containment system to prevent leaks or spills. Facility maintenance personnel shall perform, and document, routine inspections of the tanks, or secondary containment, in accordance with Federal, State and local requirements. Necessary repairs to the tanks, and secondary containment systems, shall be performed in a timely manner. These avoidance measures will reduce or eliminate any significant, adverse environmental impacts to groundwater resources.

Furthermore, the previous facility owner and operator, NYU, was identified as a Large Quantity Generator ("LQG") of hazardous wastes by the United States Environmental Protection Agency ("EPA"). According to the Phase I ESA report by TRC, dated September 29, 2017 (on file with the Town of Warwick Planning Board), *"… the facility was a large quantity generator in 2012 of ignitable, corrosive, and reactive waste, spent halogenated solvents, and acute hazardous waste from discard commercial products".* Additionally, within this Phase I ESA, it was identified that asbestos containing material ("ACM") and lead-based paint ("LBP"), were found within the facility, and partially abated. As the Proposed Action will include the removal of hazardous materials, inclusive of the abatement of ACM and LBP, the project site will be adequately removing and properly disposing of these items that could have potentially contaminated the underlying groundwater aquifer and downstream water supply.

Lastly, as previously mentioned, the Site is currently in a state of disrepair due to excessive vandalism. As the Proposed Action will include the cleanup of the Site, within and surrounding the building and previously improved areas, the act of cleaning up the site will remove, and properly dispose of, potential groundwater contamination sources. Moreover, the Proposed Action has recently removed the existing two (2) underground petroleum bulk storage tanks in accordance with NYSDEC regulations, See Underground Petroleum Tank Closure Report prepared by Luzon Environmental Services, dated June 18, 2024, on file with the Town of Warwick Planning Board.

7. Impact on Plants and Animals

7.A Existing Conditions

The Site was developed by the previous occupant with the remaining undeveloped areas covered mostly by wooded areas, meadows, and grasslands or brushlands. The Site is bordered by residential homes, wooded areas, and parklands. Existing impacts, including noise and light, to plant and animal habitats

near the Site are activities related to vehicular traffic on nearby roadways, commercial businesses, and residential homes.

The Project Site is in an area noted for potentially having certain threatened or endangered plants and animal species. The New York State Department of Conservation ("NYSDEC") EAF Mapper lists the Northern Long-eared Bat, an endangered species, and the Timber Rattlesnake, a threatened species, as being potentially present on or near the Site. The Mapper also listed the Eastern Small-footed Myotis, an animal listed by NYS as a species of special concern, present on or near the Site.

Additionally, the NYSDEC EAF Mapper identified the existence of the Hemlock-Northern Hardwood Forest and Appalachian Oak-Hickory Forest, designated significant natural communities, near the Project Site.

7.B Potential Impacts to Plants and Animals

As the Proposed Action was identified by the EAF Mapper to contain, or to be near suitable habitat for threatened and endangered species, an investigation was performed by an environmental consultant. The Threatened & Endangered Species Investigation on the Old Forge School Property, prepared by ERS Consultants, dated March 31, 2025; See Exhibit L; identified that none of the previously identified threatened or endangered species were found on-site. However, this report identified the existence of potential suitable habitat on-site for some of these species.

It is expected that some temporary displacement of on-site wildlife will likely occur during construction of the Proposed Action. Potential summer habitat for the Northern Long-eared Bat may exist within the Project area. The Northern Long-eared Bat species use trees greater than 5 inches diameter at breast height ("DBH"), especially trees containing dead wood and snags or even dead trees and trees with exfoliating bark. Trees meeting this threshold are not expected to be encountered during construction of the Project.

The NYSDEC recommends that in areas where potential summer habitat exists, clearing of trees over 5 inches DBH should occur between November 1 and March 31. If this recommendation is followed, then no impacts to these species will likely occur.

Timber rattlesnakes are generally found in deciduous hardwood forests in rugged terrain. They can also be found in lowlands, wetlands, or residential areas near dens. Crevices in rocky faces or talus with westerly to easterly southern exposures are used for denning or overwintering. Open areas with rocky surfaces are used for basking, shedding, and birthing. The surrounding forests provide foraging habitat.

Other species identified by the public and interested parties were reviewed by ERS Consultants and a letter date

7.C Plants and Animals Impact Avoidance

With the proposed impact avoidance measure of restricting the clearing of trees over 5 inches DBH from March 31 and November 1, the Proposed Action is not expected to cause any adverse impacts to the Northern Long-eared Bat.

The Proposed Action shall utilize a Timber Rattlesnake exclusion fence placed around disturbance and/or development areas to the maximum extent practicable. A licensed Timber Rattlesnake Wildlife Monitor will also be required to be on-site prior to, and during, land disturbance and/or clearing activities as well as during installation of the exclusion fence. Upon completion of all construction activities, the exclusion fence will be completely removed from the Site.

The Eastern Small-footed Myotis winter in caves and mines, with summer habitat consisting of talus slopes, rock outcrops or manmade structures, such as bridges or abandoned buildings. During the on-site investigation by ERS Consultants, Inc; it was documented that the Site did not contain talus slopes, rock outcrops or ephemeral water sources. Additionally, there was no evidence documented of the occurrence of bats around the buildings.

The proposed luminaires for the Project Site were selected as they provide a full cutoff output and thus are certified to meet either the "Nighttime Friendly", or the IDSA "Dark Sky Approved" design requirements. These programs provide objective, third-party certification for lighting products that minimize glare, reduce light trespass, and reduce light pollution. Additionally, the lighting fixtures selected are a lower wattage LED luminaire, with most of the fixtures being less than 50 watts of output. The six (6) proposed light poles, to be utilized in the parking lots, are the only luminaires greater than 50 watts, each producing only 69 watts. Lastly, each luminaire will utilize a 2700 Kelvin Color Corrected Temperature ("CCT") LED. This 2700K CCT will produce a "Warm White" appearing light, by utilizing less blues and decreasing the possible impact to the wildlife.

The NYSDEC Environmental Resource Mapper has identified the location of potential designated significant natural communities, Hemlock-Northern Hardwood Forest and Appalachian Oak-Hickory Forest, within the parkland properties surrounding the Site. The site was examined for the presence of these communities, and they were not identified on-site. The New York Natural Heritage Program ("NYNHP") recommends the following conservation and development strategies to minimize impacts to these natural communities:

- Focus on activities that help maintain regeneration of the species associated with the communities
- Management efforts should strive to ensure that regenerating trees and shrubs are not so heavily browsed that they cannot replace overstory trees
- Avoid cutting old growth examples and encourage selective logging areas
- Minimize fragmentation of large forest blocks by focusing development on forest edges
- Minimize the width of roads and road corridors extending into forests

Furthermore, NYNHP has identified that *"Development projects with the least impact on large forests and all the plans and animals living within these forests are those built on brownfields or other previously developed land."* As the Proposed Action does not intend to disturb any of the existing wooded areas beyond the Project Site, nor disturb large blocks of existing wooded areas, these natural communities will not be impacted by the Proposed Action.

Lastly, the proposed landscaping plan for the project included in the plans on file with the Planning Board, has been developed utilizing plantings that are identified as "Characteristic Species" for the Appalachian Oak-Hickory Forest and the Hemlock-Northern Hardwood Forest by the NYNHP. More

specifically, the following "Characteristic Species" plantings have been specified for the Proposed Action:

- Ostrya virginiana (American Hophornbeam)
- Cornus racemosa (Gray Dogwood)
- Hamamelis virginiana (Common Witch Hazel)
- Rhus aromatica (Fragrant Sumac)
- Viburnum dentatum var. lucidum (Smooth Arrowwood)

9. Impact on Aesthetic Resources

9.A Existing Conditions

The Proposed Action intends to re-occupy an existing two- and three-story building totaling approximately 81,000± square feet. The overall existing building is a culmination of three (3) annexes of different sizes. The original building, identified as the East Building, is a two-story masonry and stone, with post and beam attic space, originally constructed in the 1920s. The first expansion, the West Building, was performed in the 1960s and consists of a two-story frame and masonry construction with an exterior façade consisting of brick and stone. The second and last expansion, the South Building, was completed in the 1970s and consists of a three-story steel frame and masonry construction with a brick exterior façade.

The Project Site is generally surrounded by the Sterling Forest State Park, with a 20-unit single-family residential development, "Sterling Pines", located to the northwest of the Site. Due to this proximity to the State Park, it is expected that the Proposed Action will be visible from portions of the park.

Located to the northwest of the Project Site is Old Forge Road, a Town of Warwick roadway providing access to the Sterling Pines development as well as public accessible portions of the Sterling Forest State Park, including the Frank R. Lautenberg Visitor Center. Portions of the existing two-story building are located between 40' and 80' from the edge of pavement of Old Forge Road.

Located to the southwest of the Project Site is the Sterling Lake Loop trail from the Sterling Forest State Park. The trail is located within the park's property and approximately 10' from the property line of the Site. Portions of the existing three-story building, "South Building", are located between 120' and 150' from the edge of this trail.

The Sterling Forest State Park was created in 1998 as a negotiated purchase of approximately 15,805± acres from Sterling Forest, LLC to the Palisades Interstate Park Commission. Through additional subsequent purchases, the State Park has increased in size over the last 27 years to now encompass approximately 22,180 acres of property. A portion of the Sterling Lake Loop trail, along the property's southern corner, appears on the Boundary Survey of Sterling Forest LLC maps as created by C.T. Male Associates, PC; filed in the office of the Orange County Clerk in Unit 1 Drawer 1, on December 11, 2000 (instrument #2019M000785). The future Sterling Lake Loop trail is depicted on sheet 7 of 9 of the filed map, identified as a "Traveled Way" that connected NYU's lower parking area to the approximate location of the cooling tower. Additionally, provided within Appendix C of the Phase 1 Environmental Site Assessment prepared by TRC Engineers, Inc, on file with the Planning Board, provides historical aerial photography of the Project Site from 1940 through 2011. The aerial photograph from 1974 depicts the completed construction of the three-interconnected buildings, whereby Long Meadow Road, also

known as Orange County Route 84, had not been constructed yet, and precedes the creation of the State Park by approximately 24 years. The subsequent aerial photograph from 1984 depicts the construction of Long Meadow Road being completed and the 20-home Sterling Pines residential development, to the project north, had not yet commenced construction. The Sterling Pines residential development appears to have commenced construction in the 1990s, with construction being completed sometime in the early 2000s.

The Architectural Drawings, prepared by Kenneth Irving Architect PC of Suffern, NY, signed by Manuel Antonio Andrade, AIA, LEED AP BD+C, dated June 22, 2024, last revised January 15, 2025, reflect there are no changes proposed in the building footprints. See Exhibit K. Indeed, these Architectural Drawings measure the total building square footage under both the existing condition and the proposed condition as 81,020± square feet, with 12,447± square feet in the Basement, 36,195± square feet on the First Floor, and 32,378± square feet on the Second Floor.

The existing ground floor of the building currently consists of a mix of utility space (6,701± sq.ft.), research labs and offices (4,258± sq.ft.), with the balance (1,488± sq.ft.) consisting of circulation areas (hallways, stairways and an elevator). The proposed renovations will convert portions of the designated research and circulations areas (3,270± sq.ft.) into a mikvah (a bath used for ritual immersion), with associated bathrooms (309± sq.ft.) and circulations areas (289± sq.ft. of stairways and elevator). The balance of the proposed ground floor (8,579± sq.ft.) will then be utilized for utility and storage space.

The existing first floor of the building largely consists of office space (11,389± sq.ft.) and research labs and offices (14,757± sq.ft.) with the remaining portions consisting of: circulation areas (5,739± sq.ft.), auditorium / conference space (2,071± sq.ft.), food and cafeteria (1,477± sq.ft.), and bathrooms (762± sq.ft.). The proposed renovations to this level will predominately create dormitory space (14,476± sq.ft.) and designated office space (11,726± sq.ft.). The remaining portions of this floor will also consist of circulation areas (5,018± sq.ft.), gym (2,543± sq.ft.), bathrooms (1,815± sq.ft.) and cafeteria space (617± sq.ft.).

The existing second floor of the building largely consists of office space (8,824± sq.ft.) and research labs and offices (14,627± sq.ft.) with the remaining portions consisting of: circulation areas (4,281± sq.ft.), auditorium / conference space (2,489± sq.ft.), food and cafeteria (1,307± sq.ft.), and bathrooms (850± sq.ft.). The proposed renovations to this level will create a mix of office space (9,828± sq.ft.), designated religious space (6,374± sq.ft.), cafeteria space (5,985± sq.ft.), classrooms (4,435± sq.ft.), circulation areas (2,504± sq.ft.), library space (2,146± sq.ft.), and bathrooms (1,106± sq.ft.). It is also worth noting that the interior renovations and use reallocation will not alter the existing fenestration as viewed from Old Forge Road.

The College also states that its signage will comply with the standards in Zoning Code Section 164-43.1 and that it will seek a Sign Permit from the Building Inspector in accordance therewith.

9.B Potential Impacts on Aesthetic Resources

As documented and detailed within the design plans for the Proposed Action, the renovations necessary to support the re-occupancy of the existing building will be contained to the interior portions of the building. The exterior façade of the building will not be modified, with the only work performed to be repairs as determined necessary by the Architect.

The Grading Plan for the Proposed Action has identified the removal of existing vegetation necessary for the numerous small expansions of paved surfaces to support the Site. This removal of limited vegetation could potentially increase the visual impact of the existing building as seen from the nearby State Park.

9.C Aesthetic Resources Impact Avoidance

The Proposed Action does not propose to modify or expand the building footprint, with most of the modifications to be performed on the building interior. The existing two-story portion of the building, visible from Old Forge Road, is in general conformity with the neighboring properties.

The Landscape Plan & Details Plan has detailed the existing vegetation and landscaping that will be maintained during the development of the Proposed Action. Additionally, the landscaping plan proposes the placement of additional plantings along the northwestern portion of the property to shield the existing building from the surrounding properties and improve the overall appearance of the Site, particularly when compared to the existing condition.

The proposed feature of design of maintaining the existing vegetation to the greatest extent possible, along with the placement of supplemental landscape plantings will decrease the visual impact of the existing building from neighboring properties. Additionally, as the Proposed Action does not intend to significantly modify the existing building, the proposed visual impact is an improvement over the existing visual impact.

10. Impact on Historic and Archeological Resources

With the Sterling Forest State Park adjacent to the Project Site, the Proposed Action was determined to be adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office ("SHPO") archaeological site inventory. In reviewing the SHPO's Cultural Resource Information System ("CRIS"), Sterling Forest State Park has been identified as a Building District. A Building District is a Historic District that SHPO has inventoried, and is generally composed of buildings and structures, but may also include objects and sites eligible for listing.

As the Planning Board may recall from Exhibit F, the New York State Office of Parks, Recreation and Historic Preservation ("SHPO"), after reviewing a dossier of information to evaluate improving the Site with limited exterior work, concluded in a June 22, 2023 No Impact Sign-Off letter that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be adversely impacted. As such, the College's re-occupancy of the existing buildings and undertaking of interior renovations with no new buildings proposed, will have no impact on the historic and archeological resources within or surrounding the Site.

11. Impact on Open Space and Recreation

The Sterling Forest State Park was created in 1998 as a negotiated purchase of approximately 15,805± acres from Sterling Forest, LLC to the Palisades Interstate Park Commission. Through additional subsequent purchases, the State Park has increased in size over the last 27 years to now encompass approximately 22,180 acres of property. A portion of the Sterling Lake Loop trail, along the property's southern corner, appears on the Boundary Survey of Sterling Forest LLC maps as prepared by C.T. Male Associates, PC; filed in the office of the Orange County Clerk in Unit 1 Drawer 1, on December 11, 2000 (instrument #2019M000785). The future Sterling Lake Loop trail is depicted on sheet 7 of 9 of the filed

map, identified as a “Traveled Way” that connected NYU’s lower parking area to the approximate location of NYU’s cooling tower.

Additionally, provided within Appendix C of the Phase 1 Environmental Site Assessment prepared by TRC Engineers, Inc, on file with the Planning Board, provides historical aerial photography of the Project Site from 1940 through 2011. These aerial photographs detail the development of the site preceding the 1940 image, and the surrounding area through the decades. The aerial photograph from 1974 depicts the completed construction of the on-site three-interconnected buildings, whereby Long Meadow Road, also known as Orange County Route 84, had not yet been constructed, and precedes the creation of the State Park by approximately 24 years. The subsequent aerial photograph from 1984 depicts the construction of Long Meadow Road being completed and the 20-home Sterling Pines residential development, to the project north, had not yet commenced construction. The Sterling Pines residential development appears to have commenced construction in the 1990s, with construction being completed sometime in the early 2000s, which is evident from the 2006 aerial photograph.

The adjoining Sterling Forest State Park currently permits the public to perform the following activities within their property; biking, fishing, hiking, horseback riding, hunting, ice-fishing, snowshoeing, and skiing (cross-country). Presently these recreational activities do not encroach, nor impact the Project Site.

The Sterling Lake Loop trail currently traverses the State Park property, located to the southeast of the Project Site. The Proposed Action does not propose to disturb or modify the area adjacent to this trail, nor change the existing brick building façade that faces this trail, thus eliminating potential impacts. As the Proposed Action will not impact this trail, no impact avoidance measure for this biking and/or hiking trail is provided. The Hunting Season Regulation Map prepared by the Sterling Forest State Park, dated August 2, 2023, does not permit hunting within portions of the park property adjacent to the Project Site. Therefore, the Proposed Action will not impact the hunting activities on the State Park property.

As the Project Site does not front, nor provide direct or indirect access to, Sterling Lake; there is no potential for impact of fishing or ice-fishing recreational activities by the Proposed Action.

Additionally, per written comments received by the Town of Warwick Planning Board from the Palisades Interstate Park Commission (“PIPC”), dated September 6, 2024; New York State Parks, Recreation and Historic Preservation (“NYSPRHP”), dated September 16, 2024; and the Open Space Institute (“OSI”), dated September 18, 2024; these entities have expressed concerns regarding the potential impact to traffic volumes on Old Forge Road caused by the Proposed Action. Detailed within Section 13, provided below, a Trip Generation Assessment Report has been prepared for the Proposed Action analyzing the potential impacts to traffic volume and the parking requirements for the Site.

Furthermore, per written comments received by the Town of Warwick Planning Board from the New York-New Jersey Trail Conference (“NYNJTC”), date received September 17, 2024; expressed concerns regarding the potential impacts to the existing trails, the natural habitats, and the recreational opportunities within Sterling Forest State Park, that would be caused by the Proposed Action. As detailed above, the existing hiking/biking trail (Sterling Lake Loop) traverses along the project site, with no direct adverse impact to the trail anticipated. Section 7 of this document identifies the potential impacts to the plants and animals, including their habitats, and the proposed avoidance measures to minimize potential adverse impacts. Also detailed above is a complete listing of the currently available

recreational facilities that operate within the State Park, and adjacent to the Site, along with the avoidance measures to minimize potential adverse impacts to these activities.

13. Impact on Transportation

Creighton Manning Engineering LLP prepared, on behalf of the College, a Trip Generation Assessment Report, dated June 25, 2024, and last revised January 9, 2025. See Exhibit I. It is noted that this study was peer-reviewed by HDR, Inc., the Planning Board's consulting engineers.

Inclusive of this study, the traffic consultant installed an Automatic Traffic Recorder ("ATR") on Old Forge Road in the approximate vicinity of the Project Site. The ATR collected bi-directional traffic volume and speed data from Wednesday, June 21, 2023, to Wednesday, June 28, 2023. Table 13 summarizes the traffic volume and speed data collected, respectively.

Table 13 – 2023 Traffic Volume and Speed Data on Old Forge Road

Volumes/Speed Data		Direction		
		EB	WB	Combined
Volume Data	AM Peak Hour (8AM-9AM)	8	11	20
	PM Peak Hour (3PM-4PM)	7	8	15
	Vehicles Per Day (vpd)	73	99	172
Speed Data	Average	28-mph	27-mph	27-mph
	85th-percentile	32-mph	31-mph	31-mph

Based on the observed number of vehicles for day (172 vpd), Old Forge Road is a low-volume roadway according to Section 1.2 in the American Association of State Highway Transportation Officials ("AASHTO") publication "Guidelines for Geometric Design of Low-Volume Road", 2019.

The Proposed Action is estimated to generate 57 trips during the AM and PM peak hour. It was estimated that 53 trips would be generated by the 23 teachers, 12 administrative staff, 8 support staff, and 10 potential visitors. Four (4) additional trips would be generated from the night shift either entering, or exiting, the Site at approximately the same peak hour as the 53 trips. It is anticipated that the 200 proposed students will be shuttled to the Site through the utilization of four (4) 50-passenger buses, thus creating a total peak hour of 61 trips.

Based on these previous estimates, the peak hour volumes along Old Forge Road could increase to 81 vehicles (20 existing plus 61 future) in the AM peak hour and 76 vehicles in the PM peak hour (15 existing plus 61 future). According to the Federal Highway Administration's 2017 "Simplified Capacity Calculation Method for the Highway Performance Monitoring System", the capacity of Old Forge Road is greater than 1,000 vehicles per hour per direction.

Thus, this Trip Generation Assessment Report finds that the College's proposed project will have neither a significant, nor an adverse impact on the adjacent roadway network. It also concludes that the 79 parking spaces, inclusive of the 4 ADA-compliant spaces, proposed are sufficient to meet the anticipated parking demand for the College. Additionally, there is sufficient space for the accommodation of large school buses to stage in the lower lot.

14. Impact on Energy

Question D.2.k from the Full EAF Part I identified the Proposed Action will generate new or additional demand for energy, without the requirement to upgrade or construct a substation. The Full EAF Part II

has identified the Proposed Action may cause an increase in the use of any form of energy. However, it was further defined within each of the four (4) sub-questions, that the Proposed Action will have 'No, or small impact' with no criteria meeting the 'Moderate to large impact'.

