



World Headquarters of Jehovah's Witnesses Audio/Video Production Center

155 Sterling Mine Road, Ramapo, NY

**Ramapo Town Board Presentation
August 10, 2022**

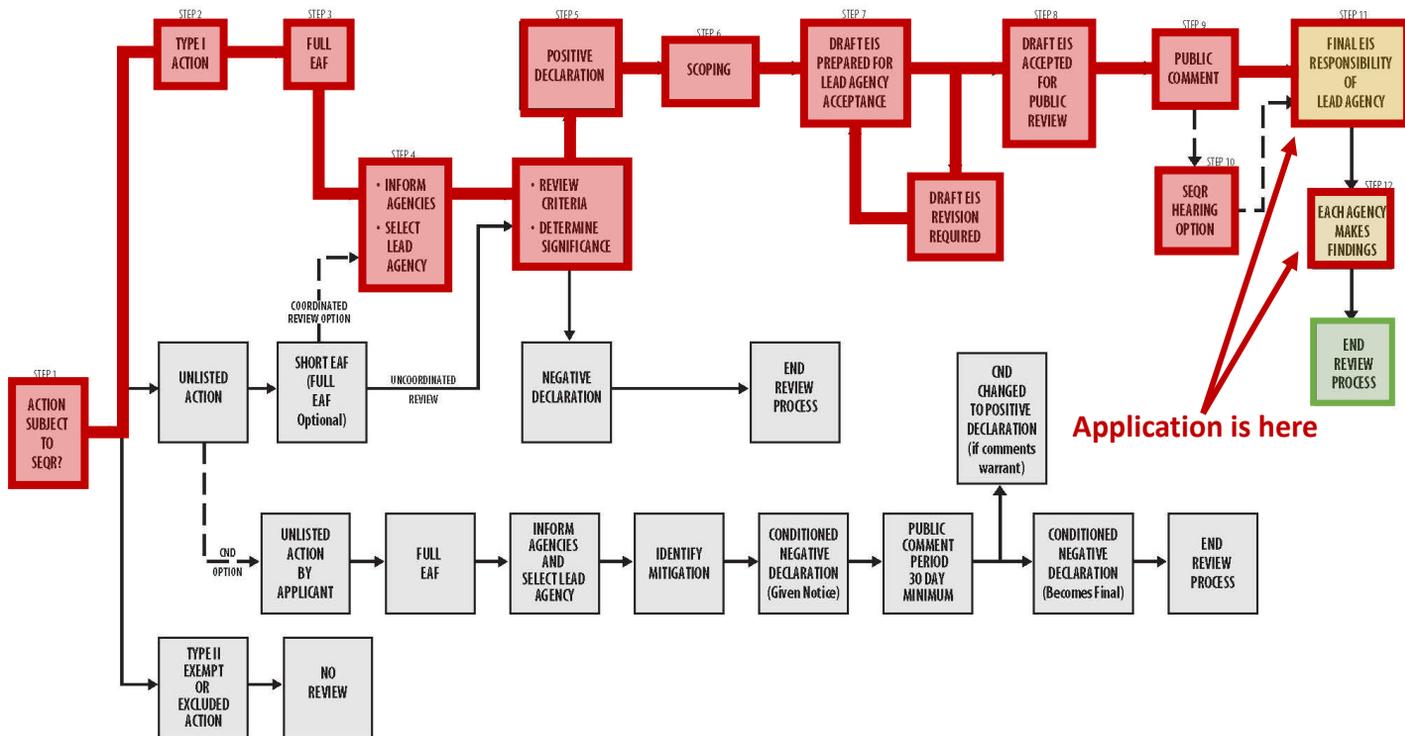
Project Overview



Project components:

- Offices
- Maintenance and set production workshops
- Central energy plant
- 645 residential units (all are for volunteer members of the religious order)
- Dining/assembly spaces
- Recreation/wellness/fitness facilities
- Clinic
- Public Visitors Center
- Green infrastructure
- Landscape design and ecological protection

