

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WARWICK

APPLICATION OF BETH MEDRASH MEOR YITZCHOK COLLEGE

Whereas, Beth Medrash Meor Yitzchok College has submitted an Application for Site Plan Approval & Special Use Permit for the use and construction, re-occupancy and interior remediation and renovation of the existing 87,000± sq. ft. buildings for an Institution of Higher Learning with a maximum of 200 students overnight accommodations, 23 teachers, 12 administrative staff, and 8 support staff (healthcare, kitchen, cleaning, and maintenance) under Use Group 84, and parking area improvements, situated on tax parcels Section 83 Block 1 Lots 2 and L 5.1; parcels located on the south Eastern side of Old Forge Road 0 feet South Eastern of Sterling Pines Road (57-61 Old Forge Rd.), in the LC zone, of the Town of Warwick, and

Whereas, pursuant to the Zoning Code of the Town of Warwick, the proposed use is a permitted use under the Table of Uses - Use Group 84 within the Town of Warwick LC Zoning District, and

Whereas the application complies with the setback and area requirements under the Table of Bulk Requirements of the Town of Warwick Zoning Code.

Whereas, pursuant to the New York State Environmental Quality Review Act (SEQRA), the Planning Board of the Town of Warwick was designated as the Lead Agency with respect to SEQRA, and

Whereas, the proposal is considered an Unlisted Action under SEQRA, and

Whereas, a Public Hearing was held on April 16, 2025 at which time all interested parties were given an opportunity to be heard, and

Whereas, on July 16, 2025 the Planning Board of the Town of Warwick passed a resolution under SEQRA determining that the project will not have a significant adverse impact upon the environment and a negative declaration pursuant to SEQRA has been issued.

NOW, THEREFORE BE IT RESOLVED, that pursuant to the Town of Warwick Zoning Code §164-46 the Site Plan Application, and the Site Plan entitled “Overall Plan Beth Medrash Meor Yitzchok” originally dated December 27, 2023 as amended prepared by Engineering and Surveying Properties LLC be approved subject to the following conditions:

- 1.
- 2.
- 3.
- 4.

Pursuant to Zoning Code §164-46 (O), the approval shall be deemed terminated if construction is not commenced within 60 months of this approval unless the applicant demonstrates there are no changed circumstances and the approval is reviewed and extended by the Planning Board.

Motion By: _____

Seconded By: _____

APPROVED DISAPPROVED ABSTAINED

Roger Showalter, Acting Chairman

Dennis McConnell

Robert Kennedy

Richard Purcell

Vikki Garby