The Project Site was, among other things, previously occupied and operated as a research and education center for New York University ("NYU") School of Medicine, including the Nelson Institute of Environmental Medicine. This facility had previously utilized numerous oil-fired steam boilers to provide heat throughout the 81,000± sq.ft. building. Additionally, the facility utilized over 20 separate air conditioning units in conjunction with a 200-ton chiller system, and numerous refrigeration systems necessary to support these previous activities. This demand for electric service yielded the utilization of a 13,200-volt transformer to provide three (3) separate services of a combined total of 3,600 amp, 3-phase 240/480 volt to the existing building.

The Proposed Action intends to remove these older inefficient energy systems and provide mini split air conditioner systems for the individual rooms. This change in the heating system, will eliminate the requirement for the transport, storage, and burning of heating oil for the Proposed Action. Additionally, the Proposed Action is estimated to consume approximately 1,315 MWH of electricity on an annual basis. For comparison, a single 800-amp 240-volt service can provide approximately 1,681 MWH of electricity on an annual basis. The College intends on utilizing the existing emergency backup generators, previously installed and operated by the prior occupant, to the greatest extent possible.

15. Impact on Noise, Odor, and light

The enclosed Lighting Plan and its photometric analysis, document the footcandle levels from the selected light fixtures proposed. This Plan also substantiates compliance with the Town Code Section 164-43.4's provisions relative to lighting and that there is no impact associated with the minimal lighting levels on- and off-Site. It is noted that this lighting plan was reviewed by Nelson Pope Voorhis, the Planning Board's Consulting Planner.

The proposed luminaires for the Project Site were selected as they provide a full cutoff output and thus are certified to meet either the "Nighttime Friendly", or the IDA "Dark Sky Approved" design requirements. These programs provide objective, third-party certification for lighting products that minimize glare, reduce light trespass, and reduce light pollution. Additionally, the lighting fixtures selected are a lower wattage LED luminaire, with most of the fixtures being less than 50 watts of output. The six (6) proposed light poles, to be utilized in the parking lots, are the only luminaires greater than 50 watts, each producing only 69 watts. Lastly, each luminaire will utilize a 2700 Kelvin Color Corrected Temperature ("CCT") LED. This 2700K CCT will produce a "Warm White" appearing light, by utilizing less blues and decreasing the possible impact to neighboring properties and/or wildlife.

16. Impact on Human Health

The College elected in consultation with the NYSDEC, and the Town of Warwick Building Department, to close all the Petroleum Storage Tanks on the Site other than a single Above Ground Petroleum Storage Tank ("AST") of 172 gallons. This decision is consistent with the NYS Petroleum Bulk Storage Regulations codified in 6 NYCRR Part 613, specifically Sections 613-2.6(a)(3) and 613-3.5(a)(3), which require closure when an Underground Storage Tank ("UST") system is out-of-service for more than 12 months. It is also noteworthy that the Site is no longer subject to the Petroleum Bulk Storage Program because the Site does not exceed any of the NYSDEC PBS thresholds. See Exhibit J which includes the NYSDEC Bulk

Storage Database Search Details for closure of Site No. 3-146285 and the Town of Warwick Certificates of Compliance for UST Removals.

During New York University's ("NYU") ownership and operation of the Site, the facility was identified as a Large Quantity Generator ("LQG") of hazardous wastes by the United States Environmental Protection Agency ("EPA"). According to the Phase I ESA report by TRC Engineers, Inc., dated September 29, 2017 (on file with the Town of Warwick Planning Board), this LQG designation is based on the total quantity of hazardous waste generated by the facility exceeding 1,000 kilograms per month, which was generated as part of NYU's laboratory operations. The EPA regulates hazardous waste under the Resource Conservation and Recovery Act ("RCRA") to ensure these wastes are managed in ways that protect human health and the environment.

This Phase I ESA report also identified the following *"According to the RCRA generator listing, the facility was a large quantity generator ("LQG") in 2012 of ignitable, corrosive, and reactive waste (D-listed waste), spent halogenated solvents (F-listed waste), and acute hazardous waste from discarded commercial products (P- and U-listed waste). The facility has also intermittently been listed as a historic large quantity generator since 1992."* Additionally, based on NYU testimony within the report, it stated "*There is no record of a release associated with hazardous waste generation or hazardous chemical use at the Site and there are no evidence of a release or material mismanagement associated with laboratory operations."* The Phase I ESA report also identified the presence of several drains located within the boiler rooms and a laboratory within the building, Table 5.1 page 21. Furthermore, the Site representatives from NYU identified that these floor drains are connected to the building sewer collection system that discharges to the municipal sewer system serving the site, thereby ensuring if anything was poured down the drain it would have been adequately treated before discharge. Table 5.1, provided on page 21 of the Phase I ESA report, also identified no current or historic evidence of odors, pools of liquid (including surface water bodies and sumps handling hazardous substances or substances likely to be hazardous only), stains or corrosion, and pits, ponds & lagoons. In addition to these hazardous wastes, the Phase I ESA also detailed a history of the Site containing asbestos-containing materials ("ACM") and lead-based paints ("LBP"), with documented evidence of numerous abatement work being performed from 2002 through 2016. Inclusive of these abatement work reports, Environmental Planning & Management, Inc. ("EPM"), prepared the most recent report entitled "Asbestos Abatement Monitoring Closure Report, New York University Langone Medical Center, Sterling Forest Campus, Second Floor, 57 Old Forge Road, Tuxedo, New York 10987," dated August 9, 2017, and on file with the Town of Warwick Planning Board. According to that report, EPM provided Asbestos Project Monitoring and Air Sampling as well as mold abatement oversight at the Site in three (3) separate phases between August and November 2016. Asbestos abatement was conducted from select rooms on the second floor of the South Building in support of the renovations of the second-floor laboratory rooms due to mold contamination from multiple roof leaks in the deteriorated roof. PAL Environmental Services ("PAL") completed the asbestos and mold abatement. Asbestos Containing Material ("ACM") abated included floor tile and associated black mastic, black countertop material, and black sink undercoating. Additionally, gypsum wallboards contaminated with mold were removed. Asbestos waste was disposed of at Minerva Enterprises Landfill in Waynesburg, Ohio. EPM concluded that the asbestos abatement was completed in accordance with applicable Federal and State regulations and the abated spaces met applicable criteria for reconstruction. The College anticipates that a similar process would occur here potentially with the same consultants once land use entitlements are obtained and interior renovations are pursued per NYS DOL, NYS DEC and Town of Warwick standards.

Prior to renovation and demolition, due diligence will be performed to not expose the workers or the public to contaminants used during the construction of the building and to maintain compliance with state and federal regulations. Building products of the past are found to contain Asbestos, PCB and universal wastes such as mercury in switches, fluorescent bulbs, etc.; therefore, a comprehensive Hazardous Materials Inventory ("HMI") Survey will be completed that will involve visual inspections and laboratory analysis. At the completion of the HMI, an inventory of the building materials that contains materials of concern ("MOC") will be developed. Then a site-specific work plan/specification will be developed for the abatement and disposal of the materials in a safe and legal manner.

In areas where demolition is to be performed, removal of the MOC's will be completed. In the instances where the materials are asbestos containing, a third-party independent air monitoring firm will be utilized to monitor the work, procedures, and air to maintain compliance with NYS Industrial Code Rule 56. In the areas where a MOC is not going to be disturbed during demolition, or the subsequent renovation, and it is chosen that it will be left in place, the area will be clearly demarcated and conspicuously labeled to warn and protect workers. As the removals are conducted, in compliance with the appropriate regulations, while on-site the MOC's will be properly stored in the appropriate containers and labeled with warnings signs as to their contents. All waste haulers will have the proper NYS DEC permits and waste will be transported to permitted landfills, as appropriate.

It should also be noted that neither the Phase I ESA report prepared by TRC Engineers, Inc., nor the Phase II report prepared by PVE, provided any evidence of radioactive materials being previously used, or found within the Site during their respective on-site investigations. The inclusion and investigation of radioactive materials for the Site is relevant as the Cintichem facility operated approximately three (3) miles to the north, previously located at 1556 Long Meadow Road, within the Town of Tuxedo.

Originally constructed by the Union Carbide Corporation during the late 1950s, and subsequently sold to Cintichem, Inc in 1985, the facility's research reactor and radiochemical processing facilities operated for 30 years until their shutdown in 1990. During its operation, the facility employed a 5 megawatt (MW) nuclear reactor inclusive for the production of medical application radioisotopes through thermal neutron activation. Subsequent to the facility's shutdown in 1990, a complete decommissioning of the site was performed by the property owner and completed sometime in the late 1990s. The 100-acre property was eventually unconditionally gifted to the Palisades Interstate Park Commission on March 9th, 2007; thereby incorporating the property into the Sterling Forest State Park.

It is noted that all chemical cleanup plans and related materials have been reviewed by HDR, Inc.

18. Consistency with Community Character

The Full EAF Part II has identified the Proposed Action may create a demand for additional community services, such as but not limited to, schools, police and fire. As previously defined, the Proposed Action will re-occupy the existing 81,000± sq.ft. building for the "College" further defined in the Town of Warwick Zoning Code ("Code") as an "Institution of Higher Learning". As such, the College, and the Proposed Action will not include families, nor school-aged children, that would contribute to the Town of Tuxedo School District. Thus, it is anticipated that the Proposed Action will not create a demand for the local school district.

The Proposed Action anticipates the re-occupancy of the existing building will require the installation of a sprinkler system throughout the entire building, to be verified by the Architect during the building

permit process. Additionally, the proposed improvements to the Site include the widening of the paved access driveways to bring the Site into compliance with current NYS Fire Code requirements. Furthermore, the Proposed Action will utilize trained personnel on-site 24-hours a day, and 7-days a week, that will continuously monitor the facility to contact the local fire department in the event of a fire. With the utilization of a sprinkler system, adequate access to the Site for fire apparatus, with continuous monitoring, it is expected the Proposed Action will not create an increase in demand for fire services.

As previously detailed, the Proposed Action will employ trained personnel that will continuously monitor the Site 24-hours a day, and 7-days a week. The College also intends to employ and maintain on-site a healthcare professional during peak operation hours (8 AM – 5 PM). These personnel will be able to contact and assist emergency services (ambulance and police) thus reducing the demands for those services from the Proposed Action.

To determine the potential impact to emergency services from the Proposed Action, Freedom of Information Law ("FOIL") requests were made for the Site, and the currently operating location of the College in Monsey. The FOIL request made to the Town of Warwick Police Department was for the service address of 57 Old Forge Road for all "calls for service" from 2010 through 2018, as those time periods were during the operation by NYU. The FOIL request made to the Town of Ramapo Police Department, which serves Monsey, was made for the service address of 85 Dystras Way E for all "calls for services" from 2020 through 2025.

The Town of Warwick Police Department detailed a total of 17 calls, that included nine (9) 911 hangups, two (2) property checks, two (2) motor vehicle accidents, one (1) larceny, one (1) utility service, one (1) mental health, and one (1) fire alarm call. This equates to approximately two (2) calls for service each year.

The Town of Ramapo Police Department detailed a total of 25 calls, that included seven (7) fire alarms, six (6) follow-up calls including 911 hangups, five (5) complaint calls, four (4) motor vehicle accidents, and three (3) hazardous conditions calls. This equates to approximately five (5) calls for service each year, for this service address in Monsey, NY.

Unfortunately, these two separate distinct service addresses cannot be utilized as a direct comparison between each other but provide some perception of the change in the calls for emergency services. Additionally, the Proposed Action will employ key personnel that will monitor and maintain the facility 24-hours a day, 7-days a week.

With the College employing and utilizing on-site professionals for healthcare, police & fire; it is anticipated that minor requests for those services will be diminished, permitting the community services to direct resources to essential requests elsewhere. The Site currently employes the use of security cameras at key access points to the property due to the vandalism the property previously experienced. These security cameras are currently being monitored 24 hours a day through an off-site remote surveillance service. It is anticipated this remote monitoring service will continue through the renovation and construction process for the Proposed Action. The College will also evaluate the necessity of continuing the 24-hour off-site remote surveillance service, using permanently affixed security cameras, upon project completion. The Full EAF Part II has also identified the Proposed Action may interfere with the use or enjoyment of officially recognized or designated public resources. Detailed within Section 11

of this Draft Full EAF Part III, the Proposed Action has identified the potential impacts to these resources and the measures to be utilized to ensure these impacts are diminished or avoided all together.

It is also worth noting that during the review of the Proposed Action, it was questioned if this Site would be eligible and applicable for the Town of Warwick's Community Preservation Fund, as it is surrounded by the Sterling Forest State Park.

The Town Board of the Town of Warwick adopted on August 17, 2006, through Local Law No. 4-2006 a Community Preservation Fund. The Town of Warwick Town Board codified the Community Preservation Fund as Chapter 7 in the Town Code. Further, the Town Board has adopted a Community Preservation Project Plan originally dated July 27, 2006, and last revised August 24, 2018. Reference to Chapter 7 Section 7-2 sets forth that the purpose is the "protecting and preserving open and undeveloped lands in the Town of Warwick, including wetlands, woodlands, agricultural lands, shorelands, and the other natural resources of the Town; for the purpose of protecting historic places and properties within the Town; and for the purpose of providing the Town's visitors and residents with outdoor recreational opportunities."

Moreover, Section 7-3 defines Community Preservation, and Section 7-5B establishes that the acquisition of interests and rights in real property under the fund shall be in cooperation with willing sellers, while Section 7-7B provides that any resolution of the Town Board approving an acquisition of land pursuant to this chapter shall include a finding that acquisition was the best alternative for the protection of community character of all reasonable alternatives available to the Town.

The Community Preservation Project Plan identified and mapped a total of seven (7) target areas summarized as:

1. Agricultural Lands; 2. Open Space; 3. Freshwater Wetlands and Biodiversity Conservation Areas (as identified in the Southern Wallkill Biodiversity Plan); 4. Aquifer Recharge Areas; 5. Village/Hamlet Greens and parks; 6. Historic Places; and 7. Public Water Supply Watersheds.

Recommendations for each of these target areas were as follows:

1. 6,037.7± acres of unprotected prime agricultural lands and operating farms contained within the Agricultural Overlay District.

2. 4,191.5± acres of open space, trails, and greenbelt areas defined by the draft Open Space Plan and the 1999 Comprehensive Plan.

3. 5,113.4± acres of biodiversity conservation areas as identified in the Southern Wallkill Biodiversity Plan for the Town of Warwick and freshwater wetlands as identified on the New York State Department of Environmental Conservation ("DEC"), US Fish & Wildlife Service's and Town Conservation Board freshwater wetland maps.

4. 17.9± acres of significant parcels identified within the Aquifer Protection Overlay District including favorable locations for targeting high yield bedrock wells to provide potable groundwater and to assure clean surface water.

5. 41.0± acres of significant parcels identified within hamlet centers to create traditional greens, parks, recreation opportunities and other forms of open space.

6. 142.15± acres of historic places and properties defined as local landmarks or listed on the national and state registers of historic places.

7. 1105.4± acres of public water supply watersheds including Glenmere Lake, Greenwood Lake and the Village of Warwick reservoirs.

All told, the Community Preservation Project Plan ("CPPP") identified **16,649.05±** acres as the highest priorities for preservation through the appropriate land-use alternatives noted. Part II and Appendix A of the CPPP also identify various categories of priority parcels and projects situated within the target areas based on a number of sources including: Recommendations from the Comprehensive Plan and the draft Open Space Plan; Inventory of agricultural land resources completed as part of the Town's Farmland Preservation Strategy; Priority recommendations from the Town's Conservation Advisory Board; Priority recommendations from the Town's Agricultural Advisory Board; New York State Open Space Plan recommendations; Recommendations from each of the three villages; Recommendations from the Orange County Plan and Orange County Open Space Plan; Recommendations from the Warwick Valley Land Trust and the Orange County Land Trust; Recommendations from the Metropolitan Conservation Alliance; Recommendations defined by various citizen groups during the comprehensive and related planning processes; Recommendations from various local environmental groups; Recommendations defined through analyses completed by the Town Planning Department.

The Community Preservation Project Plan concluded that "[t]ogether, the seven target areas and the priority projects and parcels form a comprehensive system of open space and greenways that, if preserved utilizing the Community Preservation Fund in combination with other land use alternatives, will ensure the short- and long-range protection of Warwick's rural and agricultural environment as well as its social, economic and community character."

The Site was **not** listed in the Community Preservation Project Plan, and thus the Proposed Action will **not** affect this resource.

Additionally, as the Prosed Action proposes to re-occupy the existing 81,000± square foot building and utilize the existing on-site improvements to the greatest extent possible, the Proposed Action will not increase the demand for community services, beyond what the prior occupant to the Site previously utilized, if any.

As previously noted, the College is similarly situated to NYU as an "Institution of Higher Learning" under the Town of Warwick Zoning Code ("Code"). Accordingly, it seeks Site Plan Approval and an Institution of Higher Learning Special Permit per Section 164-46J and Use Group 84 to undertake re-occupancy and interior renovation of the existing buildings. Landscape and parking area improvements are also proposed, which will decrease impervious surfaces on-Site and comply with the standards enunciated for the Ridgeline Overlay 2 District per Section 164-47.1.

Exhibits

Exhibit F: SHPO June 22, 2023 No Impact Sign-Off letter concluding that "no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project".

Exhibit G: Veolia June 12, 2024 Water Service Will Serve letter.

Exhibit H: Veolia June 12, 2024 Sewer/Wastewater Service Will Serve letter.

Exhibit I: Creighton Manning Engineering, LLP; Trip Generation and Parking Assessment Report, dated January 9, 2025

Exhibit J: NYS DEC Bulk Storage Database Search Details for closure of Site No. 3-146285 and the Town of Warwick Certificates of Compliance for UST Removals.

Exhibit K: Architectural Drawings prepared by Kenneth Irving Architect PC of Suffern, NY, signed by Manuel Antonio Andrade, AIA, LEED AP BD+C, dated June 22, 2024, last revised January 15, 2025.

Exhibit L: Threatened & Endangered Species Investigation on the Old Forge School Property, prepared by ERS Consultants, Inc, dated March 31, 2025

Exhibit M: Exterior and Interior Photographs of the Existing Buildings.

Exhibit N: SEQRA Full EAF Part I and Part II.

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

June 22, 2023

James Martinez
Engineering & Surveying Properties, PC
71 Clinton Street
Montgomery, NY 12549

Re: SEQRA
Building Rehabilitation for Old Forge School
57-61 Old Forge Rd, Tuxedo Park, NY 10987
23PR04517

Dear James Martinez:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

rev: J. Betsworth

Frank McGlynn
Manager, New Business

Veolia Water New York Inc.
162 Old Mill Road
West Nyack, NY 10994
TEL 845-620-6215

June 12, 2024

Ross Winglovitz P.E.
Engineering & Surveying Properties
71 Clinton Street
Montgomery, NY 12549
keith@ep-pc.com

Re: Water Willingness to Serve
Old Forge School
57 Old Forge Road
Tuxedo Park, NY 10987

Dear Mr. Winglovitz;

This is to advise you that water service can be made available to the proposed subdivision located at 57 Old Forge Road with its entrance located at the intersection of Sterling Pines Road and Old Forge Road, Town of Tuxedo Park, Orange County, New York, using a projected max day demand of 34,158 gpd and a fire flow of 750 gpm, subject to the following conditions:

1. Upgrades to the filter membrane units along with ancillary equipment upgrades are required to expand the plant capacity. The estimated amount is $300,000. This amount is considered a class 4 estimate and does not include a project contingency at this time. Final costs upon completion will be reconciled prior to placing into service and a developer's agreement will be required.

1) Prior to the installation of any services or the extension of any mains, hydraulic data pertinent to the project must be provided to us, for our Engineering Department review and approval.
2) If, as a result of such review, it is decided that any extension of mains or pipes or modification of other facilities is required in order to meet the hydraulic needs of the project, those mains or facilities will be installed or extended by you in accordance with the terms and conditions of this Company's standard agreements for extensions.
3) Service will be provided in accordance with the terms and conditions set forth in the Company's filed Tariff, as amended or modified from time to time.
4) Water mains shall be laid in accordance with the Recommended Standards for Water Works (a.k.a. Ten State Standards).

This willingness to serve letter is contingent upon VEOLIA Water New York Inc. having County, State and Federal regulatory authorization to provide the requested water service and is valid for nine (9) months from the date of issuance. If the main

installation/extension or service installation is not completed and approved by the Orange County Department of Health within nine (9) months from the date this letter is issued, this willingness to serve letter will expire, and it will be necessary for you to request a new willingness to serve letter.

Please contact me at 845-620-6215 if you need additional information.

Very truly yours,

Frank McGlynn

Frank McGlynn
Manager, New Business

Veolia Water New York Inc.
162 Old Mill Road
West Nyack, NY 10994
TEL 845-620-6215

June 12, 2024

Ross Winglovitz P.E.
Engineering & Surveying Properties
71 Clinton Street
Montgomery, NY 12549
keith@ep-pc.com

Re: Sewer Willingness to Serve
Old Forge School
57 Old Forge Road
Tuxedo Park, NY 10987

Dear Mr. Winglovitz;

This is to advise you that sewer service can be made available to the proposed subdivision located at 57 Old Forge Road with its entrance located at the intersection of Sterling Pines Road and Old Forge Road, Town of Tuxedo Park, Orange County, New York, using a projected max day demand of 34,158.00 gpd subject to the following conditions:

1) A full WWTP upgrade is required, and the estimate is $4,272,000. This estimate is considered a class 4 estimate and does not include a project contingency at this time. Final costs upon completion will be reconciled prior to placing into service and a developer's agreement will be required.
2) Service will be provided in accordance with the terms and conditions set forth in the Company's filed Tariff, as amended or modified from time to time.
3) Sewer mains shall be laid in accordance with the Recommended Standards for Water Works (a.k.a. Ten State Standards).

