

## State Environmental Quality Review (SEQR)

### Resolution Adopting a Final Scope for Draft Environmental Impact Statement

**Name of Action:** Blain Town Square

**Whereas**, the Town of Warwick Planning Board is in receipt of an application for site plan approval for a mixed-use commercial/residential/recreational development on approximately 38 acres of land for eight proposed structures containing 72 one-bedroom apartments and 145,200 square feet of commercial floor area, and one proposed 12,000-square-foot indoor recreation building and associated outdoor athletic fields, located on a parcel identified as Section 51, Block 1, Lot 7.41, on the east side of New York State Route 94, approximately 1,100 feet north of County Route 21 (the “Project”); and

**Whereas**, on August 20, 2025, the Planning Board noticed the following involved agencies of its intent to assume lead agency status for coordinated SEQR review of the Project:

- Orange County Department of Health (sanitary sewer)
- New York State Department of Transportation (road opening/curb cut permit)
- New York State Department of Environmental Conservation (wetland permits)

**Whereas**, on April 15, 2026, having received no objections from involved agencies, the Planning Board assumed lead agency status, classified the action as Type 1, adopted Parts 2 and 3 of the Full Environmental Assessment Form, and issued a positive declaration determining that the proposed action may result in one or more significant adverse environmental impacts and requiring that a Draft Environmental Impact Statement (DEIS) be prepared; and

**Whereas**, the Applicant submitted a draft scope for the DEIS, dated March 6, 2026, which the Planning Board circulated to all involved and interested agencies on May 6, 2026, and made available on the Town website and at Town Hall for review and comment by the public; and

**Whereas**, the Planning Board held a hearing on the draft scope on June 3, 2026, and accepted written comments on the draft scope through June 15, 2026; and

**Whereas**, the Planning Board has received and considered the comments of the public, involved and interested agencies, and the Town Planner and Engineer, and has caused the draft scope to be revised to address the same; and

**Whereas**, the Planning Board has determined that the final scope adequately identifies the potentially significant adverse environmental impacts to be addressed in the DEIS, the extent

and quality of information needed to evaluate those impacts, and the reasonable alternatives to be considered in accordance with 6 NYCRR 617.8; and

**Now, Therefore, Be It Resolved,** that the final written scope for the preparation of the Draft Environmental Impact Statement is hereby adopted; and

**Be It Further Resolved,** that the Applicant is hereby directed to prepare the DEIS in conformance with the final scope adopted herein and with the requirements of 6 NYCRR Part 617, and is advised that the Planning Board will not accept the DEIS as complete until it adequately addresses each of the matters set forth in the final scope; and

**Be it Further Resolved,** that the Planning Board Secretary is hereby directed to post the final scope on the Town website, maintain the scope in the Planning Board office for review by the public, and to notice adoption of the final scope in the Environmental Notice Bulletin.

On a motion by Dennis McConnell, seconded by Bo Kennedy, and by a vote of 5 for, 0 against, and 0 absent, this resolution was adopted on August 19, 2026.