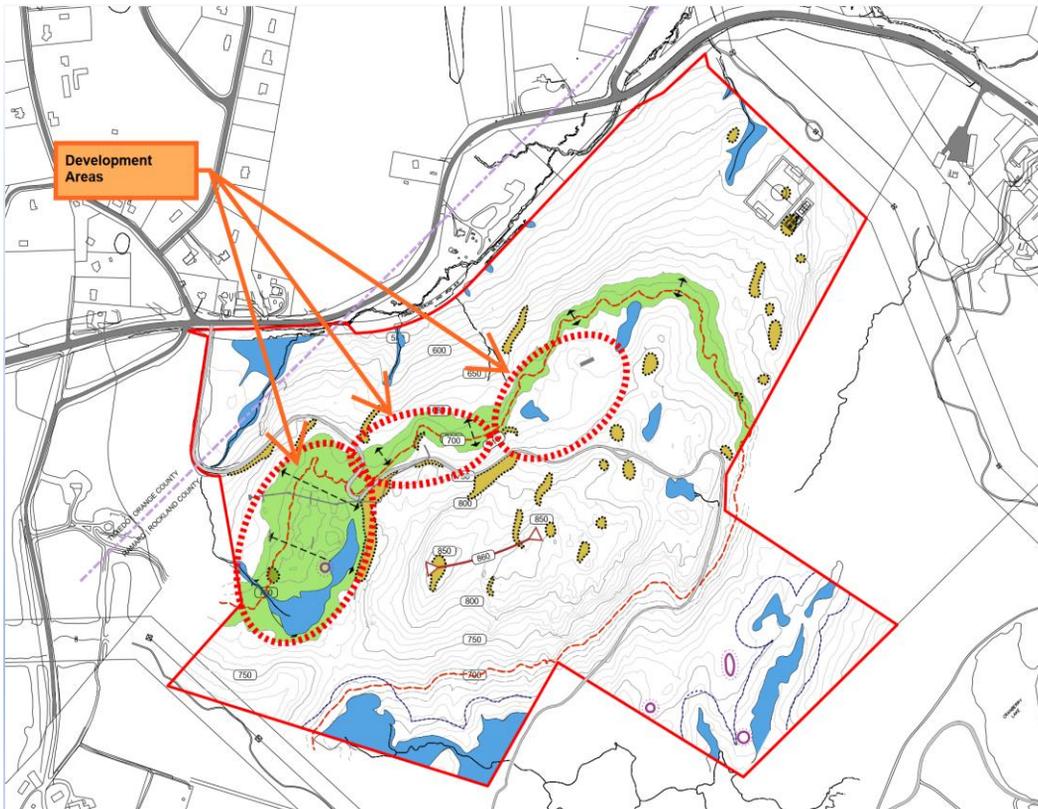
SEQRA Process



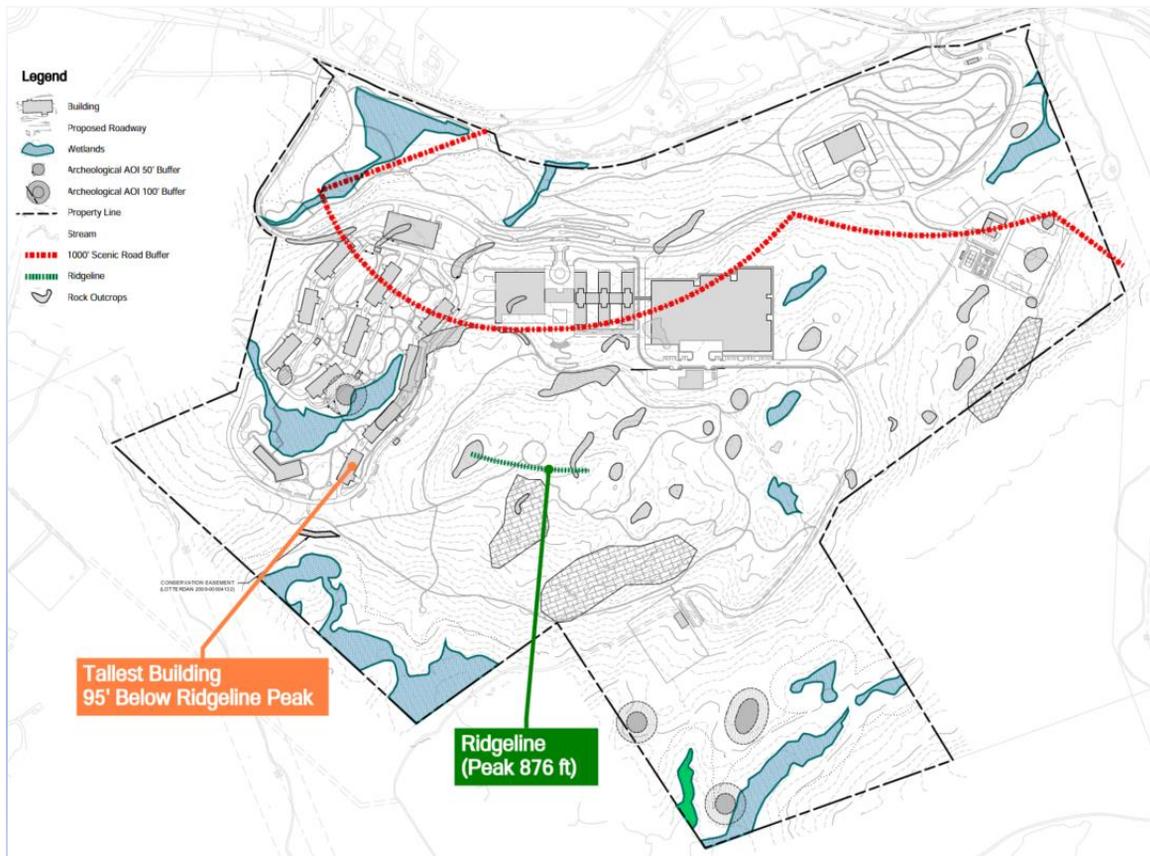
Proposed Site Plan



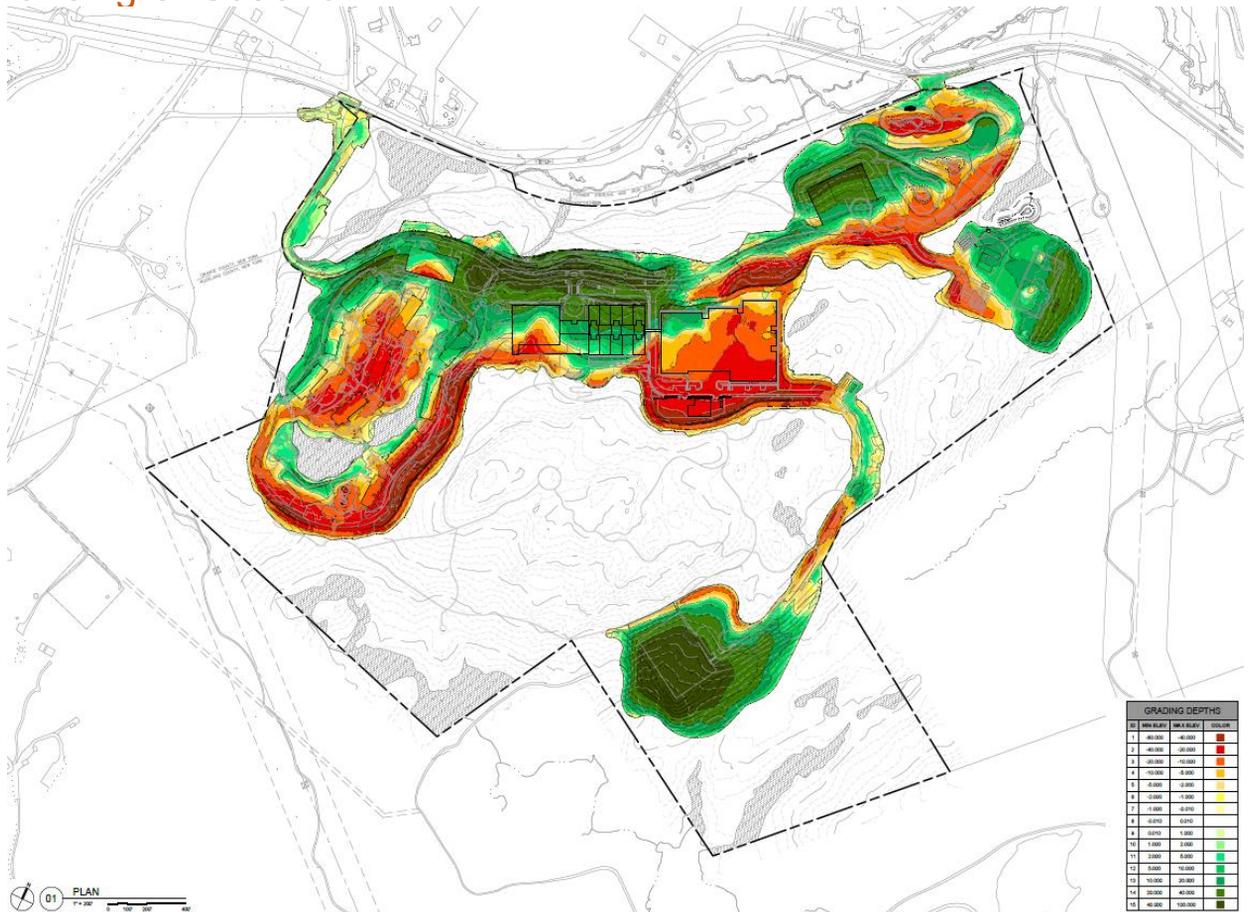
Site Constraints



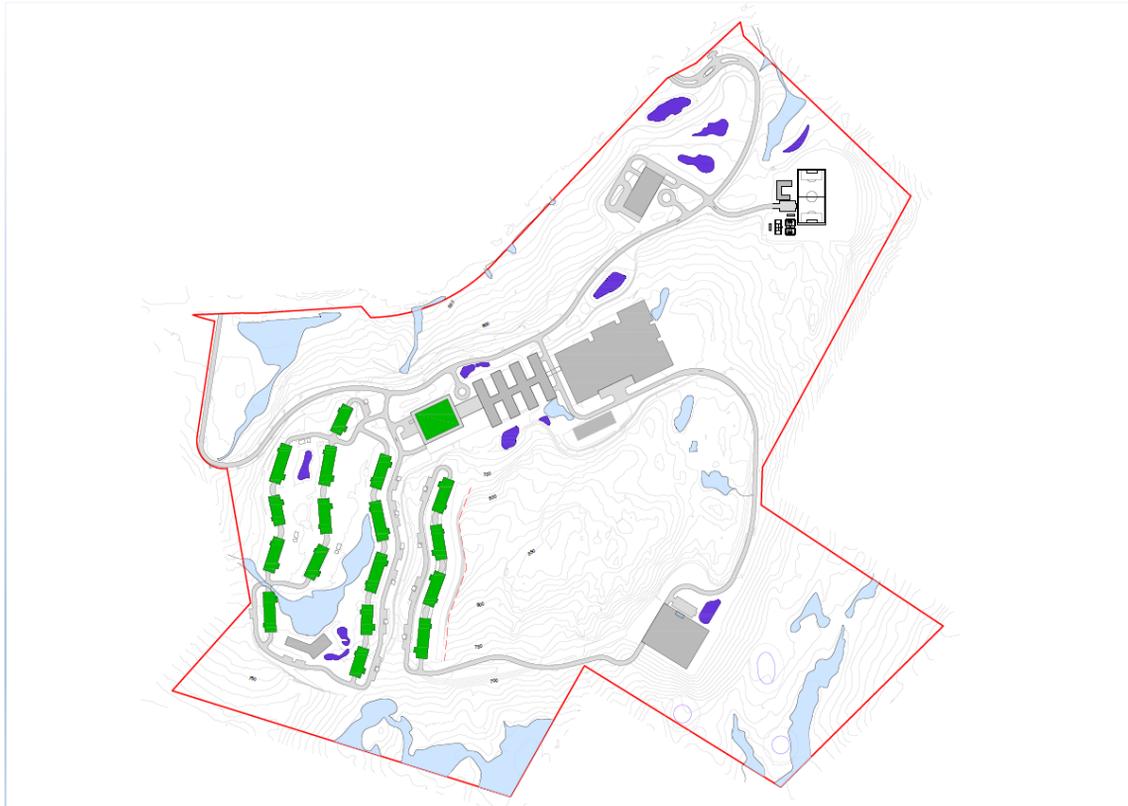
Site Constraints



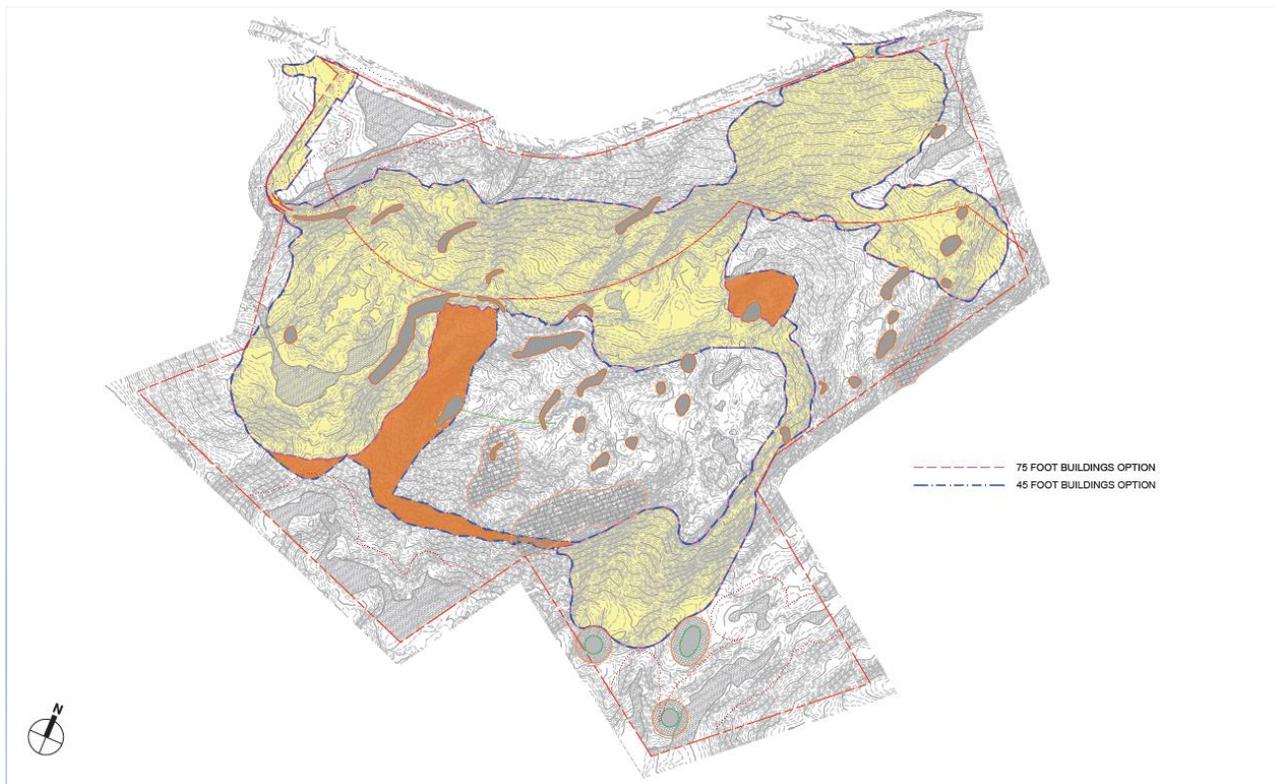
Balancing of Cut and Fill



45 Feet Height Alternative

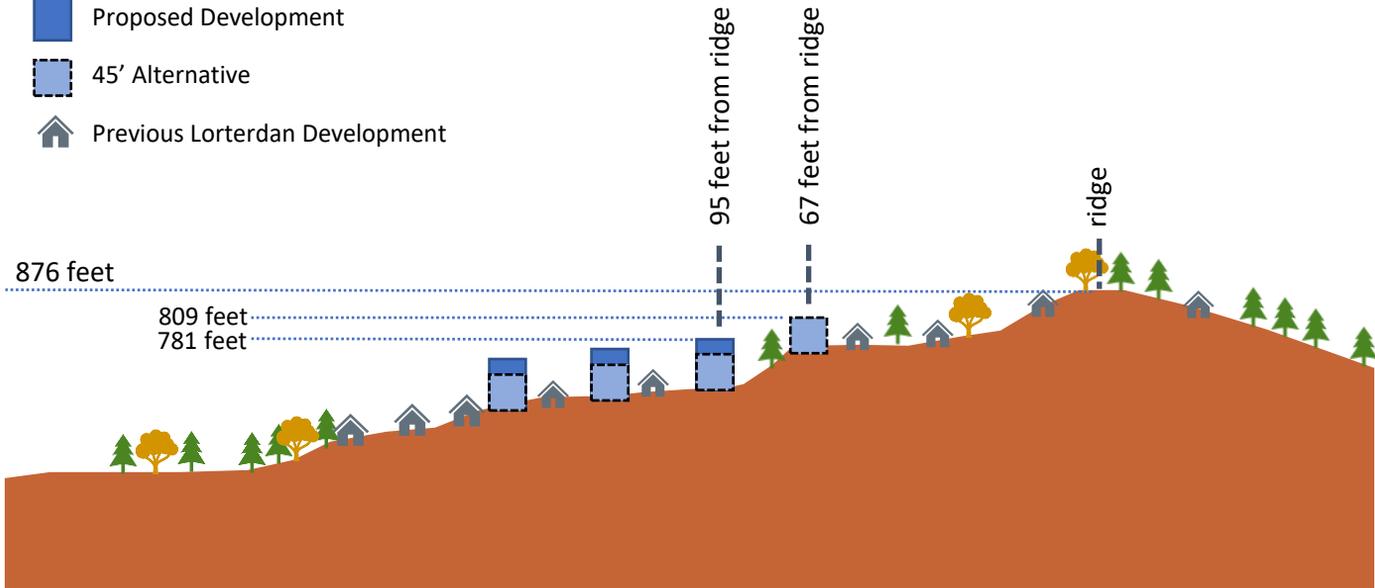


Proposed vs 45 Foot Height Alternative Disturbance Areas