This willingness to serve letter is contingent upon VEOLIA Sewer New York Inc. having County, State and Federal regulatory authorization to provide the requested sewer service and is valid for nine (9) months from the date of issuance. If the full upgrade to the wastewater treatment is not installed and approved by the Orange County Department of Health and NYS Department of Environmental Conservation within nine (9) months from the date this letter is issued, this willingness to serve letter will expire, and it will be necessary for you to request a new willingness to serve letter.

Please contact me at 845-620-6215 if you need additional information.

Very truly yours,

Frank McGlynn

January 9, 2025

Engineering & Surveying Properties, PC
262 Greenwich Avenue, Suite B
Goshen, NY 12549
Attn: Keith Woodruff

RE: Updated Trip Generation Assessment for Proposed Boarding School, 57 & 61 Old Forge Road, Town of Warwick, Orange County, New York; CM Project No. 123-259

Dear Mr. Woodruff:

Creighton Manning Engineering, LLP (CM) has conducted a trip generation assessment for the proposed re-occupancy of the property at 57 & 61 Old Forge Road formerly owned and operated by New York University in the Town of Warwick into a Talmudic College. This assessment was prepared in response to feedback from Orange County Planning contained in its comment letter, dated May 1, 2023, and incorporates the comments provided by HDR in their September 18, 2024 comment letter. This assessment is based on traffic engineering industry standards and the Site Plan prepared by Engineering & Surveying Properties, PC, dated June 19, 2024, which is included under separate cover.

1.0 Project Description

The subject site is located on Old Forge Road and is identified on the Orange County tax map as Section 83, Block 1, Lots 2 and 5.1. The site has been improved with a three-story building and two paved parking fields. There are three driveways along Old Forge Road providing full-movement access. The New York University's Institute for Environmental Medicine (NYU) is the most recent occupant of the building, previously containing research labs, offices, classrooms, and lecture halls. NYU began the process of decommissioning the site in 2017 and eventually sold the site in 2021. The proposed project consists of adaptively reusing the existing building and hardscape features, such as the paved parking fields and pedestrian walkways, to accommodate a Talmudic college. The existing driveways will remain in their current locations and full-movement configurations. The project will upgrade the existing paved parking fields in various areas to improve the surface and striping conditions. The existing pavement in the southerly portion of the western parking area will be removed to increase the amount of pervious surface area. In the proposed conditions, the site will be supported by 79 parking spaces inclusive of four ADA-accessible spaces. A map illustrating the project location and adjacent roadway network is shown in Exhibit 1.

CM met with the operator of the Talmudic College on January 23, 2024. During that meeting, the operator indicated that 200 students would be boarded on campus in month-long intervals. The students will be shuttled to and from the campus via bus from the surrounding area. There are expected to be 23 teachers, 20 administrative/ support staff members, and potentially 20 visitors per day. The operator indicated these are conservative estimates as

Exhibit 1 – Project Location

the number of teachers and administrative staff and frequency of visitors could be lower.

2.0 Existing Conditions

Roadways Serving the Site

Old Forge Road is classified as a Local roadway under the jurisdiction of the Town of Warwick. The roadway generally runs east-west through Sterling Forest State Park connecting at both ends with Long Meadow Road (a.k.a. CR 84) at two locations. Near the subject site, the roadway provides a 20-foot-wide cross-section for two-way travel. The roadway does not provide a marked shoulder in either direction. There are no pedestrian accommodations provided. The posted speed limit is 30 miles per hour.

Data Collection

CM installed an Automatic Traffic Recorder (ATR) on Old Forge Road proximate to the subject site (see Exhibit 1). The ATR collected bi-directional traffic volume and speed data from Wednesday, June 21, 2023, to Wednesday, June 28, 2023. Table 1 summarizes the traffic volume and speed data collected, respectively.

Table 1 – 2023 Traffic Volume and Speed Data on Old Forge Road

Volumes/Speed Data		Direction		
		EB	WB	Combined
Volume Data	AM Peak Hour (8AM-9AM)	8	11	20
	PM Peak Hour (3PM-4PM)	7	8	15
	Vehicles Per Day (vpd)	73	99	172
Speed Data	Average	28-mph	27-mph	27-mph
	85th-percentile	32-mph	31-mph	31-mph

Based on the observed number of vehicles per day (172 vpd), Old Forge Road is a low-volume roadway according to Section 1.2 in the American Association of State Highway Transportation Officials (AASHTO) publication *Guidelines for Geometric Design of Low-Volume Road,* 2019. In fact, the daily traffic volumes qualify as "very low" as they are less than 400 vpd per the aforementioned AASHTO publication. The collected data also indicates that the 85th-percentile speed is generally consistent with the posted speed limit. The raw ATR data is included under Attachment A. Data collected in June generally represents higher than average annual conditions, June being approximately 11 to 12% higher than average.

3.0 Trip Generation Assessment

As previously discussed, the New York University's Institute of Environmental Medicine most recently occupied the site. The site contained research labs, offices, classrooms, and lecture halls. NYU began the process of decommissioning the site in 2017. In 2021 the site was sold. Exhibit 2 shows the site on Friday, October 14, 2016 at 2:23 PM, when it was actively generating trips along Old Forge Road. In order to provide a conservative evaluation, CM is not applying any trip credit for the previous use.

Exhibit 2 – Active Site

The Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, is the industry standard used for estimating trip generation for proposed land uses based on data collected at similar uses. However, Talmudic College is not included in the ITE

Trip Generation Manual. Therefore, CM developed site-specific trip generation estimates based on the busing of students as well as the number of staff and visitors. Table 2 summarizes these trip generation estimates based on the expected peak hour.

Table 2 – Summary of Estimated Peak Hour Trips

Weekday Morning Peak Hour (AM)			Weekday Evening Peak Hour (PM)		
Enter	**Exit**	**Total**	**Enter**	**Exit**	**Total**
53 (23 Teachers, 12 Admin Staff, 8 Support Staff, 10 Visitors)	4 (Night Admin Staff)	57	4 (Night Admin Staff)	53 (23 Teachers, 12 Admin Staff, 8 Support Staff, 10 Visitors)	57

As shown in Table 2, the site is estimated to generate 57 trips during the AM and PM peak hour. This assumes that all teachers as well as the daytime staff drive individually, and half of the daily visitors arrive within the morning peak hour, while the night staff depart. In the evening, the total trip generation would remain the same, but the entering and exiting trips would be reversed with the teachers, daytime staff, and visitors exiting while the night administrative staff entering.

Based on ITE LUC 760 "Research and Development Center," the previous tenant of the facility could have generated 98 to 102 trips during the weekday peak hours, and these trips would have been daily (weekday) occurrences. Furthermore, based on ITE LUC 525 "High School", a typical school with 200 students would generate between 104 and 165 trips during the weekday peak hours and these trips would be daily (weekday) occurrences. It is important to note that there is a potential for deliveries to occur (Fedex, Amazon, Food/Supply Delivery) these have not been included in the trip generation estimates due to the lack of regularity and off-peak nature.

As noted earlier, the 200 students are expected to be shuttled to the campus from the surrounding area via large school buses with a typical capacity of 50 people. Therefore, four buses are expected to be necessary for shuttling students to and from the campus. Based on the discussions with the operator it is anticipated that the school year will run from September through July. An approximate break schedule is as follows, but could vary from year to year:

- October 10th – November 2nd
- December 27th – December 29th
- March 14th – March 16th
- March 30th – April 28th

Based on this estimate the site could generate 60 total trips during the AM or PM peak hour with the addition of the four large school buses. It should be noted that all of these estimates are conservative based on what the operator of the college indicated.

Based on the previous estimates, the peak hour volumes along Old Forge Road could increase to 81 vehicles (20 existing plus 61 future) in the AM peak hour and 76 vehicles in the PM peak hour (15 existing plus 61 future). According to the Federal Highway Administration's 2017 *Simplified Highway Capacity Calculation Method for the Highway Performance Monitoring System,* the capacity of Old Forge Road is greater than 1,000 vehicles per hour per direction.

4.0 Site Access, Circulation, and Parking

As shown on the Site Plan prepared by Engineering & Surveying Properties, PC, dated June 19, 2024, the existing driveways will remain in their current locations and full-movement configurations. The project will upgrade the existing paved parking fields in various areas to improve the surface and striping conditions. The existing pavement in the southerly portion of the western parking area will be removed to increase the amount of pervious surface

area.

In the proposed conditions, the site will provide 79 parking spaces inclusive of four ADA-accessible spaces. As discussed earlier in the report, the College will be supported by 23 teachers and 20 administrative/support staff. Assuming 20 visitors, the total number of vehicles on site is 63 vehicles. Therefore, the 79 parking spaces is sufficient for the anticipated parking demand of the College. As shown on C-104, there is also sufficient space for the accommodation of the large school buses to stage in the lower lot ahead of school dismissal. It should be noted that staging for school arrivals is not necessary as the buses will depart the site once all students have disembarked.

5.0 Conclusions

The proposed project consists of re-occupying the structures of the subject site located along Old Forge Road in the Town of Warwick, which were most recently occupied by New York University's Institute for Environmental Medicine as a research and education facility, to accommodate a 200-student Talmudic College with approximately 43 faculty members – 23 teachers 20 administrative/support staff. Upon completion of this traffic assessment, the following is noted:

- The project will upgrade the existing paved parking fields to improve the surface condition. The site will be supported by 79 parking spaces, inclusive of four ADA-compliant spaces.
- Based on discussions with the operator of the proposed college as well as a review of the proposed enrollment and staffing program, the proposed college can be expected to generate up to 61 trips in the AM and PM peak hours. This includes four buses that will shuttle students to the College.
- Based on ITE LUC 760 "Research and Development Center," the previous tenant of the facility could have generated 98 to 102 trips during the weekday peak hours, and these trips would have been daily occurrences. Furthermore, based on ITE LUC 528 "High School", a typical school with 200 students would generate between 104 and 165 trips during the weekday peak hours and these trips would be daily occurrences.
- When added to the peak hour traffic volumes observed by CM along Old Forge Road, the proposed redevelopment could result in as many as 76 to 81 total peak-hour vehicle trips along the roadway. According to the Federal Highway Administration's 2017 *Simplified Highway Capacity Calculation Method for the Highway Performance Monitoring System,* the capacity of Old Forge Road is greater than 1,000 vehicles per hour per direction.
- Based on the foregoing analysis, the proposed project will have neither a significant nor an adverse impact on the adjacent roadway network.

Please feel free to call our office if you have any questions or comments regarding the above assessment.

Respectfully submitted,

Creighton Manning Engineering, LLP

Kenneth Wersted, PE, PTOE
Associate

ATTACHMENT A
ATR DATA

57 & 61 Old Forge Road
Town of Warwick
Orange County, New York

MetroCount Traffic Executive
Speed Statistics

SpeedStat-63 -- English (ENU)

Datasets:

Site:	**[123-259] Utility Pole 52223 43720 VZ 58**
Attribute:	Boarding School
Direction:	6 - West bound A>B, East bound B>A. **Lane:** 2
Survey Duration:	9:12 Wednesday, June 21, 2023 => 14:11 Wednesday, June 28, 2023,
Zone:	
File:	123-259 0 2023-06-28 1411.EC2 (Plus)
Identifier:	FJ79ENC0 MC56-L5 [MC55] (c)Microcom 19Oct04
Algorithm:	Factory default axle (v5.08)
Data type:	Axle sensors - Paired (Class/Speed/Count)

Profile:

Filter time:	**10:00 Wednesday, June 21, 2023 => 14:00 Wednesday, June 28, 2023**
(7.16667)	
Included classes:	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
Speed range:	6 - 99 mph.
Direction:	East (bound), P = East, Lane = 0-16
Separation:	Headway > 0 sec, Span 0 - 328.084 ft
Name:	Default Profile
Scheme:	Vehicle classification (Scheme F3)
Units:	Non metric (ft, mi, ft/s, mph, lb, ton)
In profile:	Vehicles = 525 / 1283 (40.92%)

Speed Statistics

SpeedStat-65
Site: 123-259.2.3WE
Description: **Utility Pole 52223 43720 VZ 58**
Filter time: **10:00 Wednesday, June 21, 2023 => 14:00 Wednesday, June 28, 2023**
Scheme: Vehicle classification (Scheme F3)
Filter: Cls(1-13) Dir(EW) Sp(6,99) Headway(>0) Span(0 - 328.084) Lane(0-16)

Vehicles = 1232
Posted speed limit = 30 mph, Exceeding = 265 (21.51%), Mean Exceeding = 32.88 mph
Maximum = 42.3 mph, **Minimum** = 8.3 mph, **Mean** = 27.0 mph
85% Speed = 31.21 mph, **95% Speed** = 34.34 mph, **Median** = 27.40 mph
12 mph Pace = 22 - 34, **Number in Pace** = 1024 (83.12%)
Variance = 21.37, **Standard Deviation** = 4.62 mph

Speed Bins (Partial days)

Speed	Bin	Below	Above	Energy	vMult	n * vMult
0 - **6**	0 0.000%	0 0.000%	1232 100.0%	0.00	0.00	0.00
6 - **12**	9 0.731%	9 0.731%	1223 99.27%	0.00	0.00	0.00
12 - **19**	50 4.058%	59 4.789%	1173 95.21%	0.00	0.00	0.00
19 - **25**	300 24.35%	359 29.14%	873 70.86%	0.00	0.00	0.00
25 - **31**	682 55.36%	1041 84.50%	191 15.50%	0.00	0.00	0.00
31 - **37**	171 13.88%	1212 98.38%	20 1.623%	0.00	0.00	0.00
37 - **43**	20 1.623%	1232 100.0%	0 0.000%	0.00	0.00	0.00
43 - **50**	0 0.000%	1232 100.0%	0 0.000%	0.00	0.00	0.00
50 - **56**	0 0.000%	1232 100.0%	0 0.000%	0.00	0.00	0.00
56 - **62**	0 0.000%	1232 100.0%	0 0.000%	0.00	0.00	0.00
62 - **68**	0 0.000%	1232 100.0%	0 0.000%	0.00	0.00	0.00
68 - **75**	0 0.000%	1232 100.0%	0 0.000%	0.00	0.00	0.00
75 - **81**	0 0.000%	1232 100.0%	0 0.000%	0.00	0.00	0.00
81 - **87**	0 0.000%	1232 100.0%	0 0.000%	0.00	0.00	0.00
87 - **93**	0 0.000%	1232 100.0%	0 0.000%	0.00	0.00	0.00
93 - **99**	0 0.000%	1232 100.0%	0 0.000%	0.00	0.00	0.00
99 - **106**	0 0.000%	1232 100.0%	0 0.000%	0.00	0.00	0.00
106 - **112**	0 0.000%	1232 100.0%	0 0.000%	0.00	0.00	0.00
112 - **118**	0 0.000%	1232 100.0%	0 0.000%	0.00	0.00	0.00
118 - **124**	0 0.000%	1232 100.0%	0 0.000%	0.00	0.00	0.00

Total Speed Rating = 0.00
Total Moving Energy (Estimated) = 0.00

Speed limit fields (Partial days)

	Limit	Below	Above
0	30 (PSL)	967 78.5%	265 21.5%

Speed Statistics

SpeedStat-63
Site: 123-259.2.3WE
Description: **Utility Pole 52223 43720 VZ 58**
Filter time: **10:00 Wednesday, June 21, 2023 => 14:00 Wednesday, June 28, 2023**
Scheme: Vehicle classification (Scheme F3)
Filter: Cls(1-13) Dir(E) Sp(6,99) Headway(>0) Span(0 - 328.084) Lane(0-16)

Vehicles = 525
Posted speed limit = 30 mph, Exceeding = 131 (24.95%), Mean Exceeding = 33.11 mph
Maximum = 42.0 mph, **Minimum** = 8.3 mph, **Mean** = 27.7 mph
85% Speed = 31.88 mph, **95% Speed** = 35.39 mph, **Median** = 27.63 mph
12 mph Pace = 22 - 34, **Number in Pace** = 452 (86.10%)
Variance = 19.67, **Standard Deviation** = 4.43 mph

Speed Bins (Partial days)

Speed	Bin	Below	Above	Energy	vMult	n * vMult
0 - **6**	0 0.000%	0 0.000%	525 100.0%	0.00	0.00	0.00
6 - **12**	4 0.762%	4 0.762%	521 99.24%	0.00	0.00	0.00
12 - **19**	10 1.905%	14 2.667%	511 97.33%	0.00	0.00	0.00
19 - **25**	101 19.24%	115 21.90%	410 78.10%	0.00	0.00	0.00
25 - **31**	313 59.62%	428 81.52%	97 18.48%	0.00	0.00	0.00
31 - **37**	84 16.00%	512 97.52%	13 2.476%	0.00	0.00	0.00
37 - **43**	13 2.476%	525 100.0%	0 0.000%	0.00	0.00	0.00
43 - **50**	0 0.000%	525 100.0%	0 0.000%	0.00	0.00	0.00
50 - **56**	0 0.000%	525 100.0%	0 0.000%	0.00	0.00	0.00
56 - **62**	0 0.000%	525 100.0%	0 0.000%	0.00	0.00	0.00
62 - **68**	0 0.000%	525 100.0%	0 0.000%	0.00	0.00	0.00
68 - **75**	0 0.000%	525 100.0%	0 0.000%	0.00	0.00	0.00
75 - **81**	0 0.000%	525 100.0%	0 0.000%	0.00	0.00	0.00
81 - **87**	0 0.000%	525 100.0%	0 0.000%	0.00	0.00	0.00
87 - **93**	0 0.000%	525 100.0%	0 0.000%	0.00	0.00	0.00
93 - **99**	0 0.000%	525 100.0%	0 0.000%	0.00	0.00	0.00
99 - **106**	0 0.000%	525 100.0%	0 0.000%	0.00	0.00	0.00
106 - **112**	0 0.000%	525 100.0%	0 0.000%	0.00	0.00	0.00
112 - **118**	0 0.000%	525 100.0%	0 0.000%	0.00	0.00	0.00
118 - **124**	0 0.000%	525 100.0%	0 0.000%	0.00	0.00	0.00

Total Speed Rating = 0.00
Total Moving Energy (Estimated) = 0.00

Speed limit fields (Partial days)

	Limit	Below	Above
0	30 (PSL)	394 75.0%	131 25.0%

Speed Statistics

SpeedStat-64
Site: 123-259.2.3WE
Description: **Utility Pole 52223 43720 VZ 58**
Filter time: **10:00 Wednesday, June 21, 2023 => 14:00 Wednesday, June 28, 2023**
Scheme: Vehicle classification (Scheme F3)
Filter: Cls(1-13) Dir(W) Sp(6,99) Headway(>0) Span(0 - 328.084) Lane(0-16)

Vehicles = 707
Posted speed limit = 30 mph, Exceeding = 134 (18.95%), Mean Exceeding = 32.65 mph
Maximum = 42.3 mph, **Minimum** = 9.3 mph, **Mean** = 26.5 mph
85% Speed = 30.65 mph, **95% Speed** = 33.55 mph, **Median** = 26.96 mph
12 mph Pace = 20 - 32, **Number in Pace** = 582 (82.32%)
Variance = 22.03, **Standard Deviation** = 4.69 mph

Speed Bins (Partial days)

Speed	Bin	Below	Above	Energy	vMult	n * vMult
0 - **6**	0 0.000%	0 0.000%	707 100.0%	0.00	0.00	0.00
6 - **12**	5 0.707%	5 0.707%	702 99.29%	0.00	0.00	0.00
12 - **19**	40 5.658%	45 6.365%	662 93.64%	0.00	0.00	0.00
19 - **25**	199 28.15%	244 34.51%	463 65.49%	0.00	0.00	0.00
25 - **31**	369 52.19%	613 86.70%	94 13.30%	0.00	0.00	0.00
31 - **37**	87 12.31%	700 99.01%	7 0.990%	0.00	0.00	0.00
37 - **43**	7 0.990%	707 100.0%	0 0.000%	0.00	0.00	0.00
43 - **50**	0 0.000%	707 100.0%	0 0.000%	0.00	0.00	0.00
50 - **56**	0 0.000%	707 100.0%	0 0.000%	0.00	0.00	0.00
56 - **62**	0 0.000%	707 100.0%	0 0.000%	0.00	0.00	0.00
62 - **68**	0 0.000%	707 100.0%	0 0.000%	0.00	0.00	0.00
68 - **75**	0 0.000%	707 100.0%	0 0.000%	0.00	0.00	0.00
75 - **81**	0 0.000%	707 100.0%	0 0.000%	0.00	0.00	0.00
81 - **87**	0 0.000%	707 100.0%	0 0.000%	0.00	0.00	0.00
87 - **93**	0 0.000%	707 100.0%	0 0.000%	0.00	0.00	0.00
93 - **99**	0 0.000%	707 100.0%	0 0.000%	0.00	0.00	0.00
99 - **106**	0 0.000%	707 100.0%	0 0.000%	0.00	0.00	0.00
106 - **112**	0 0.000%	707 100.0%	0 0.000%	0.00	0.00	0.00
112 - **118**	0 0.000%	707 100.0%	0 0.000%	0.00	0.00	0.00
118 - **124**	0 0.000%	707 100.0%	0 0.000%	0.00	0.00	0.00

Total Speed Rating = 0.00
Total Moving Energy (Estimated) = 0.00

Speed limit fields (Partial days)

	Limit	Below	Above
0	30 (PSL)	573 81.0%	134 19.0%

MetroCount Traffic Executive
Weekly Vehicle Counts (Virtual Week)

