

**RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WARWICK**  
**APPLICATION OF BETH MEDRASH MEOR YITZCHOK COLLEGE**  
**FOR SITE PLAN APPROVAL AND SPECIAL USE PERMIT**

Whereas, pursuant to the Town of Warwick Zoning Code §164-46, 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, and

Whereas, the Planning Board classified the action as a Type I Action under SEQRA on or about January 17, 2024, and

Whereas, pursuant to the New York State Environmental Quality Review Act (SEQRA), on November 20, 2024, the Planning Board of the Town of Warwick assumed the role of Lead Agency with respect to SEQRA, and

Whereas the applicant submitted a Full Environmental Assessment Form including Part 1 which was reviewed by the Planning Board, adopted a Part 2 Environmental Assessment Form identifying potential moderate to large environmental impacts, and on July 16, 2025, adopted an Environmental Assessment Form Part 3, 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 written comments were received. The written comment period was further extended through April 26, 2025, and

Whereas, the Planning Board considered the environmental impacts and made specific findings of fact with respect to the environmental impacts and the issues to be reviewed under Zoning Code §164-46 as more fully set forth in the Resolution Adopting Part 3 and

Adopting a Negative Declaration adopted July 16, 2025 which is hereby incorporated by reference, 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:

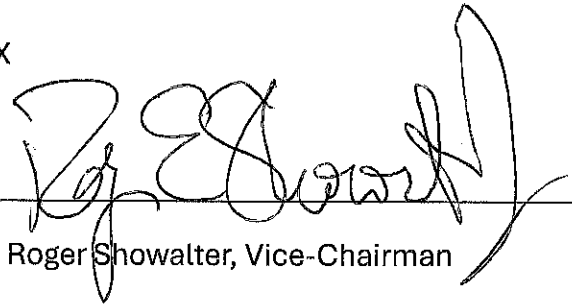
1. OC Health Department – onsite food preparation requires approval (prior to use)
2. OCDOH – post planning board water supply approval needed to service this project.
3. OCDOH/NYSDEC – post planning board approvals needed for sewer improvements.
4. Applicant proposing to combine the two lots into one lot. This comment will be deemed complete when a letter has been submitted to the Town of Warwick Assessor's office to complete this action.
5. Turning movements for exiting provided using ladder truck as worst-case scenario; backing up is required in upper lot and driveway. Please review the turning movements in drawing C-104 to ensure that ladder truck does not hit curb.
6. Surveyor to certify that iron rods have been set at all property corners other than Old Forge Road.
7. The liber and page for the Ridgeline and Biodiversity Overlay Notes must be added to the plan.
8. Applicant to post Performance for Lighting and parking lot reconfiguration and Landscape bond, as well as site inspection fees.
9. Prior to obtaining a Building permit to renovate the building, a Building Permit must be obtained to remediate in accordance with applicable Federal, state, and local requirements, as well as the environmental notes that are included on the site plans. A site inspection escrow of \$20,000 must be provided to the Town to allow the planning board engineer to conduct onsite inspections, as well as conduct desktop work, associated with reviewing reports, etc. This escrow will be established on a time and materials basis due to uncertainties related to the number of samples required, test results, agency directives, and observations/assumptions during the redevelopment process.
10. It is understood that the Owner, Applicant, and the Applicant's consultants maintain full responsibility for the accuracy, adequacy, and safety of workers and future occupants of all aspects of the site plan, designs, execution of the site plan, as well as the remediation and construction efforts at this property.
11. Payment of all fees.

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: Dennis McConnell

Seconded By: Bo Kennedy

	APPROVED	DISAPPROVED	ABSTAINED
	5	0	0
Roger Showalter, Vice- Chairman	X		
Dennis McConnell	X		
Robert Kennedy	X		
Richard Purcell	X		
Vikki Garby	X		
Dated: July 16, 2025			

  
Roger Showalter, Vice-Chairman