Building Elevation Comparison

- Proposed Development
- 45' Alternative
- Previous Lorterdan Development



Proposed MU-3 Zoning District

- “Conceptual Development **Special Permit** (CDSP)” approval for the Town Board
- Base height of 45 ft
 - Building envelope can be increased through CDSP process and development of a zoning compliant base development plan
- Capped the residential FAR at 0.125 (roughly 878 units)
- Minimum 200-acre gross lot area requirement



Proposed MU-3 Zoning District continued

- Utilize “**net lot area**”, consistent with the special bulk requirements under § 376-42A of the Town of Ramapo Zoning Code for FAR and development coverage calculations.

FAR Comparative Analysis				
Area	FAR			
	SF	0.4 ¹	0.3	0.25
Gross Lot Area in Ramapo	10,541,520	4,216,608	3,162,456	2,635,380
Net Lot Area in Ramapo	8,392,270	3,356,908	2,517,681	2,098,067
Difference	2,149,250	859,700	644,775	537,313

¹ Maximum FAR permitted in the existing RSH Zoning District.

Development Coverage Comparative Analysis			
	Existing Lot Area (SF)	Maximum 25% Development Coverage	Maximum 30% Development Coverage
		Gross Lot Area in Ramapo	10,541,520
Net Lot Area in Ramapo	8,392,270	2,098,067	2,517,681

Proposed MU-3 Height Regulations

- 45 feet as-of-right
- 75 feet subject to performance standards:
 - No increase in FAR
 - 10% reduction in development coverage
 - Max increase 1 foot for every 3 feet in distance from lot line (max 75 feet)
 - Minimum 200 feet between structures greater than 45 feet and the front property line
 - Minimum 50% of the property as deed restricted open space
 - Ridgeline protection
- Benefits of increased height:
 - Condense the development/preserves more open space
 - Limits visual impacts
 - Enables balancing of cut and fill (which reduces construction truck traffic)