VirtWeeklyVehicle-68 -- English (ENU)

Datasets:

Site:	**[123-259] Utility Pole 52223 43720 VZ 58**
Attribute:	Boarding School
Direction:	6 - West bound A>B, East bound B>A. **Lane:** 2
Survey Duration:	9:12 Wednesday, June 21, 2023 => 14:11 Wednesday, June 28, 2023,
Zone:	
File:	123-259 0 2023-06-28 1411.EC2 (Plus)
Identifier:	FJ79ENC0 MC56-L5 [MC55] (c)Microcom 19Oct04
Algorithm:	Factory default axle (v5.08)
Data type:	Axle sensors - Paired (Class/Speed/Count)

Profile:

Filter time:	**10:00 Wednesday, June 21, 2023 => 14:00 Wednesday, June 28, 2023**
(7.16667)	
Included classes:	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
Speed range:	6 - 99 mph.
Direction:	East, West (bound), P = East, Lane = 0-16
Separation:	Headway > 0 sec, Span 0 - 328.084 ft
Name:	Default Profile
Scheme:	Vehicle classification (Scheme F3)
Units:	Non metric (ft, mi, ft/s, mph, lb, ton)
In profile:	Vehicles = 1232 / 1283 (96.02%)

Weekly Vehicle Counts (Virtual Week)

VirtWeeklyVehicle-68
Site: 123-259.2.3WE
Description: **Utility Pole 52223 43720 VZ 58**
Filter time: **10:00 Wednesday, June 21, 2023 => 14:00 Wednesday, June 28, 2023**
Scheme: Vehicle classification (Scheme F3)
Filter: Cls(1-13) Dir(EW) Sp(6,99) Headway(>0) Span(0 - 328.084) Lane(0-16)

	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Averages 1 - 5	Averages 1 - 7
Hour									
0000-0100	0.0	1.0	0.0	1.0	0.0	0.0	1.0	0.4	0.4
0100-0200	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0200-0300	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0300-0400	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0400-0500	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0500-0600	0.0	0.0	1.0	1.0	0.0	0.0	0.0	0.4	0.3
0600-0700	2.0	6.0	4.0	0.0	1.0	1.0	3.0	2.6	2.4
0700-0800	7.0	3.0	6.0	10.0	12.0	6.0	3.0	7.6	6.7
0800-0900	**21.0**	**25.0**	**24.0**	15.0	13.0	9.0	16.0	**19.6**	**17.6**
0900-1000	11.0	16.0	18.0	15.0	8.0	12.0	9.0	13.6	12.7
1000-1100	7.0	24.0	11.5	16.0	12.0	11.0	**22.0**	13.7	14.4
1100-1200	8.0	23.0	11.0	**20.0**	**22.0**	**12.0**	16.0	15.8	15.4
1200-1300	9.0	9.0	14.0	13.0	12.0	16.0	12.0	11.8	12.4
1300-1400	14.0	7.0	13.0	**20.0**	14.0	15.0	17.0	13.5	14.1
1400-1500	8.0	9.0	**24.0**	9.0	**22.0**	13.0	12.0	14.4	13.9
1500-1600	**23.0**	**19.0**	14.0	12.0	9.0	**17.0**	8.0	**15.4**	**14.6**
1600-1700	16.0	10.0	19.0	11.0	19.0	4.0	**21.0**	15.0	14.3
1700-1800	4.0	5.0	12.0	9.0	5.0	13.0	12.0	7.0	8.6
1800-1900	7.0	5.0	12.0	5.0	3.0	7.0	6.0	6.4	6.4
1900-2000	3.0	6.0	4.0	5.0	8.0	7.0	2.0	5.2	5.0
2000-2100	1.0	1.0	6.0	6.0	2.0	7.0	7.0	3.2	4.3
2100-2200	2.0	0.0	0.0	6.0	2.0	0.0	1.0	2.0	1.6
2200-2300	0.0	2.0	5.0	0.0	5.0	0.0	1.0	2.4	1.9
2300-2400	2.0	0.0	4.0	1.0	1.0	0.0	0.0	1.6	

1.1

Totals

0700-1900	135.0	155.0	178.5	155.0	151.0	135.0	154.0	153.8 151.0
0600-2200	143.0	168.0	192.5	172.0	164.0	150.0	167.0	166.8 164.3
0600-0000	145.0	170.0	201.5	173.0	170.0	150.0	168.0	170.8 167.3
0000-0000	145.0	171.0	202.5	175.0	170.0	150.0	169.0	171.6 168.0
AM Peak	0800 21.0	0800 25.0	0800 24.0	1100 20.0	1100 22.0	1100 12.0	1000 22.0	
PM Peak	1500 23.0	1500 19.0	1400 24.0	1300 20.0	1400 22.0	1500 17.0	1600 21.0	

*** - No data.**

Weekly Vehicle Counts (Virtual Week)

VirtWeeklyVehicle-66
Site: 123-259.2.3WE
Description: **Utility Pole 52223 43720 VZ 58**
Filter time: **10:00 Wednesday, June 21, 2023 => 14:00 Wednesday, June 28, 2023**
Scheme: Vehicle classification (Scheme F3)
Filter: Cls(1-13) Dir(E) Sp(6,99) Headway(>0) Span(0 - 328.084) Lane(0-16)

Hour	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Averages 1 - 5	Averages 1 - 7
0000-0100	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0100-0200	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0200-0300	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0300-0400	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0400-0500	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0500-0600	0.0	0.0	1.0	1.0	0.0	0.0	0.0	0.4	0.3
0600-0700	1.0	3.0	2.0	0.0	1.0	1.0	1.0	1.4	1.3
0700-0800	4.0	0.0	2.0	5.0	4.0	2.0	1.0	3.0	2.6
0800-0900	**9.0**	9.0	**10.0**	7.0	6.0	4.0	6.0	**8.2**	**7.3**
0900-1000	4.0	8.0	7.0	8.0	3.0	5.0	4.0	6.0	5.6
1000-1100	2.0	**12.0**	5.5	**8.0**	5.0	**5.0**	**9.0**	6.3	6.5
1100-1200	3.0	8.0	5.0	6.0	**10.0**	4.0	6.0	6.2	5.9
1200-1300	4.0	4.0	7.5	5.0	5.0	**9.0**	5.0	5.5	5.9
1300-1400	4.0	4.0	5.0	**7.0**	7.0	7.0	8.0	5.3	5.9
1400-1500	3.0	5.0	**11.0**	6.0	9.0	6.0	7.0	6.8	6.7
1500-1600	**10.0**	**12.0**	7.0	5.0	2.0	8.0	5.0	7.2	7.0
1600-1700	8.0	7.0	10.0	5.0	**9.0**	2.0	**8.0**	**7.8**	**7.0**
1700-1800	1.0	0.0	4.0	1.0	1.0	7.0	5.0	1.4	2.7
1800-1900	3.0	1.0	5.0	3.0	2.0	1.0	2.0	2.8	2.4
1900-2000	1.0	1.0	2.0	3.0	2.0	2.0	0.0	1.8	1.6
2000-2100	0.0	0.0	2.0	2.0	1.0	2.0	3.0	1.0	1.4
2100-2200	0.0	0.0	0.0	1.0	0.0	0.0	1.0	0.2	0.3
2200-2300	0.0	0.0	1.0	0.0	3.0	0.0	0.0	0.8	0.6
2300-2400	1.0	0.0	4.0	0.0	0.0	0.0	0.0	1.0	

0.7

Totals

0700-1900	55.0	70.0	79.0	66.0	63.0	60.0	66.0	66.5 65.4
0600-2200	57.0	74.0	85.0	72.0	67.0	65.0	71.0	70.9 70.0
0600-0000	58.0	74.0	90.0	72.0	70.0	65.0	71.0	72.7 71.3
0000-0000	58.0	74.0	91.0	73.0	70.0	65.0	71.0	73.1 71.6
AM Peak	0800	1000	0800	1000	1100	1000	1000	
	9.0	12.0	10.0	8.0	10.0	5.0	9.0	
PM Peak	1500	1500	1400	1300	1600	1200	1600	
	10.0	12.0	11.0	7.0	9.0	9.0	8.0	

*** - No data.**

Weekly Vehicle Counts (Virtual Week)

VirtWeeklyVehicle-67
Site: 123-259.2.3WE
Description: **Utility Pole 52223 43720 VZ 58**
Filter time: **10:00 Wednesday, June 21, 2023 => 14:00 Wednesday, June 28, 2023**
Scheme: Vehicle classification (Scheme F3)
Filter: Cls(1-13) Dir(W) Sp(6,99) Headway(>0) Span(0 - 328.084) Lane(0-16)

	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Averages 1 - 5	1 - 7
Hour									
0000-0100	0.0	1.0	0.0	1.0	0.0	0.0	1.0	0.4	0.4
0100-0200	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0200-0300	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0300-0400	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0400-0500	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0500-0600	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0600-0700	1.0	3.0	2.0	0.0	0.0	0.0	2.0	1.2	1.1
0700-0800	3.0	3.0	4.0	5.0	8.0	4.0	2.0	4.6	4.1
0800-0900	**12.0**	**16.0**	**14.0**	8.0	7.0	5.0	10.0	**11.4**	**10.3**
0900-1000	7.0	8.0	11.0	7.0	5.0	7.0	5.0	7.6	7.1
1000-1100	5.0	12.0	6.0	8.0	7.0	6.0	**13.0**	7.3	7.9
1100-1200	5.0	15.0	6.0	**14.0**	**12.0**	**8.0**	10.0	9.7	9.5
1200-1300	5.0	5.0	6.5	8.0	7.0	7.0	7.0	6.3	6.5
1300-1400	10.0	3.0	8.0	**13.0**	7.0	8.0	9.0	8.2	**8.3**
1400-1500	5.0	4.0	**13.0**	3.0	**13.0**	7.0	5.0	7.6	7.1
1500-1600	**13.0**	**7.0**	7.0	7.0	7.0	**9.0**	3.0	**8.2**	7.6
1600-1700	8.0	3.0	9.0	6.0	10.0	2.0	**13.0**	7.2	7.3
1700-1800	3.0	5.0	8.0	8.0	4.0	6.0	7.0	5.6	5.9
1800-1900	4.0	4.0	7.0	2.0	1.0	6.0	4.0	3.6	4.0
1900-2000	2.0	5.0	2.0	2.0	6.0	5.0	2.0	3.4	3.4
2000-2100	1.0	1.0	4.0	4.0	1.0	5.0	4.0	2.2	2.9
2100-2200	2.0	0.0	0.0	5.0	2.0	0.0	0.0	1.8	1.3
2200-2300	0.0	2.0	4.0	0.0	2.0	0.0	1.0	1.6	1.3
2300-2400	1.0	0.0	0.0	1.0	1.0	0.0	0.0	0.6	

Totals								
0700-1900	80.0	85.0	99.5	89.0	88.0	75.0	88.0	87.3
85.6								
0600-2200	86.0	94.0	107.5	100.0	97.0	85.0	96.0	95.9
94.3								
0600-0000	87.0	96.0	111.5	101.0	100.0	85.0	97.0	98.1
96.0								
0000-0000	87.0	97.0	111.5	102.0	100.0	85.0	98.0	98.5
96.4								
AM Peak	0800	0800	0800	1100	1100	1100	1000	
	12.0	16.0	14.0	14.0	12.0	8.0	13.0	
PM Peak	1500	1500	1400	1300	1400	1500	1600	
	13.0	7.0	13.0	13.0	13.0	9.0	13.0	

*** - No data.**

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Facility Information

Site No.: 3-146285
Status: Active
Expiration Date: 10/14/2026
Site Type: PBS
Facility Type: Other
Site Name: NELSON INSTITUTE OF ENVIRONMENTAL MEDICINE
Address: 57 LONG MEADOW ROAD
Locality: TUXEDO PARK
State: NY
Zipcode: 10987
County: Orange

Facility(Property) Owner(s) Information

Facility Owner: OLD FORGE ROAD
3 JOSHUA COURT . MONSEY, NY. 10952
Mail Contact: OLD FORGE ROAD LLC
3 JOSHUA COURT . MONSEY, NY. 10952

Facility Operator

Facility Operator: ROBERT B HALPRIN

Tank Information

8 Tanks Found

Tank No	Tank Location	Status	Capacity (Gal.)
E	Underground including vaulted with no access for inspection	Out of Service	10000
E-D	Aboveground on saddles, legs, stilts, rack or cradle	In Service	172
G	Underground including vaulted with no access for inspection	Closed - Removed	1000
G2	Aboveground on saddles, legs, stilts, rack or cradle	Closed - Removed	500
S	Underground including vaulted with no access for inspection	Closed - Removed	20000
S2	Underground including vaulted with no access for inspection	Out of Service	20000
W	Underground including vaulted with no access for inspection	Closed Prior to 03/1991	10000
W-D	Aboveground on saddles, legs, stilts, rack or cradle	Closed - Removed	275

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Tank Information

Next Tank Last Tank

Site No: 3-146285
Site Name: NELSON INSTITUTE OF ENVIRONMENTAL MEDICINE
Tank No: E
Tank Location: Underground including vaulted with no access for inspection
Subpart: 3
Category: 1
Tank Status: Out of Service
Tank Install Date: 09/01/1979
Tank Closed Date:
Tank Out Of Service Date:

Tank Capacity: 10000 gal.
Product Stored: #2 fuel oil (on-site consumption)
Tank Type: 06 - Fiberglass Reinforced Plastic (FRP)
Tank Internal Protection: None
Tank External Protection: None
Tank Secondary Containment: None
Tank Leak Detection: None
Overfill: Vent Whistle
Spill Prevention: None
Dispenser: Suction Dispenser

Pipe Location: Aboveground/Underground Combination
Pipe Type: Steel/Carbon Steel/Iron
Pipe External Protection: Jacketed
Piping Secondary Containment: Double walled UG
Piping Leak Detection: Interstitial - Manual Monitoring
UDC: No

Tank Next Test Due: 04/21/2018
Tank Last Test: 04/21/2017
Tank Test Method: Horner EZY3/EZY3 Locator Plus

Line Next Test Due:
Line Last Test: 04/21/2017
Line Test Method: Horner EZY3/EZY3 Locator Plus

Refine This Search

Return To Facility

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Tank Information

First Tank | Previous Tank | Next Tank | Last Tank

Site No: 3-146285
Site Name: NELSON INSTITUTE OF ENVIRONMENTAL MEDICINE
Tank No: E-D
Tank Location: Aboveground on saddles, legs, stilts, rack or cradle
Subpart: 4
Category: 2
Tank Status: In Service
Tank Install Date: 04/01/2006
Tank Closed Date:
Tank Out Of Service Date:

Tank Capacity: 172 gal.
Product Stored: #2 fuel oil (on-site consumption)
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: Painted/Asphalt Coating
Tank Secondary Containment: Modified Double-Walled (Aboveground)
Tank Leak Detection: Interstitial - Manual Monitoring
Tank Leak Detection: Vapor Well
Overfill: High Level Alarm
Spill Prevention: Catch Basin
Dispenser: None
Pipe Location: None
Pipe Type: Steel/Carbon Steel/Iron
Pipe External Protection: Original Sacrificial Anode
Pipe External Protection: Wrapped
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: Yes

Tank Next Test Due:
Tank Last Test:

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Tank Information

First Tank | Previous Tank | Next Tank | Last Tank

Site No: 3-146285
Site Name: NELSON INSTITUTE OF ENVIRONMENTAL MEDICINE
Tank No: G
Tank Location: Underground including vaulted with no access for inspection
Subpart:
Category: 1
Tank Status: Closed - Removed
Tank Install Date: 12/01/1971
Tank Closed Date: 12/01/1998
Tank Out Of Service Date:

Tank Capacity: 1000 gal.
Product Stored: gasoline
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: None
Tank Secondary Containment: None
Tank Leak Detection: None
Overfill: None
Spill Prevention: None
Dispenser: Suction Dispenser

Pipe Location: No Piping
Pipe Type: Steel/Carbon Steel/Iron
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: Yes

Tank Next Test Due:
Tank Last Test: 09/01/1993
Tank Test Method: Tracer Tight

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Tank Information

First Tank | Previous Tank | Next Tank | Last Tank

Site No: 3-146285
Site Name: NELSON INSTITUTE OF ENVIRONMENTAL MEDICINE
Tank No: G2
Tank Location: Aboveground on saddles, legs, stilts, rack or cradle
Subpart:
Category: 2
Tank Status: Closed - Removed
Tank Install Date: 03/01/1999
Tank Closed Date: 02/20/2013
Tank Out Of Service Date:

Tank Capacity: 500 gal.
Product Stored: gasoline
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: Other
Tank Secondary Containment: Double-Walled (Underground)
Tank Leak Detection: Interstitial - Electronic Monitoring
Overfill: Product Level Gauge (A/G)
Spill Prevention: Catch Basin
Dispenser: Suction Dispenser

Pipe Location: Aboveground
Pipe Type: Steel/Carbon Steel/Iron
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: No

Tank Next Test Due:
Tank Last Test: 03/01/1999
Tank Test Method: Unknown

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Tank Information

First Tank | Previous Tank | Next Tank | Last Tank

Site No: 3-146285
Site Name: NELSON INSTITUTE OF ENVIRONMENTAL MEDICINE
Tank No: S
Tank Location: Underground including vaulted with no access for inspection
Subpart:
Category: 1
Tank Status: Closed - Removed
Tank Install Date: 06/01/1974
Tank Closed Date: 04/01/1999
Tank Out Of Service Date:

Tank Capacity: 20000 gal.
Product Stored: #2 fuel oil (on-site consumption)
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: None
Tank Secondary Containment: None
Tank Leak Detection: None
Overfill: None
Spill Prevention: None
Dispenser: Suction Dispenser

Pipe Location: No Piping
Pipe Type: Steel/Carbon Steel/Iron
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: Yes

Tank Next Test Due:
Tank Last Test: 09/01/1993
Tank Test Method: Tracer Tight

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Tank Information

First Tank | Previous Tank | Next Tank | Last Tank

Site No: 3-146285
Site Name: NELSON INSTITUTE OF ENVIRONMENTAL MEDICINE
Tank No: S2
Tank Location: Underground including vaulted with no access for inspection
Subpart: 3
Category: 2
Tank Status: Out of Service
Tank Install Date: 05/01/1999
Tank Closed Date:
Tank Out Of Service Date:

Tank Capacity: 20000 gal.
Product Stored: #2 fuel oil (on-site consumption)
Tank Type: 10 - Urethane Clad Steel
Tank Internal Protection: None
Tank External Protection: Urethane
Tank Secondary Containment: Double-Walled (Underground)
Tank Leak Detection: Interstitial - Electronic Monitoring
Overfill: High Level Alarm
Spill Prevention: Catch Basin
Dispenser: Suction Dispenser

Pipe Location: Underground/On-ground
Pipe Type: Flexible Piping
Pipe External Protection: Jacketed
Piping Secondary Containment: Double walled UG
Piping Leak Detection: Exempt Suction Piping
UDC: Yes

Tank Next Test Due:
Tank Last Test:

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Tank Information

First Tank | Previous Tank | Next Tank | Last Tank

Site No: 3-146285
Site Name: NELSON INSTITUTE OF ENVIRONMENTAL MEDICINE
Tank No: W
Tank Location: Underground including vaulted with no access for inspection
Subpart:
Category: 1
Tank Status: Closed Prior to 03/1991
Tank Install Date: 12/01/1962
Tank Closed Date:
Tank Out Of Service Date:

Tank Capacity: 10000 gal.
Product Stored: #2 fuel oil (on-site consumption)
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: None
Tank Secondary Containment: None
Tank Leak Detection: None
Overfill: None
Spill Prevention: None
Dispenser: Suction Dispenser

Pipe Location: No Piping
Pipe Type: Steel/Carbon Steel/Iron
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: Yes

Tank Next Test Due:
Tank Last Test:
Tank Test Method:

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Tank Information

First Tank | Previous Tank

Site No: 3-146285
Site Name: NELSON INSTITUTE OF ENVIRONMENTAL MEDICINE
Tank No: W-D
Tank Location: Aboveground on saddles, legs, stilts, rack or cradle
Subpart:
Category: 2
Tank Status: Closed - Removed
Tank Install Date: 03/01/1999
Tank Closed Date: 02/20/2013
Tank Out Of Service Date:

Tank Capacity: 275 gal.
Product Stored: #2 fuel oil (on-site consumption)
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: None
Tank Secondary Containment: Diking (Aboveground)
Tank Leak Detection: None
Overfill: High Level Alarm
Overfill: Automatic Shut-Off
Spill Prevention: None
Dispenser: Suction Dispenser

Pipe Location: Aboveground
Pipe Type: Copper
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: Exempt Suction Piping
UDC: No

Tank Next Test Due:
Tank Last Test:
Tank Test Method:

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility

Town of Warwick
Building Department
132 Kings Highway
Warwick, NY 10990
845-986-1127

CERTIFICATE OF COMPLIANCE

Certificate of Compliance #: 16738 **Date Issued:** 6/20/2024

Old Forge Road LLC
3 Joshua Ct
Monsey NY 10952

SBL#: 83-1-2

Location: 57 OLD FORGE RD

THIS CERTIFIES that the structure described herein, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit date: 4/8/2024, pursuant to which Building Permit was issued, and conforms to all the requirements of the applicable provisions of the law.

Permit Type: OIL TANK

Description of Construction:
REMOVE (1) NYSDEC TANK # E 10,000 GALLONS #2 FUEL OIL.

This certificate is issued to: Old Forge Road LLC for the aforesaid structure.

Building Inspector

Building Permit #: 33520

(The Certificate of Compliance will be issued only after affidavits or other competent evidence is submitted to the Superintendent of Buildings that the completion of the constructions is in compliance with the State Building Construction Code and other laws, ordinances or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical, plumbing, heating or sanitation certificate or other evidence of compliance may be required before the issuance of the Certificate of Compliance).

Town of Warwick
Building Department
132 Kings Highway
Warwick, NY 10990
845-986-1127

CERTIFICATE OF COMPLIANCE

Certificate of Compliance #: 16737 **Date Issued:** 6/20/2024

Old Forge Road LLC
3 Joshua Ct
Monsey NY 10952

SBL#: 83-1-2

Location: 57 OLD FORGE RD

THIS CERTIFIES that the structure described herein, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit date: 4/8/2024, pursuant to which Building Permit was issued, and conforms to all the requirements of the applicable provisions of the law.

Permit Type: OIL TANK

Description of Construction:
REMOVE (1) NYS DEC TANK # S2 20,000 GALLONS # 2 FUEL OIL.

This certificate is issued to: Old Forge Road LLC for the aforesaid structure.

Building Inspector

Building Permit #: 33521

(The Certificate of Compliance will be issued only after affidavits or other competent evidence is submitted to the Superintendent of Buildings that the completion of the constructions is in compliance with the State Building Construction Code and other laws, ordinances or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical, plumbing, heating or sanitation certificate or other evidence of compliance may be required before the issuance of the Certificate of Compliance).

EXISTING				
	BASEMENT	FIRST	SECOND	TOTAL
RESEARCH	4,258	14,757	14,627	33,642
CIRCULATION	1,488	5,739	4,281	11,508
TOILET / LOCKER / SHOWERS	0	762	850	1,612
AUDITORIUM / CONFERENCE	0	2,071	2,489	4,560
FOOD / CAFETERIA	0	1,477	1,307	2,784
UTILITY	6,701	0	0	6,701
OFFICE / ADMINISTRATION		11,389	8,824	20,213
				0
				0
				0
TOTAL FLOOR	12,447	36,195	32,378	81,020

KENNETH IRVING, ARCHITECT PC
ARCHITECTURE AND PLANNING

MANUEL ANTONIO ANDRADE
AIA, LEED AP BD+C
138 ORANGE AVENUE, SUFFERN, NEW YORK 10901
P: 845-369-9301 E: MANDRADE@KIARCH.COM
M: 914-671-7983 LICENSED: NY,NJ, CT, RI, MA, NM,NH

REGISTERED ARCHITECT MANUEL ANTONIO ANDRADE 037 STATE OF NEW YORK

VALID FOR BUILDING PERMIT AND CONSTRUCTION ONLY WHEN SEALED AND SIGNED BY A LICENSED PROFESSIONAL

57 OLD FORGE ROAD
TUXEDO PARK, NY 10987

PROJECT NUMBER:
KI- 1209

DRAWN BY:
MAA

CHECKED BY:
MAA

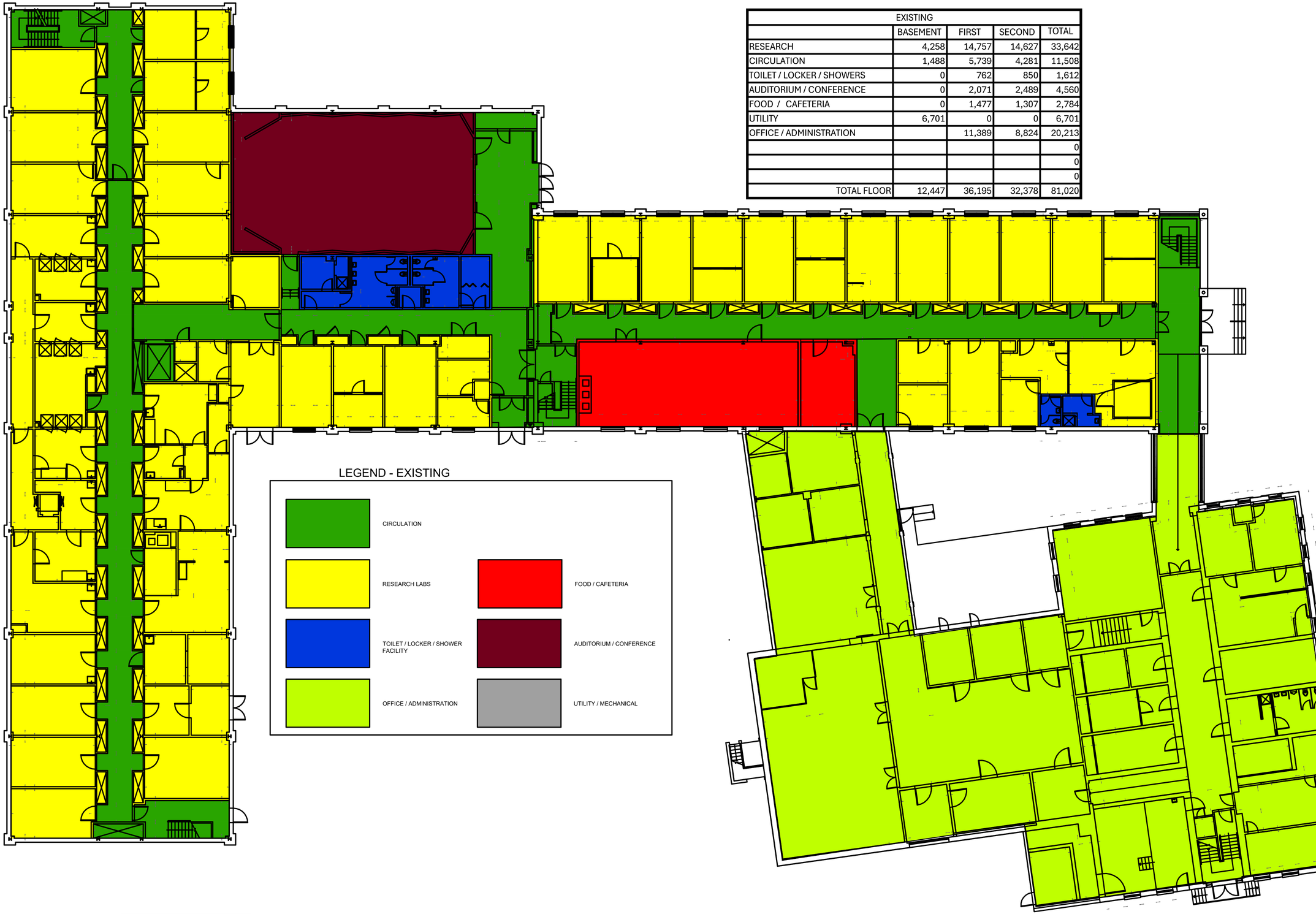
ISSUE / REVISIONS DATES

SHEET TITLE

GROUND FLOOR USE PLAN EXISTING

SHEET NUMBER:
1 of

EXISTING				
	BASEMENT	FIRST	SECOND	TOTAL
RESEARCH	4,258	14,757	14,627	33,642
CIRCULATION	1,488	5,739	4,281	11,508
TOILET / LOCKER / SHOWERS	0	762	850	1,612
AUDITORIUM / CONFERENCE	0	2,071	2,489	4,560
FOOD / CAFETERIA	0	1,477	1,307	2,784
UTILITY	6,701	0	0	6,701
OFFICE / ADMINISTRATION		11,389	8,824	20,213
				0
				0
				0
TOTAL FLOOR	12,447	36,195	32,378	81,020



KENNETH IRVING, ARCHITECT PC
ARCHITECTURE AND PLANNING

MANUEL ANTONIO ANDRADE
AIA, LEED AP BD+C
188 ORANGE AVENUE, SUFFERN, NEW YORK 10901
P: 845-369-9301 E: MANDRADE@KIARCH.COM
M: 914-671-7983 LICENSED: NY,NJ, CT, RI, MA, NM,NH

REGISTERED ARCHITECT MANUEL ANTONIO ANDRADE 037[illegible] STATE OF NEW YORK

VALID FOR BUILDING PERMIT AND CONSTRUCTION ONLY WHEN SEALED AND SIGNED BY A LICENSED PROFESSIONAL

57 OLD FORGE ROAD
TUXEDO PARK, NY 10987

PROJECT NUMBER:
KI- 1209

DRAWN BY:
MAA

CHECKED BY:
MAA

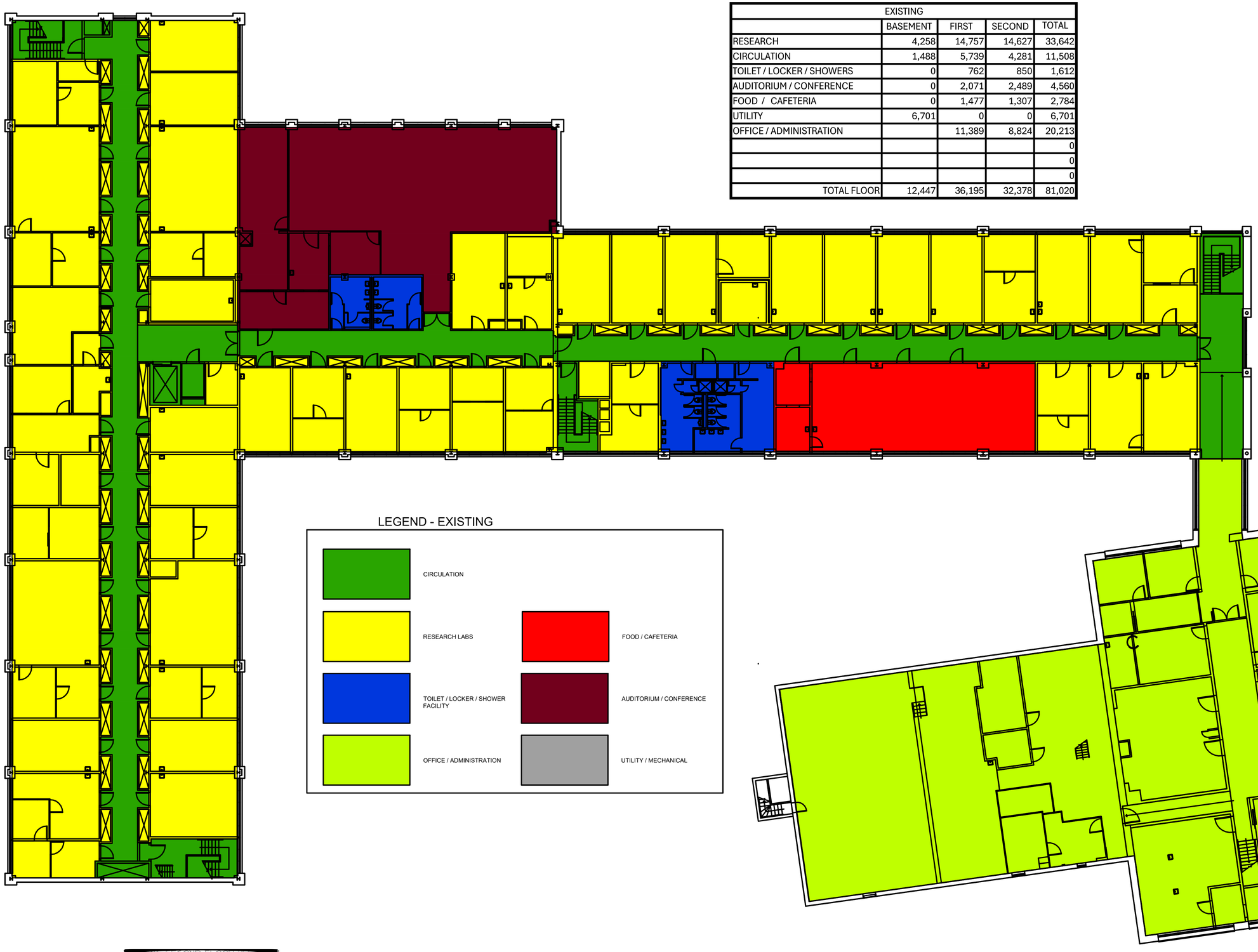
ISSUE / REVISIONS DATES

SHEET TITLE

FIRST FLOOR USE PLAN EXISTING

SHEET NUMBER:
2
of

EXISTING				
	BASEMENT	FIRST	SECOND	TOTAL
RESEARCH	4,258	14,757	14,627	33,642
CIRCULATION	1,488	5,739	4,281	11,508
TOILET / LOCKER / SHOWERS	0	762	850	1,612
AUDITORIUM / CONFERENCE	0	2,071	2,489	4,560
FOOD / CAFETERIA	0	1,477	1,307	2,784
UTILITY	6,701	0	0	6,701
OFFICE / ADMINISTRATION		11,389	8,824	20,213
				0
				0
				0
TOTAL FLOOR	12,447	36,195	32,378	81,020



SECOND FLOOR

KENNETH IRVING, ARCHITECT PC
ARCHITECTURE AND PLANNING

MANUEL ANTONIO ANDRADE
AIA, LEED AP BD+C
195 ORANGE AVENUE, SUFFERN, NEW YORK 10901
P: 845-369-9301 E: MANDRADE@KIARCH.COM
M: 914-671-7983 LICENSED: NY,NJ, CT, RI, MA, NM,NH

REGISTERED ARCHITECT
MANUEL ANTONIO ANDRADE
032
STATE OF NEW YORK

VALID FOR BUILDING PERMIT AND CONSTRUCTION ONLY WHEN SEALED AND SIGNED BY A LICENSED PROFESSIONAL

57 OLD FORGE ROAD
TUXEDO PARK, NY 10987

PROJECT NUMBER:
KI- 1209

DRAWN BY:
MAA

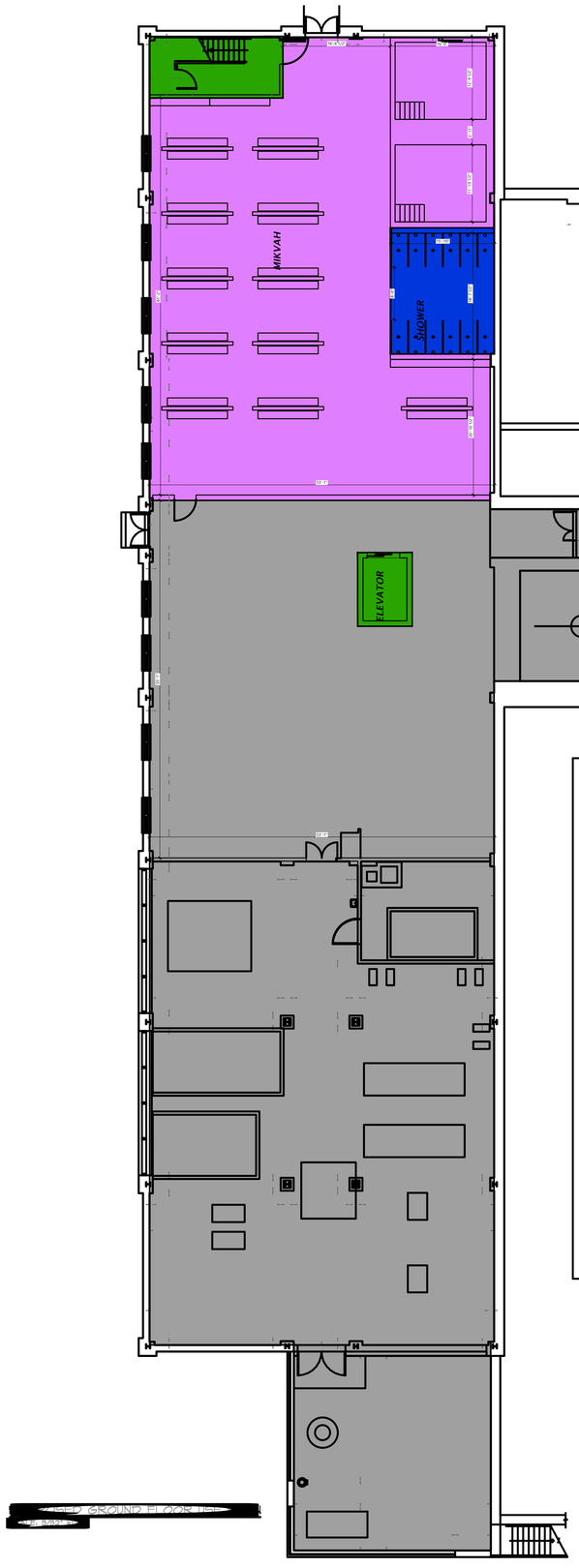
CHECKED BY:
MAA

ISSUE / REVISIONS DATES

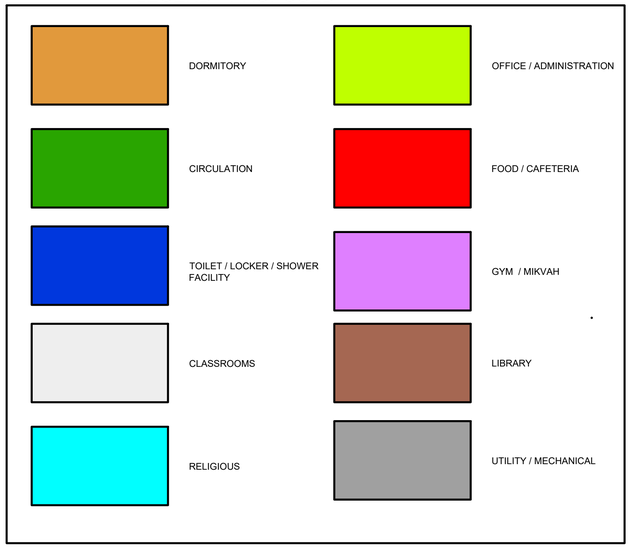
SHEET TITLE

SECOND FLOOR USE PLAN EXISTING

SHEET NUMBER:
3
of



LEGEND - PROPOSED



PROPOSED				
	BASEMENT	FIRST	SECOND	TOTAL
DORMITORY	0	14,476	0	14,476
CIRCULATION	289	5,018	2,504	7,811
TOILET / LOCKER / SHOWERS	309	1,815	1,106	3,230
OFFICE / ADMINISTRATION	0	11,726	9,828	21,554
FOOD / CAFETERIA	0	617	5,985	6,602
GYM / MIKVAH	3,270	2,543	0	5,813
CLASSROOM	0	0	4,435	4,435
LIBRARY	0	0	2,146	2,146
UTILITY	8,579	0	0	8,579
RELIGIOUS	0	0	6,374	6,374
TOTAL FLOOR	12,447	36,195	32,378	81,020

KENNETH IRVING, ARCHITECT PC
ARCHITECTURE AND PLANNING

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198 ORANGE AVENUE, SUFFERN, NEW YORK 10901
P: 845-369-9301 E: MANDRADE@KIARCH.COM
M: 914-671-7983 LICENSED: NY,NJ, CT, RI, MA, NM,NH

REGISTERED ARCHITECT MANUEL ANTONIO ANDRADE 037... STATE OF NEW YORK

VALID FOR BUILDING PERMIT AND CONSTRUCTION ONLY WHEN SEALED AND SIGNED BY A LICENSED PROFESSIONAL

57 OLD FORGE ROAD
TUXEDO PARK, NY 10987

PROJECT NUMBER:
KI- 1209

DRAWN BY:
MAA

CHECKED BY:
MAA

ISSUE / REVISIONS DATES

SHEET TITLE

GROUND FLOOR USE PLAN PROPOSED

SHEET NUMBER:
4
of

PROPOSED				
	BASEMENT	FIRST	SECOND	TOTAL
DORMITORY	0	14,476	0	14,476
CIRCULATION	289	5,018	2,504	7,811
TOILET / LOCKER / SHOWERS	309	1,815	1,106	3,230
OFFICE / ADMINISTRATION	0	11,726	9,828	21,554
FOOD / CAFETERIA	0	617	5,985	6,602
GYM / MIKVAH	3,270	2,543	0	5,813
CLASSROOM	0	0	4,435	4,435
LIBRARY	0	0	2,146	2,146
UTILITY	8,579	0	0	8,579
RELIGIOUS	0	0	6,374	6,374
TOTAL FLOOR	12,447	36,195	32,378	81,020

LEGEND - PROPOSED

- DORMITORY
- CIRCULATION
- TOILET / LOCKER / SHOWER FACILITY
- CLASSROOMS
- RELIGIOUS
- OFFICE / ADMINISTRATION
- FOOD / CAFETERIA
- GYM / MIKVAH
- LIBRARY
- UTILITY / MECHANICAL

PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

KENNETH IRVING, ARCHITECT P.C.
ARCHITECTURE AND PLANNING

MANUEL ANTONIO ANDRADE
AIA, LEED AP BD+C
186 ORANGE AVENUE, SUFFERN, NEW YORK 10901
P: 845-369-9301 E: MANDRADE@KIARCH.COM
M: 914-671-7983 LICENSED: NY,NJ, CT, RI, MA, NM,NH