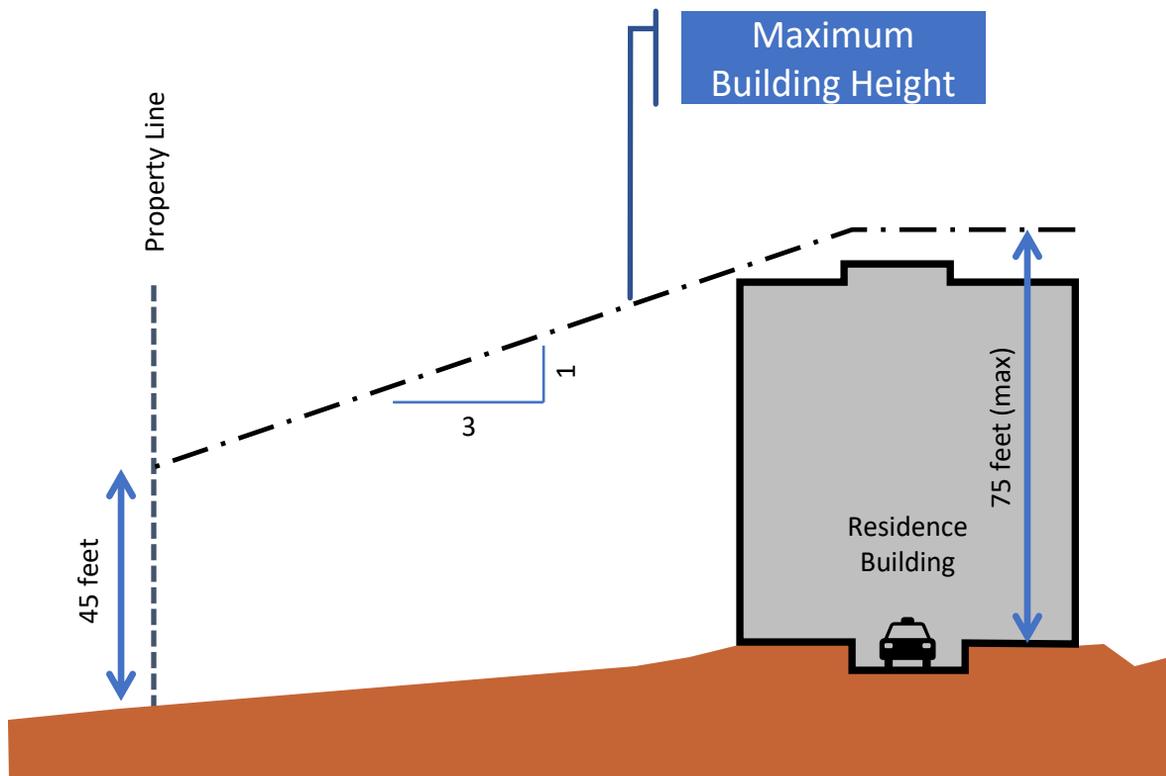
Proposed Project (75 feet in height)