REGISTERED ARCHITECT MANUEL ANTONIO ANDRADE 032 STATE OF NEW YORK

VALID FOR BUILDING PERMIT AND CONSTRUCTION ONLY WHEN SEALED AND SIGNED BY A LICENSED PROFESSIONAL

57 OLD FORGE ROAD
TUXEDO PARK, NY 10987

PROJECT NUMBER:
KI- 1209

DRAWN BY:
MAA

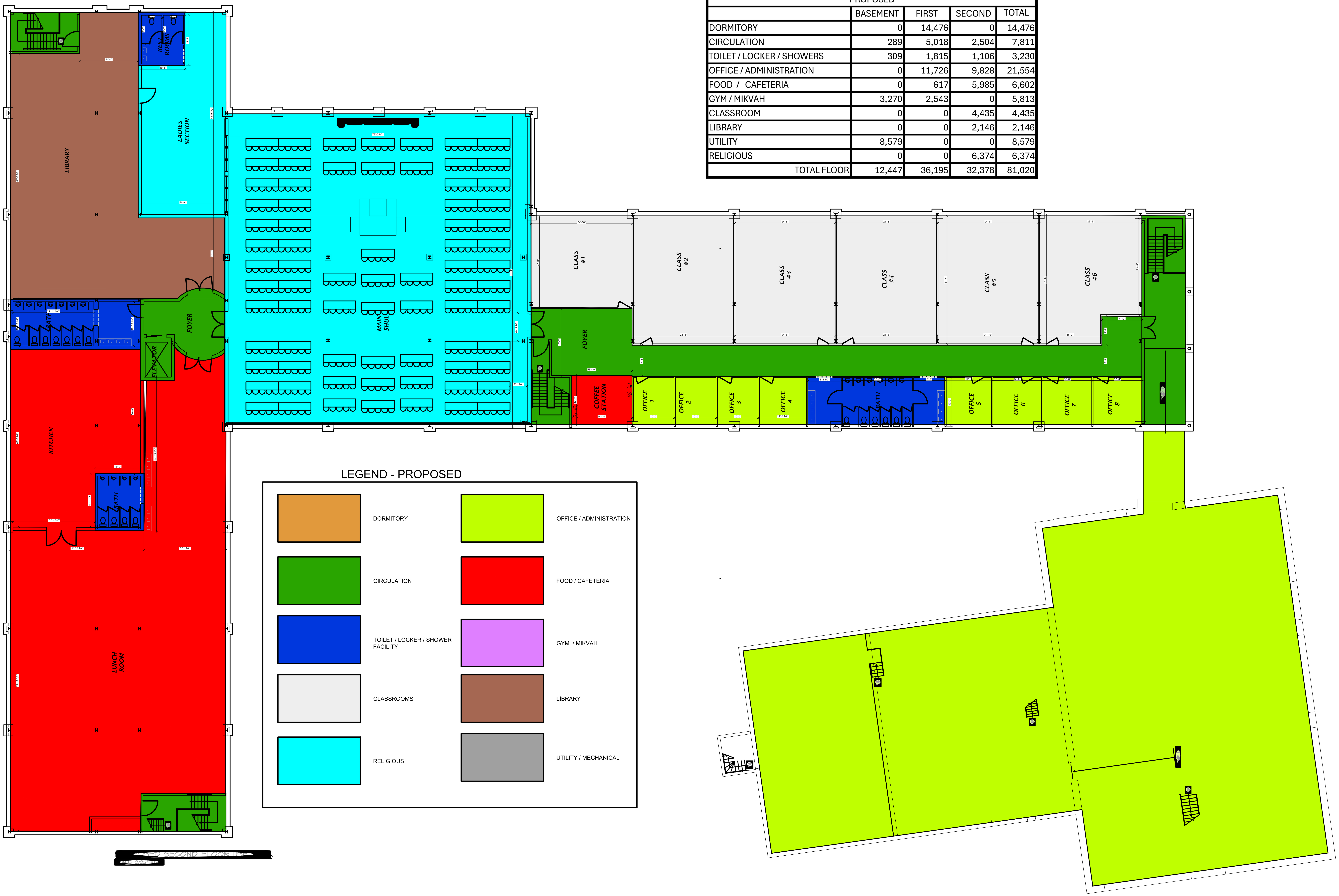
CHECKED BY:
MAA

ISSUE / REVISIONS DATES

SHEET TITLE

FIRST FLOOR USE PLAN PROPOSED

SHEET NUMBER:
5
of



[redacted]

PROPOSED				
	BASEMENT	FIRST	SECOND	TOTAL
DORMITORY	0	14,476	0	14,476
CIRCULATION	289	5,018	2,504	7,811
TOILET / LOCKER / SHOWERS	309	1,815	1,106	3,230
OFFICE / ADMINISTRATION	0	11,726	9,828	21,554
FOOD / CAFETERIA	0	617	5,985	6,602
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LIBRARY	0	0	2,146	2,146
UTILITY	8,579	0	0	8,579
RELIGIOUS	0	0	6,374	6,374
TOTAL FLOOR	12,447	36,195	32,378	81,020

LEGEND - PROPOSED

- DORMITORY
- OFFICE / ADMINISTRATION
- CIRCULATION
- FOOD / CAFETERIA
- TOILET / LOCKER / SHOWER FACILITY
- GYM / MIKVAH
- CLASSROOMS
- LIBRARY
- RELIGIOUS
- UTILITY / MECHANICAL

KENNETH IRVING, ARCHITECT PC
ARCHITECTURE AND PLANNING

MANUEL ANTONIO ANDRADE
AIA, LEED AP BD+C
198 ORANGE AVENUE, SUFFERN, NEW YORK 10901
P: 845-369-1010 E: MANDRADE@KIARCH.COM
M: 914-671-7983 LICENSED: NY,NJ, CT, RI, MA, NM,NH

REGISTERED ARCHITECT · MANUEL ANTONIO ANDRADE · 023786 · STATE OF NEW YORK

VALID FOR BUILDING PERMIT AND CONSTRUCTION ONLY WHEN SEALED AND SIGNED BY A LICENSED PROFESSIONAL

57 OLD FORGE ROAD
TUXEDO PARK, NY 10987

PROJECT NUMBER:
KI- 1209

DRAWN BY:
MAA

CHECKED BY:
MAA

ISSUE / REVISIONS DATES

[redacted]

SHEET TITLE

SECOND FLOOR USE PLAN PROPOSED

SHEET NUMBER:

[redacted]6

[redacted] of [redacted]

ERS CONSULTANTS, INC.
11 Forester Avenue * Warwick, NY 10990
Tel # (845) 987-1775 * Fax # (845) 987-1788

March 31, 2025

Keith Woodruff, CFM, CPESC
Engineering & Surveying Properties, PC
262 Greenwich Ave, Suite B
Goshen, NY 10924

Re: Rare, Threatened & Endangered Species Updated Investigations on the Old Forge School Property

Dear Keith,

ERS Consultants, Inc. conducted updated rare, threatened and endangered species investigations on March 9 and 19, 2025 on the Old Forge School Property, located at 57-61 Old Forge Road, Town of Warwick, Orange County, New York. The purpose of these investigations was to address concerns raised in a September 17, 2024 letter to the Town of Warwick Planning Board from The Sterling Forest Partnership and others in reference to the presence/absence of federal or state rare, threatened and endangered species or associated potential habitat as well as any significant natural communities. A previous investigation was conducted on June 22, 2023.

The subject property is a 7+/- acre site containing a 3-story brick and steel building and associated access and parking lots. Development covers almost 40% of the site. The site previously contained the New York University Medical Center laboratory. Tax records show the building was originally built in the 1950's and then added to over the next several decades.

The New York State Department of Environmental Conservation (NYSDEC) has identified the following species: the Northern long-eared bat (*Myotis septentrionalis*), a federal and state endangered species; Eastern small-footed myotis (*Myotis lei*bii), a species of special concern; and timber rattlesnake (*Crotalus horridus*), a state threatened species, within or near the project site.

Based upon these current and previous habitat investigations, no hibernacula (winter habitat) for Northern long-eared bat exists on-site. However, potential summer habitat may exist within the project area. These bat species use live trees greater than 5 inches diameter breast height (DBH), especially trees containing dead wood and snags or even dead trees and trees with exfoliating bark. The United States Fish and Wildlife Service (USFWS) and the NYSDEC both recommend that in areas where potential summer habitat exists, clearing of trees over 5 inches DBH should only occur between November 1 and March 31, when the bats will not be present. With the project restriction

permitting the clearing of trees to only occur between November 1 and March 31, no direct impact to the Northern long-eared bat from the project is expected.

Eastern small-footed myotis winter in caves and mines which are located in the vicinity of the project, mainly west of Sterling Lake. Summer habitat consists of talus slopes, rock outcrops as well as manmade structures such as bridges and within abandoned buildings. They show an affinity to ephemeral water sources. No winter habitat exists onsite or immediately adjacent to the property. The property does not have talus slopes but there are some rock outcroppings between the parking lot and the west side of the building and a small ephemeral water source in the southeast corner of the site. As shown within the design plans for the project, these specific areas are outside the proposed limit of earth disturbance activities, thereby preserving these areas of potential habitat.

Timber rattlesnakes are active between April 1 and October 31. No timber rattlesnakes were observed during the previous investigation. The site does not contain denning or gestating habitats, but does contain basking habitat which is considered critical habitat. Due to the proximity to a den and potential foraging and basking habitat as well as travel corridors within the project boundaries, the NYSDEC would require exclusion fencing be placed around entire disturbance/development areas, if possible, otherwise a licensed wildlife monitor would be required. Based upon the current site plan it is not possible to completely enclose the disturbance areas with fencing, therefore, a licensed wildlife monitor should be onsite during all ground disturbance activities. This approach is in accordance with NYSDEC requirements for this listed species for projects within 1.5 miles of a den.

The Sterling Forest Partnership letter mentions several species identified within Sterling Forest including: peregrine falcon (*Falco peregrinus*), a state endangered species; bald eagle (*Haliaeetus leucocephalus*), a state threatened species; short-eared owl (*Asio flammeus*), a state endangered species; pied-billed grebe (*Podilymbus podiceps*), a state threatened species; least bittern (*Ixobrychus exilis*), a state threatened species; golden-winged warbler (*Vermivora chrysoptera*), a state special concern species; whip-poor-will (*Antrostomus vociferus*), a species of special concern in the state; and common nighthawk (*Chordeiles minor*), a state species of concern. The peregrine falcon typically nests in high mountains, open forest, and tall buildings and bridges. No peregrine falcon have been observed or are known to occur on the subject site. Bald eagle prefers heavily wooded areas near water with tall trees for nesting and perching. Sterling Lake is approximately 1,000 feet northwest of the subject site. No bald eagle has been observed onsite or immediately adjacent to the property. Short-eared owl are birds of open grasslands and marshes. No short-eared owl has been observed within the subject site. Pied-billed grebe requires dense emergent vegetation with deep open water for foraging. Obviously, no pied-billed grebe is located onsite or immediately adjacent. Least bittern also need dense emergent vegetated marshes. This habitat does not exist on or immediately adjacent to the site. Golden-winged warbler can be found in early successional field with shrubby areas and scattered trees. No habitat exists onsite for this bird species. Whip-poor-will are ground nesting birds found in dry, deciduous or mixed forest with sparse understory. Habitat does not exist for this bird species onsite. Common nighthawk will typically nest in bare substrate such as dirt, gravel, bare rock, or

parking areas. This bird is a state species of special concern. The NYSDEC does not regulate species of special concern.

Much of the vegetation on site is fallow lawn areas, and overgrown landscaping with planted trees and shrubs. There are a lot of invasive shrubs and herbaceous plant species on site extending off the property. No known state listed plant species exist within the subject site. Additionally, no significant natural communities are located on the property. Hemlock-Northern Hardwood Forest is a significant natural community located off site across Old Forge Road to the north and across Long Meadow Road to the east. A small area east of the site between Old Forge Road and Long Meadow Road contains some of this forested community but it is fragmented by these roads and is impacted by roadway edges and utility lines allowing invasive plant species to dominate the herbaceous and understory. These observed locations of the Hemlock-Northern Hardwood Forest are outside the project limit of disturbance and will not be impacted. The Appalachian Oak-Hickory Forest is also a significant natural community; however, it was not identified to exist within or adjacent to the project site.

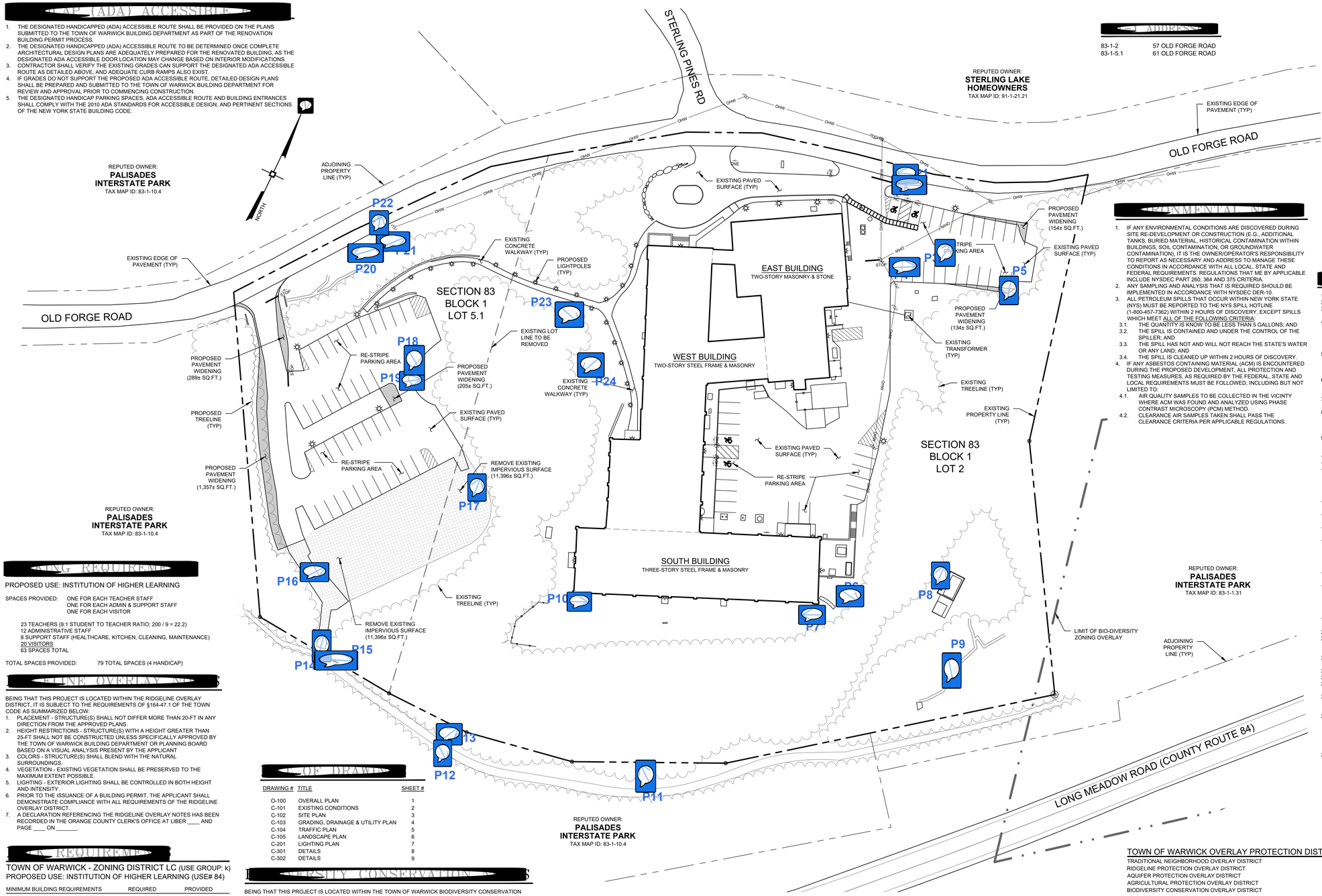
I have attached color photographs and the photographic locations placed onto the site plan. Do not hesitate to contact me if you have any further questions.

Very truly yours,

David Griggs
Senior Scientist

MAP (ADA) ACCESSIBLE

1. THE DESIGNATED HANDICAPPED (ADA) ACCESSIBLE ROUTE SHALL BE PROVIDED ON THE PLANS SUBMITTED TO THE TOWN OF WARWICK BUILDING DEPARTMENT AS PART OF THE RENOVATION BUILDING PERMIT PROCESS.
2. THE DESIGNATED HANDICAPPED (ADA) ACCESSIBLE ROUTE TO BE DETERMINED ONCE COMPLETE ARCHITECTURAL DESIGN PLANS ARE ADEQUATELY PREPARED FOR THE RENOVATED BUILDING, AS THE DESIGNATED ADA ACCESSIBLE DOOR LOCATION MAY CHANGE BASED ON INTERIOR MODIFICATIONS.
3. CONTRACTOR SHALL VERIFY THE EXISTING GRADES CAN SUPPORT THE DESIGNATED ADA ACCESSIBLE ROUTE AS DETAILED ABOVE, AND ADEQUATE CURB RAMPS ALSO EXIST.
4. IF GRADES DO NOT SUPPORT THE PROPOSED ADA ACCESSIBLE ROUTE, DETAILED DESIGN PLANS SHALL BE PREPARED AND SUBMITTED TO THE TOWN OF WARWICK BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
5. THE DESIGNATED HANDICAP PARKING SPACES, ADA ACCESSIBLE ROUTE AND BUILDING ENTRANCES SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND PERTINENT SECTIONS OF THE NEW YORK STATE BUILDING CODE.



PARKING REQUIREMENTS

PROPOSED USE: INSTITUTION OF HIGHER LEARNING

SPACES PROVIDED: ONE FOR EACH TEACHER STAFF
ONE FOR EACH ADMIN & SUPPORT STAFF
ONE FOR EACH VISITOR

23 TEACHERS (9:1 STUDENT TO TEACHER RATIO; 200 / 9 = 22.2)
12 ADMINISTRATIVE STAFF
8 SUPPORT STAFF (HEALTHCARE, KITCHEN, CLEANING, MAINTENANCE)
20 VISITORS
63 SPACES TOTAL

TOTAL SPACES PROVIDED: 79 TOTAL SPACES (4 HANDICAP)

RIDGELINE OVERLAY NOTES

BEING THAT THIS PROJECT IS LOCATED WITHIN THE RIDGELINE OVERLAY DISTRICT, IT IS SUBJECT TO THE REQUIREMENTS OF §164-47.1 OF THE TOWN CODE AS SUMMARIZED BELOW:

1. PLACEMENT - STRUCTURE(S) SHALL NOT DIFFER MORE THAN 20-FT IN ANY DIRECTION FROM THE APPROVED PLANS.
2. HEIGHT RESTRICTIONS - STRUCTURE(S) WITH A HEIGHT GREATER THAN 25-FT SHALL NOT BE CONSTRUCTED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF WARWICK BUILDING DEPARTMENT OR PLANNING BOARD BASED ON A VISUAL ANALYSIS PRESENT BY THE APPLICANT
3. COLORS - STRUCTURE(S) SHALL BLEND WITH THE NATURAL SURROUNDINGS.
4. VEGETATION - EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
5. LIGHTING - EXTERIOR LIGHTING SHALL BE CONTROLLED IN BOTH HEIGHT AND INTENSITY.
6. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE RIDGELINE OVERLAY DISTRICT.
7. A DECLARATION REFERENCING THE RIDGELINE OVERLAY NOTES HAS BEEN RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE AT LIBER ____ AND PAGE ____ ON _____.

ZONING REQUIREMENTS

TOWN OF WARWICK - ZONING DISTRICT LC (USE GROUP: k)
PROPOSED USE: INSTITUTION OF HIGHER LEARNING (USE# 84)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROVIDED
LOT AREA	7 ACRES *	7.01± ACRES
LOT WIDTH	200 FEET	728± FEET
LOT DEPTH	200 FEET	385± FEET
FRONT SETBACK	50 FEET	50.9± FEET
REAR SETBACK	50 FEET	114.2± FEET
SIDE SETBACK (ONE / BOTH)	50 / 100 FEET	109± / 289± FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT (FEET)	35 FT	N/A
BUILDING HEIGHT (STORIES)	3	3
LOT COVERAGE	20 %	36.5 % (EX.)** 33.5 % (PR.)

NOTES:
* PURSUANT TO §164-46J(104), MINIMUM LOT SIZE OF FIVE ACRES PLUS ONE ACRE FOR EACH 100 PUPILS. 200 STUDENTS = 7 ACRES.

** PRE-EXISTING NON-CONFORMING

LIST OF DRAWINGS

DRAWING #	TITLE	SHEET #
O-100	OVERALL PLAN	1
C-101	EXISTING CONDITIONS	2
C-102	SITE PLAN	3
C-103	GRADING, DRAINAGE & UTILITY PLAN	4
C-104	TRAFFIC PLAN	5
C-105	LANDSCAPE PLAN	6
C-201	LIGHTING PLAN	7
C-301	DETAILS	8
C-302	DETAILS	9

BIODIVERSITY CONSERVATION NOTES

BEING THAT THIS PROJECT IS LOCATED WITHIN THE TOWN OF WARWICK BIODIVERSITY CONSERVATION OVERLAY (BC-O) DISTRICT, IT IS SUBJECT TO THE REQUIREMENTS OF §164-47.9 OF THE TOWN CODE AND WITH THE PROJECT'S SEQR FINDINGS AS SUMMARIZED BELOW:

1. THIS SITE IS LOCATED WITHIN THE BIODIVERSITY CONSERVATION OVERLAY DISTRICT BECAUSE IT CONTAINS A DIVERSITY OF PLANTS AND ANIMALS; THEIR HABITATS ARE VALUED BY THE COMMUNITY AND PROTECT AND ENHANCE PROPERTY VALUES. SOME HABITATS MAY CONTAIN ENDANGERED OR THREATENED SPECIES OR OTHER SPECIES OF CONSERVATION CONCERN.
2. THE LOSS OF PLANTS, ANIMALS, AND THEIR HABITATS MAY NEGATIVELY IMPACT WATER QUALITY AND LEAD TO INCREASED POLLUTION, SOIL EROSION, FLOODING AND OTHER PROBLEMS. HEALTHY ECOSYSTEMS ARE VALUED BY TOWN RESIDENTS.
3. RECOMMENDED PRACTICES FOR LANDOWNERS WITHIN THE BIODIVERSITY CONSERVATION OVERLAY DISTRICT INCLUDE:
   3.a. MINIMIZE ALTERATION OF NATURAL FEATURES SUCH AS VEGETATION, SOILS, BEDROCK, AND WATERWAYS.
   3.b. MAINTAIN BROAD NATURAL BUFFER ZONES ALONG STREAMS, OTHER WATER BODIES AND WETLANDS, AND ALONG THE PERIMETER OF IDENTIFIED SENSITIVE HABITATS.
   3.c. MINIMIZE THE AMOUNT OF NEW IMPERVIOUS SURFACES, SUCH AS PAVEMENT AND ROOFS.
   3.d. MAXIMIZE ONSITE RUNOFF RETENTION AND INFILTRATION TO HELP PROTECT GROUNDWATER RECHARGE AND SURFACE WATER QUALITY AND FLOWS.
   3.e. PLANTING OF NATIVE SPECIES OF VEGETATION RATHER THAN EXOTIC LANDSCAPE SPECIES THAT REQUIRE HIGH MAINTENANCE AND MAY BE AGGRESSIVELY INVASIVE.
4. APPROVAL OF THE OLD FORGE SCHOOL PROJECT, ISSUED PURSUANT TO §164-46 AND 47.9 OF THE TOWN CODE; IS CONDITIONED ON THE FOLLOWING SITE-SPECIFIC CONDITIONS:
   4.a. LIMITATION OF MATURE TREE CLEARING ON THE SITE TO THE PERIOD FROM OCTOBER 1ST THROUGH MARCH 31ST.
5. A DECLARATION REFERENCING THE BIODIVERSITY CONSERVATION OVERLAY NOTES HAS BEEN RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE AT LIBER _____ AND PAGE _____ ON _____.

LEGEND

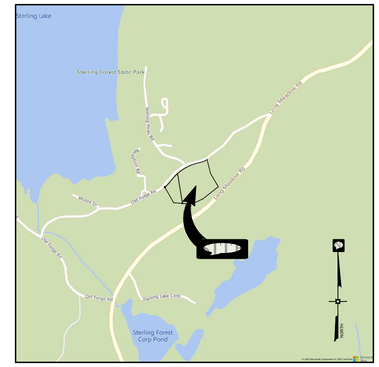
PROPERTY LINE
ADJOINING PROPERTY
EXISTING TREELINE
EXISTING BUILDING
EXISTING PAVEMENT
EXISTING SIDEWALK
EXISTING SEWER
EXISTING WATER
PROPOSED PAVEMENT
REMOVE IMPERVIOUS
LIMIT OF DISTURBANCE
SILT FENCE LINES
PROPOSED TREELINE

SITE ADDRESS

83-1-2	57 OLD FORGE ROAD
83-1-5.1	61 OLD FORGE ROAD

ENVIRONMENTAL NOTES

1. IF ANY ENVIRONMENTAL CONDITIONS ARE DISCOVERED DURING SITE RE-DEVELOPMENT OR CONSTRUCTION (E.G., ADDITIONAL TANKS, BURIED MATERIAL, HISTORICAL CONTAMINATION WITHIN BUILDINGS, SOIL CONTAMINATION, OR GROUNDWATER CONTAMINATION), IT IS THE OWNER/OPERATOR'S RESPONSIBILITY TO REPORT AS NECESSARY AND ADDRESS TO MANAGE THESE CONDITIONS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. REGULATIONS THAT ME BY APPLICABLE INCLUDE NYSDEC PART 260, 364 AND 375 CRITERIA.
2. ANY SAMPLING AND ANALYSIS THAT IS REQUIRED SHOULD BE IMPLEMENTED IN ACCORDANCE WITH NYSDEC DER-10.
3. ALL PETROLEUM SPILLS THAT OCCUR WITHIN NEW YORK STATE (NYS) MUST BE REPORTED TO THE NYS SPILL HOTLINE (1-800-457-7362) WITHIN 2 HOURS OF DISCOVERY, EXCEPT SPILLS WHICH MEET ALL OF THE FOLLOWING CRITERIA:
   3.1. THE QUANTITY IS KNOW TO BE LESS THAN 5 GALLONS; AND
   3.2. THE SPILL IS CONTAINED AND UNDER THE CONTROL OF THE SPILLER; AND
   3.3. THE SPILL HAS NOT AND WILL NOT REACH THE STATE'S WATER OR ANY LAND; AND
   3.4. THE SPILL IS CLEANED UP WITHIN 2 HOURS OF DISCOVERY.
4. IF ANY ASBESTOS CONTAINING MATERIAL (ACM) IS ENCOUNTERED DURING THE PROPOSED DEVELOPMENT, ALL PROTECTION AND TESTING MEASURES, AS REQUIRED BY THE FEDERAL, STATE AND LOCAL REQUIREMENTS MUST BE FOLLOWED, INCLUDING BUT NOT LIMITED TO:
   4.1. AIR QUALITY SAMPLES TO BE COLLECTED IN THE VICINITY WHERE ACM WAS FOUND AND ANALYZED USING PHASE CONTRAST MICROSCOPY (PCM) METHOD.
   4.2. CLEARANCE AIR SAMPLES TAKEN SHALL PASS THE CLEARANCE CRITERIA PER APPLICABLE REGULATIONS.



LOCATION MAP

SCALE: 1" = 1,000'

GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER: SECTION 83 BLOCK 1 LOTS 2 & 5.1
2. TOTAL AREA OF SUBJECT PARCEL: 7.01± ACRES.
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ANTHONY R. CELENTANO PLS ON MARCH 19, 2023.
4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
5. OWNER: OLD FORGE ROAD, LLC
   3 JOSHUA COURT
   MONSEY, NY 10952
6. APPLICANT: BETH MEDRASH MEOR YITZCHOK
   85 DYKSTRAS WAY E
   MONSEY, NY 10952
7. EXISTING STRUCTURES CURRENTLY SERVICED BY PUBLIC WATER AND SEWER FACILITIES OPERATED BY VEOLIA NORTH AMERICA.
8. DUE TO THE PROXIMITY OF THE PROJECT SITE TO A KNOWN NORTHERN LONG-EARED BAT HIBERNACULUM, ANY TREE CUTTING OR REMOVAL SHALL OCCUR WITHIN THE APPROPRIATE TIME OF YEAR WORK WINDOW, NOVEMBER 1ST THROUGH MARCH 31ST, TO AVOID DIRECT IMPACTS TO INDIVIDUALS AND THE NEED FOR AN ARTICLE 11 TAKE PERMIT.
9. LIMIT OF BIO-DIVERSITY ZONING OVERLAY TAKEN FROM A MAP ENTITLED TOWN OF WARWICK CURRENT OVERLAY ZONING DISTRICTS, DATED MARCH 20, 2013; AND CERTIFIED BY THE TOWN CLERK ON APRIL 8, 2013.
10. ALL NEW UTILITIES, IF ANY, SHALL BE CONSTRUCTED UNDERGROUND.
11. THE PROPOSED LIMIT OF DISTURBANCE IS 0.4± ACRES, AS SHOWN ON THE PLAN.
12. ALL OUTDOOR LIGHTS SHALL BE DESIGNED, LOCATED, INSTALLED, AND DIRECTED IN SUCH A MANNER AS TO PREVENT OBJECTIONABLE LIGHT AT AND ACROSS THE PROPERTY LINES, AND TO PREVENT DIRECT GLARE AT ANY LOCATION ON OR OFF THE PROPERTY. THE PROHIBITION AND REQUIREMENTS LISTED IN §164-43.4 OF THE TOWN CODE SHALL APPLY TO ALL PROPOSED AND EXISTING OUTDOOR LIGHTING FIXTURES.
13. SIGNS SHALL NOT BE ERECTED UNTIL A SIGN PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE TOWN OF WARWICK BUILDING DEPARTMENT IN ACCORDANCE WITH § 164-43.1 OF THE TOWN CODE.
14. NO SITE PREPARATION OR CONSTRUCTION SHALL COMMENCE UNTIL A VALID ENTRANCE PERMIT HAS BEEN SECURED FROM THE TOWN OF WARWICK DEPARTMENT OF PUBLIC WORKS.
15. NO CONSTRUCTION OR PROPOSED USE SHALL BEGIN UNTIL THE MAPS ARE SIGNED BY THE PLANNING BOARD CHAIRMAN AND BUILDING DEPARTMENT PERMITS ARE OBTAINED.
16. PRIOR TO THE INSTALLATION OF ANY WATER SERVICES, OR THE EXTENSION OF ANY WATER MAINS, IF ANY; HYDRAULIC DATA PERTINENT TO THE PROJECT MUST BE PROVIDED TO VEOLIA, FOR THEIR ENGINEERING DEPARTMENT REVIEW AND APPROVAL. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE TOWN OF WARWICK BUILDING DEPARTMENT HAS RECEIVED CONFIRMATION FROM VEOLIA THAT THE PROPER WATER SUPPLY IMPROVEMENTS HAVE BEEN INSTALLED.
17. TAX PARCELS SECTION 83 BLOCK 1 LOTS 2 AND 5.1 SHALL BE CONSOLIDATED THROUGH AN APPLICATION MADE TO THE TOWN OF WARWICK TAX ASSESSOR'S OFFICE.
18. DUE TO THE PROXIMITY OF THE PROJECT TO A TIMBER RATTLESNAKE DEN AND POTENTIAL FORAGING HABITAT AND TRAVEL CORRIDORS WITHIN THE PROJECT BOUNDARIES, AN EXCLUSION FENCE SHALL BE PLACED AROUND THE ENTIRE DISTURBANCE AND/OR DEVELOPMENT AREAS. A TIMBER RATTLESNAKE MONITOR WILL BE REQUIRED PRIOR TO, AND DURING, LAND DISTURBANCE AND/OR CLEARING ACTIVITIES AS WELL AS DURING INSTALLATION OF THE EXCLUSION FENCE.
19. ANY DEVIATION FROM THE APPROVED SITE PLAN FOR THIS PROPERTY MAY REQUIRE THAT ENVIRONMENTAL CONDITIONS BE EVALUATED.
20. HOURS OF OPERATION: 24 HOURS / DAY, 7 DAYS A WEEK
21. A FOOD SERVICE ESTABLISHMENT PERMIT SHALL BE OBTAINED FROM THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR THE ON-SITE PREPARATION OF FOOD, IF NECESSARY, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY
22. REFER TO THE HANDICAP (ADA) ACCESSIBLE ROUTE NOTES PROVIDED ON THIS PLAN TO DETAIL HOW THE PROPOSED PROJECT WILL COMPLY WITH THE ADA ACCESSIBILITY REQUIREMENTS.
23. THERE WILL BE NO OVERNIGHT ACCOMMODATIONS FOR TEACHERS OR ADMINISTRATORS.
24. THERE WILL BE NO ACCOMMODATIONS FOR THE SPOUSES OF MARRIED STUDENTS.
25. ADMISSION TO THE COLLEGE IS OPEN TO MALE MEMBERS OF THE ORTHODOX JEWISH FAITH, REGARDLESS OF RACE, COLOR, NATIONAL ORIGIN OR PHYSICAL HANDICAP.
26. THE COLLEGE IS AN EQUAL OPPORTUNITY EMPLOYER AND IS IN COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, TITLE IX OF THE EDUCATION AMENDMENTS OF 1972, SECTION 504 OF THE REHABILITATION ACT OF 1973 AND THE AMERICANS WITH DISABILITY ACT OF 1992.
27. PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA) REVIEW OF THE PROJECT, AS SUBMITTED AND REVIEWED THROUGH THE FULL ENVIRONMENTAL ASSESSMENT FORM (EAF) PARTS 1, 2 & 3 BY THE TOWN OF WARWICK PLANNING BOARD, ACTING AS LEAD AGENCY, THE PROPOSED USE DOES NOT ANTICIPATE TO BE MORE OBJECTIONABLE TO NEARBY PROPERTY OWNERS, OR OCCUPANTS, BY REASON OF NOISE, FUMES, VIBRATION OR LIGHTING THAN WOULD THE OPERATIONS OF A PERMITTED PRINCIPAL USE.
28. APPLICANT SHALL SUBMIT A PLAN OF THEIR PROPOSED MACHINERY AND SUBMIT A SIGNED AFFIDAVIT ACKNOWLEDGING THEY WILL CONFORM WITH THE APPLICABLE PERFORMANCE STANDARDS, PURSUANT TO §164-48 OF THE TOWN OF WARWICK ZONING CODE, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

TOWN OF WARWICK OVERLAY PROTECTION DISTRICTS

TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT	NO
RIDGELINE PROTECTION OVERLAY DISTRICT	YES
AQUIFER PROTECTION OVERLAY DISTRICT	NO
AGRICULTURAL PROTECTION OVERLAY DISTRICT	NO
BIODIVERSITY CONSERVATION OVERLAY DISTRICT	YES

APPROVED FOR FILING:

(OWNER) (DATE)

APPROVED AS A FINAL PLAT BY A RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WARWICK

(CHAIRMAN) (DATE)

No.	DATE	DESCRIPTION
1	06/19/24	REVISED PER 01/17/24 HDR COMMENTS
2	12/27/24	REVISED PER 09/18/24 HDR COMMENTS
3	01/28/25	REVISED PER 01/23/25 HDR COMMENTS

DRAWING STATUS — ISSUE DATE: 01/28/2025

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR — SHEET NUMBER

☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	1	OF	9
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER: _____	N/A	OF	N/A
☐ FOR BID / ~~CONSTRUCTION~~	N/A	OF	N/A

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STATE OF NEW YORK · DAVID A. GETZ · 061265 · LICENSED PROFESSIONAL ENGINEER

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NEW YORK LICENSE # 061265

40 0 20 40 80

1 inch = 40 ft.

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GOSHEN OFFICE
262 GREENWICH Ave, Ste B
GOSHEN, NY 10924
Ph: (845) 457-7727
WWW.EP-PC.COM

OVERALL PLAN

BETH MEDRASH MEOR YITZCHOK
57 - 61 OLD FORGE ROAD
TOWN OF WARWICK
ORANGE COUNTY, NEW YORK

JOB #:	2039.03	DRAWN BY:	KW
DATE:	12/27/2023	SCALE:	1" = 40'
REVISION:	3 - 01/28/25	TAX LOT:	83-1-2 & 5.1

O-100

Photo 1: Looking west at the front of the subject building, with Old Forge Road to the right.

Photo 2: Looking east at Old Forge Rd to the left, parking area to the right. Note Norway Spruce between.

Photo 3: Looking east at large white pine in corner of parking lot.

Photo 4: Looking east along southern edge of parking lot where paving widening is proposed.

Photo 5: Looking south from the parking lot along undeveloped area of site. Several dead trees, lots of invasive shrubs and herbs.

Photo 6: Looking east from corner of building.

Photo 7: Looking west along back/rear of building.

Photo 8: Looking north at previous disturbed areas.

Photo 9: Intermittent drainage course in the southeast corner of the site.

Photo 10: Looking east along rear of building.

Photo 11: Looking north from trail toward rear of building.

Photo 12: Looking southeast from trail down to Long Meadow Road.

Photo 13: Looking north at some rock outcrop onsite.

Photo 14: Looking north from overgrown path toward parking area.

Photo 15: Looking east at rock outcrop.

Photo 16: Looking at parking area.

Photo 17: Looking north at rock outcrop.

Photo 18: From the parking lot looking up at rock outcropping.

Photo 19: On-site rock outcrop.

Photo 20: Looking south west along Old Forge Road.

Photo 21: Looking northeast along Old Forge Road. Site on the right.

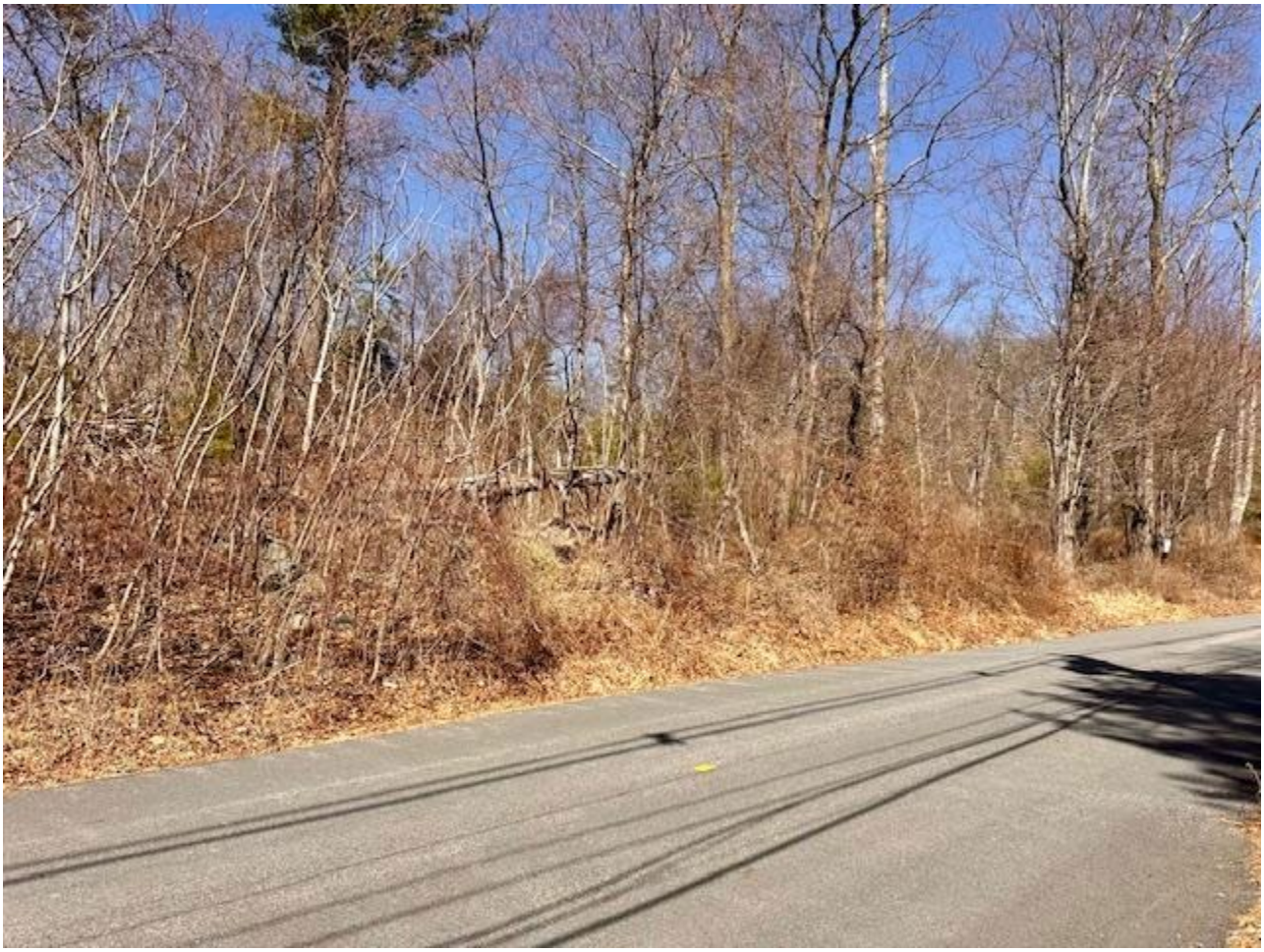


Photo 22: Looking north across Old Forge Road.

Photo 23: Looking at rock outcrop from the walkway.

Photo 24: Looking south at rock outcrop.

Exterior Picture #1
06/13/2023

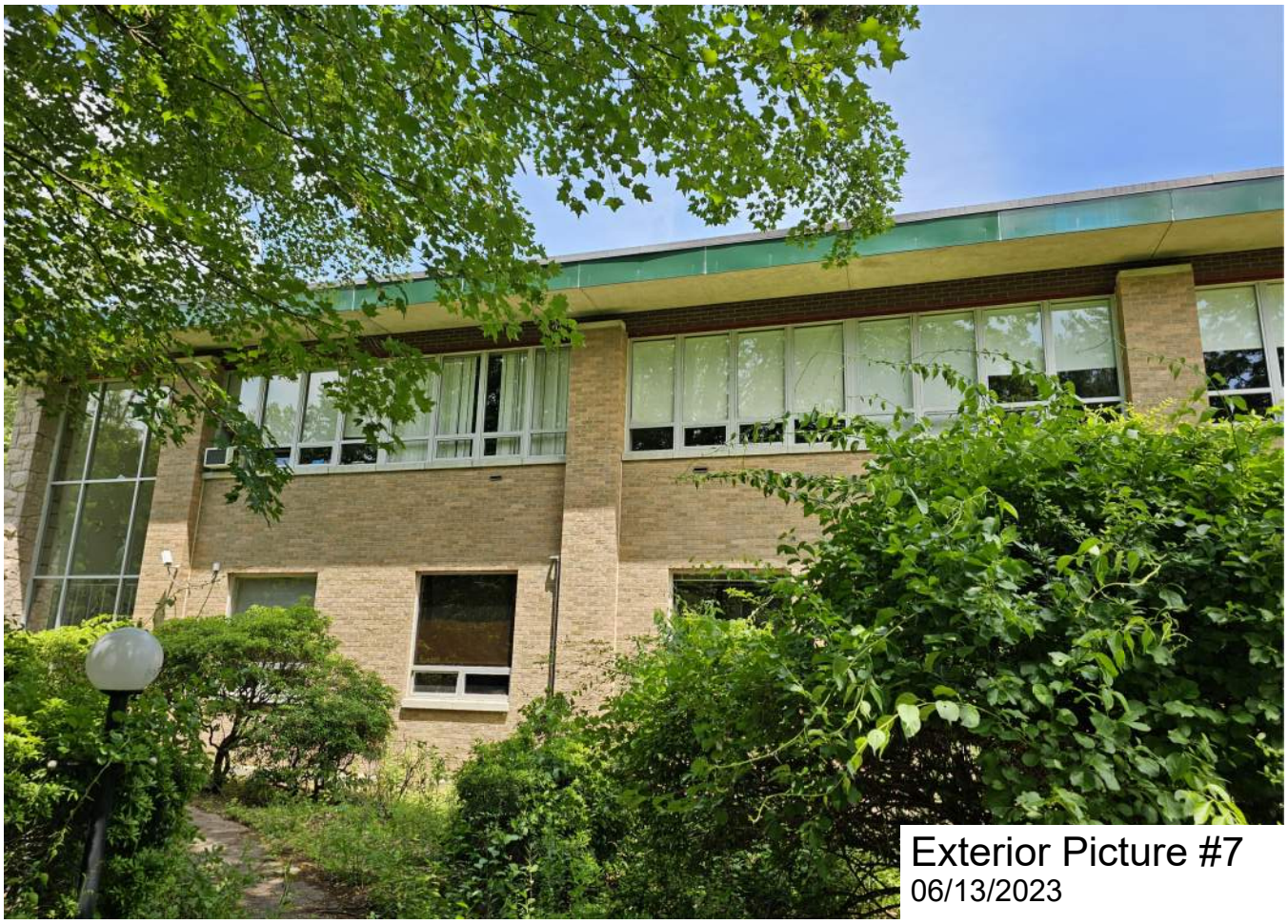
Exterior Picture #2
06/13/2023

Exterior Picture #3
06/13/2023

Exterior Picture #4
06/13/2023

Exterior Picture #5
06/13/2023

Exterior Picture #6
06/13/2023



Exterior Picture #7
06/13/2023

Exterior Picture #8
06/13/2023

Exterior Picture #9
06/13/2023

Exterior Picture #10
06/13/2023

Exterior Picture #11
06/13/2023

Exterior Picture #12
06/13/2023

Exterior Picture #13
06/13/2023

Exterior Picture #14
06/13/2023

Exterior Picture #15
06/13/2023

Exterior Picture #16
06/13/2023

Exterior Picture #17
06/13/2023

Exterior Picture #18
06/13/2023

Exterior Picture #19
06/13/2023

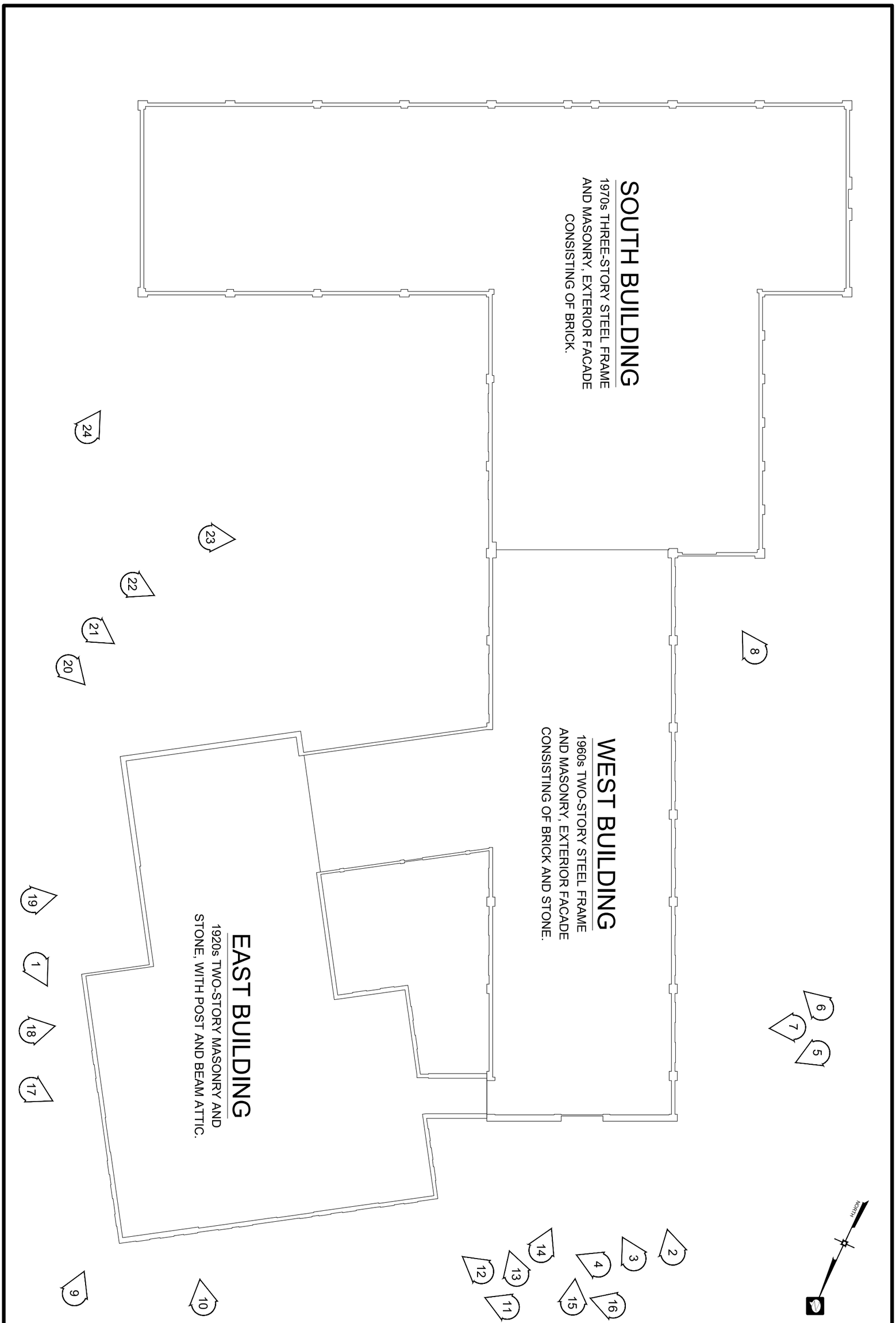
Exterior Picture #20
06/13/2023

Exterior Picture #21
06/13/2023

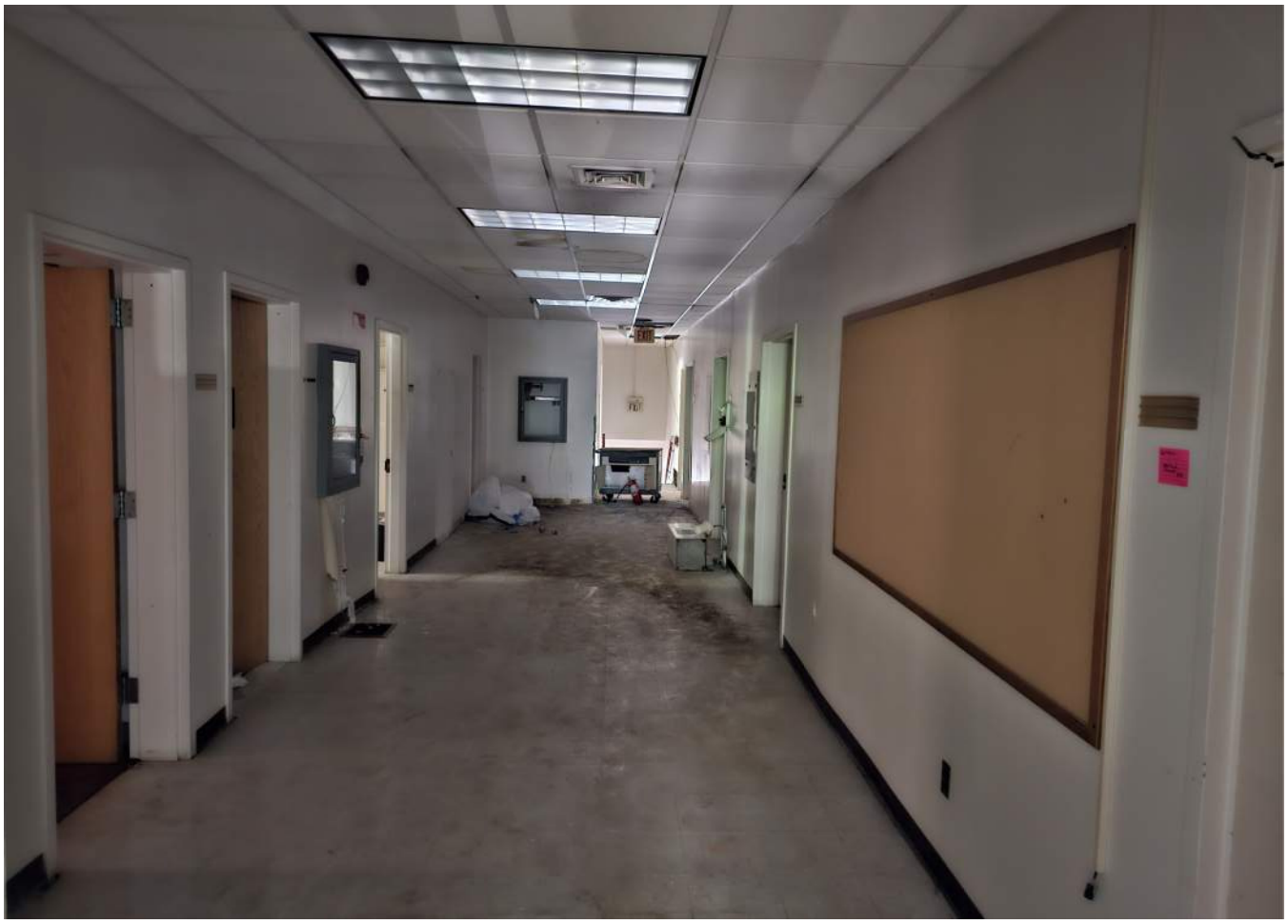
Exterior Picture #22
06/13/2023

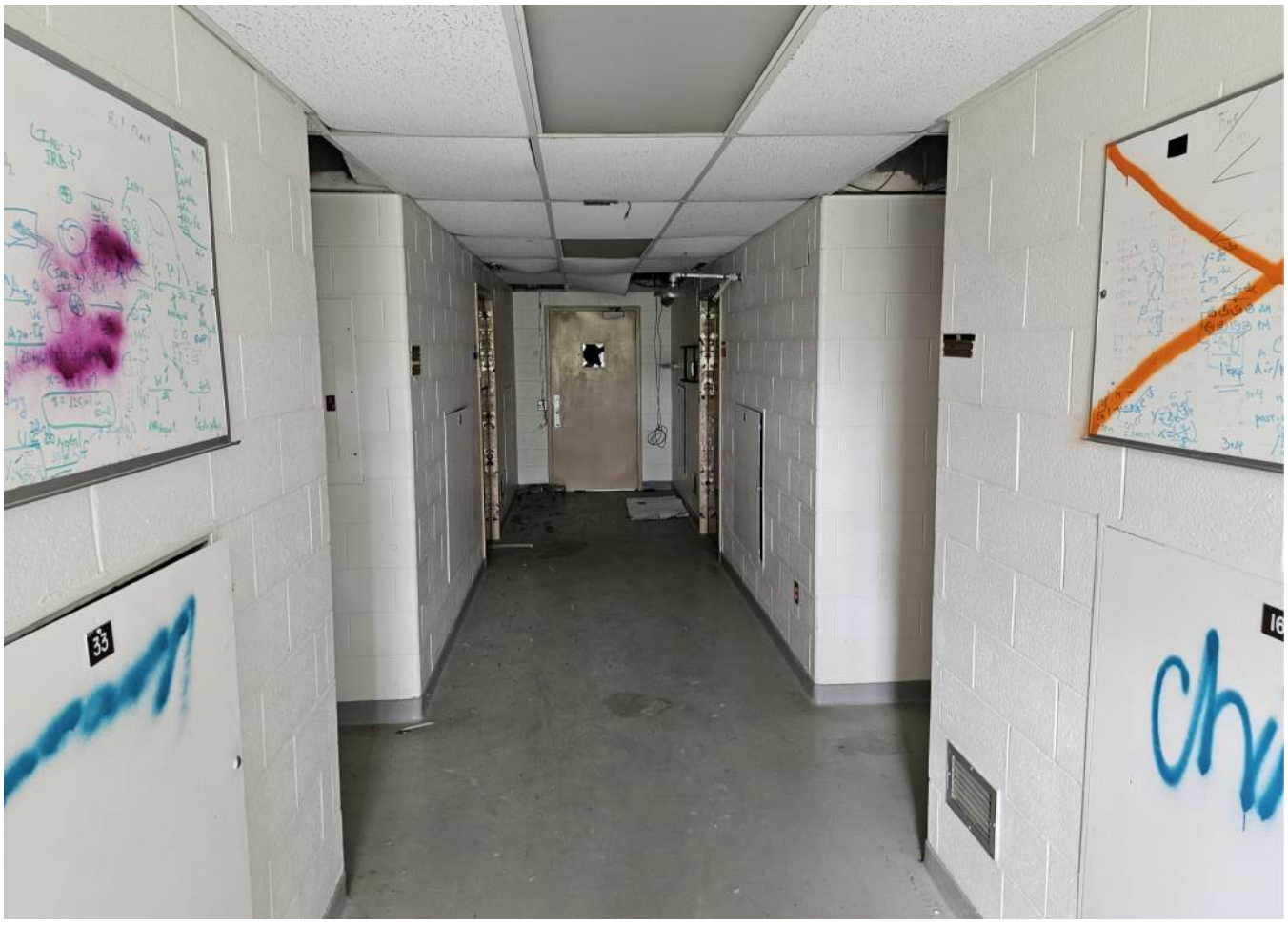
Exterior Picture #23
06/13/2023

Exterior Picture #24
06/13/2023



NEW YORK UNIVERSITY (NYU) NELSON INSTITUTE PICTURE LOCATIONS	OLD FORGE SCHOOL 57 - 61 OLD FORGE ROAD TOWN OF WARWICK ORANGE COUNTY, NEW YORK	DATE: 06/14/23 SCALE: 1" = 25'	JOB # 2039.03 SHEET # F-4	ENGINEERING & SURVEYING PROPERTIES Achieving Successful Results with Innovative Designs	MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 WWW.EP-PC.COM





Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Beth Medrash Meor Yitzchok College and Old Forge Road LLC / Continued Use of Site as Institution of Higher Learning		
Project Location (describe, and attach a general location map): 57-61 Old Forge Rd, Tuxedo Park, NY 10987		
Brief Description of Proposed Action (include purpose or need): The Site totals approximately 7.01± acres and is classified in the Land Conservation ("LC") zoning district as reflected on the Town of Warwick Zoning Map and within the Ridgeline Overlay District 2 (RL-O2) per the Town of Warwick Ridgeline Overlay ("RL-O") District Map. The Owner acquired the Site from New York University ("NYU") in 2021. NYU had previously acquired the Site from Sterling Lake Corp. in 1962 and 1973. The "College" is similarly situated to NYU as an "Institution of Higher Learning" under the Town of Warwick Zoning Code ("Code"). Accordingly, it seeks Site Plan Approval and an Institution of Higher Learning Special Permit per Section 164-46J and Use Group 84 to undertake re-occupancy and interior renovation of the existing buildings. Landscape and parking area improvements are also proposed, which will decrease impervious surfaces on-site and comply with the standards enunciated for the Ridgeline Overlay 2 District per Section 164-47.1. The project shall also utilize the existing underground utilities to the greatest extent practicable, including but not limited to, underground and overhead electric primary and secondary services, underground water service connections, underground sewer services, underground and overhead communications and underground and surface stormwater drainage conveyances.		
Name of Applicant/Sponsor: Beth Medrash Meor Yitzchok College	Telephone: E-Mail:	
Address: 85 Dykstras Way E		
City/PO: Monsey	State: NY	Zip Code: 10952
Project Contact (if not same as sponsor; give name and title/role):	Telephone: 845-426-3488 E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Old Forge Road LLC	Telephone: E-Mail:	
Address: 3 Joshua Court		
City/PO: Monsey	State: NY	Zip Code: 10952

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	T/Warwick Planning Board - Site Plan & Special Use Permit	12/27/2023
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Zoning District LC - Land Conservation, Ridgeline Overlay District 2 (RL-O), Biodiversity Conservation Overlay District

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Tuxedo Union Free School District

b. What police or other public protection forces serve the project site?
Town of Warwick Police Dept.

c. Which fire protection and emergency medical services serve the project site?
Tuxedo Fire District, Sterling Forest Volunteer Fire Company Number 2, Greenwood Lake EMS

d. What parks serve the project site?
Sterling Forest State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Institutional (college)

b. a. Total acreage of the site of the proposed action? 7.0± acres
b. Total acreage to be physically disturbed? 0.4± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.0± acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☑No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: Average: 18,079 gallons/day * including irrigation

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: Sterling Lake Water District
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: upgrade to filter membrane units, per Veolia Water New York 06/12/2024 willingness to serve letter
- Source(s) of supply for the district: Sterling Lake

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: Average: 17,079 gallons/day * excluding irrigation (1,000 GPD)

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Sterling Lake Sewage Treatment Plant
- Name of district: Sterling Lake Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

    A full WWTP upgrade, per Veolia Water New York 06/12/2024 willingness to serve letter

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

  _____

  _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

construction equipment & delivery vehicles

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

none

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

emergency power generation

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing > 100 Proposed 79 Net increase/decrease - 21

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Orange and Rockland Electric

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 am - 7 pm
- Saturday: 9 am - 7 pm
- Sunday: 9 am - 7 pm
- Holidays: 9 am - 7 pm

ii. During Operations:

- Monday - Friday: 24 Hours
- Saturday: 24 Hours
- Sunday: 24 Hours
- Holidays: 24 Hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction equipment and vehicles: 7am to 7pm Weekdays, 9am to 7pm Weekends & Holidays

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: existing vegetation

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Building, parking and pedestrian areas to be illuminated by post top fixtures, wallpacks and light poles (shown on Site Plans)

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: existing vegetation

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: TBD tons per _____ (unit of time)
- Operation : TBD tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: recycling to the greatest amount practical
- Operation: recycling in accordance with NYS Laws

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: construction dumpster
- Operation: collected in on-site dumpsters and taken to Orange County Transfer Station in New Hampton, NY by private hauler

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Parkland

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.56±	2.35±	- 0.21±
• Forested	2.61±	2.59±	- 0.02±
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.00	0.00	0.00
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.01±	0.01±	0.00
• Wetlands (freshwater or tidal)	0.00	0.00	0.00
• Non-vegetated (bare rock, earth or fill)	0.10±	0.10±	0.00
• Other Describe: Lawn & Landscaping	1.73±	1.96±	+ 0.23±

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): 2004022, 0810576, 9813032

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

N/A

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Spills 9813032 & 0810576 involved spills of #2 fuel oil by prior facility operator and have been subsequently cleaned and closed. Spill 2004022 involved a spill of 50 gallons of transformer oil, documented by prior facility operator and also cleaned and closed.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 0 to > 6 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 20 %

c. Predominant soil type(s) present on project site:

SXC (Swartswood & Mardin)	66 %
ROD (Rock outcrop-Hollis)	27 %
ESB (Erie extremely stony)	7 %

d. What is the average depth to the water table on the project site? Average: 1 to > 6 feet

e. Drainage status of project site soils:

☑	Well Drained:	80 % of site
☐	Moderately Well Drained:	% of site
☑	Poorly Drained	20 % of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	39 % of site
☑	10-15%:	12 % of site
☑	15% or greater:	49 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Sole Source Aquifer Names:Highlands SSA

m. Identify the predominant wildlife species that occupy or use the project site:
Birds - wren, crow, robin, etc | Mammals - deer, fox, squirrel, rabbit, etc | Reptiles & Amphibians - snake, frog, etc

n. Does the project site contain a designated significant natural community? ☑ Yes ☐ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): Hemlock-Northern Hardwood Forest, Appalachian Oak-Hickory Forest
ii. Source(s) of description or evaluation: NYSDEC Environmental Resource Mapper
iii. Extent of community/habitat:
- Currently: 2810.52, 8626.9 acres
- Following completion of project as proposed: 2810.52, 8626.9 acres
- Gain or loss (indicate + or -): 0.00 acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened): Northern Long-eared Bat, Timber Rattlesnake

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☑ Yes ☐ No
If Yes:
i. Species and listing: Eastern Small-footed Myotis

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☑ Yes ☐ No
If yes, give a brief description of how the proposed action may affect that use: Adjoining Sterling Forest State Park permits seasonal hunting, no change from proposed action

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Sterling Forest State Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Historic fire tower, furnace, mines, etc

iii. Distance between project and resource: < 1 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Engineer

~~Applicant/Sponsor Name~~ Keith Woodruff - Engineering & Surveying Prop Date 08/14/2024

Signature _____ Title Senior Engineer

PRINT FORM

EAF Mapper Summary Report

Wednesday, June 19, 2024 9:42 AM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Highlands SSA
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Hemlock-Northern Hardwood Forest, Appalachian Oak-Hickory Forest
E.2.n.i [Natural Communities - Acres]	2810.52, 8626.9

E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat, Timber Rattlesnake
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Eastern Small-footed Myotis
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Agency Use Only [If applicable]

Project : Beth Medrash Meor Yitzchok

Date :

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☑
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☑
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☑
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☑
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☑
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: VEOLIA Water	D2c	☐	☑
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: Project will withdraw water from a sole source aquifer (Highlands Aquifer System).		☐	☑

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☑
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☑

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: DEC EAF Mapper	E2n	☐	☑
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☑
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☑
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☑ ☐	☐ ☑
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☑
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts: _____ _____		☑	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☑	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☑	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☑	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☑	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: The project may diminish recreational resources in the adjacent State Park _____		☐	☑

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☑
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☑
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☑
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☑ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☑	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☑	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☑
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☑	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☑	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☑	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☑	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☑	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☑	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☑	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑	☐
m. Other impacts: Renovation of buildings may result in release of lead paint, asbestos, or chemicals used during the previous owner's occupancy as a laboratory.		☐	☑

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☑ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☑	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☑
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☑	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☑
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☑	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☑	☐
g. Other impacts: _____ _____		☐	☐

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