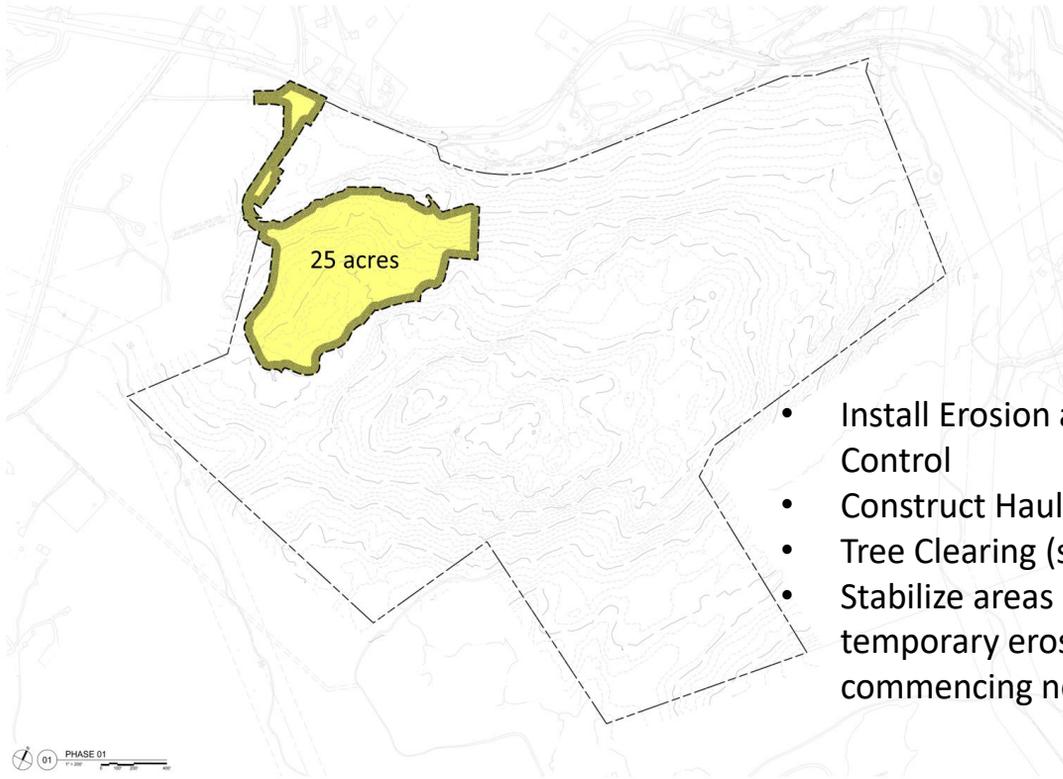
Alternative 6 (45 feet in height)



Maximum Building Height Diagram

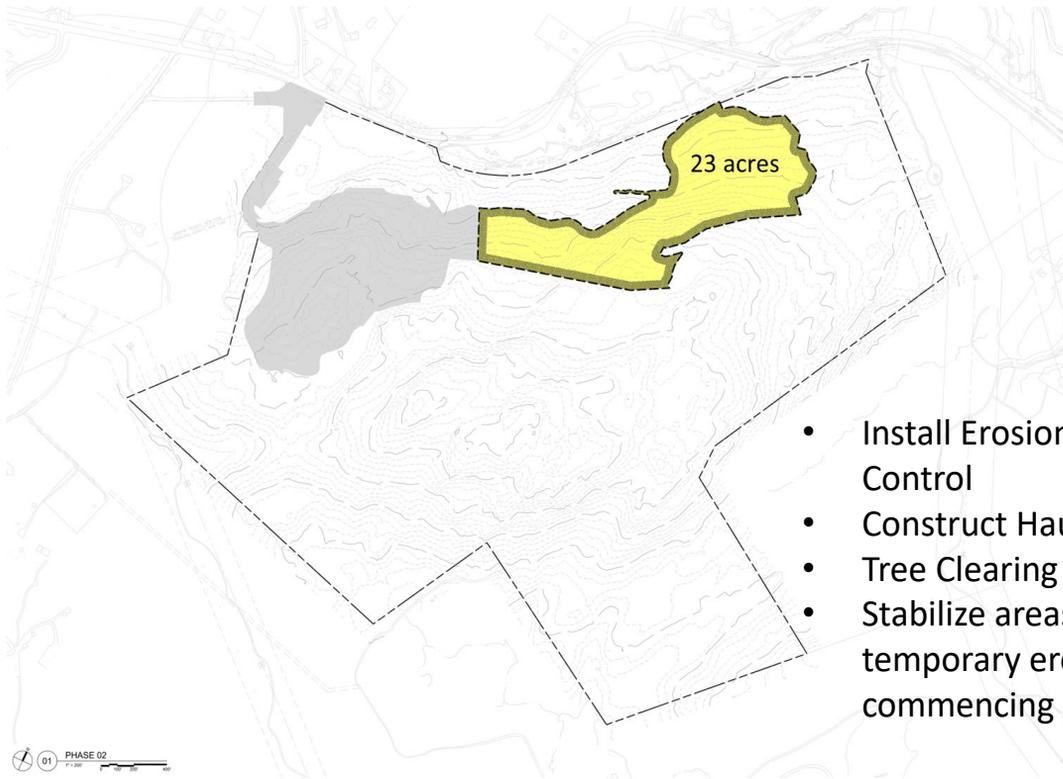


Construction Phasing

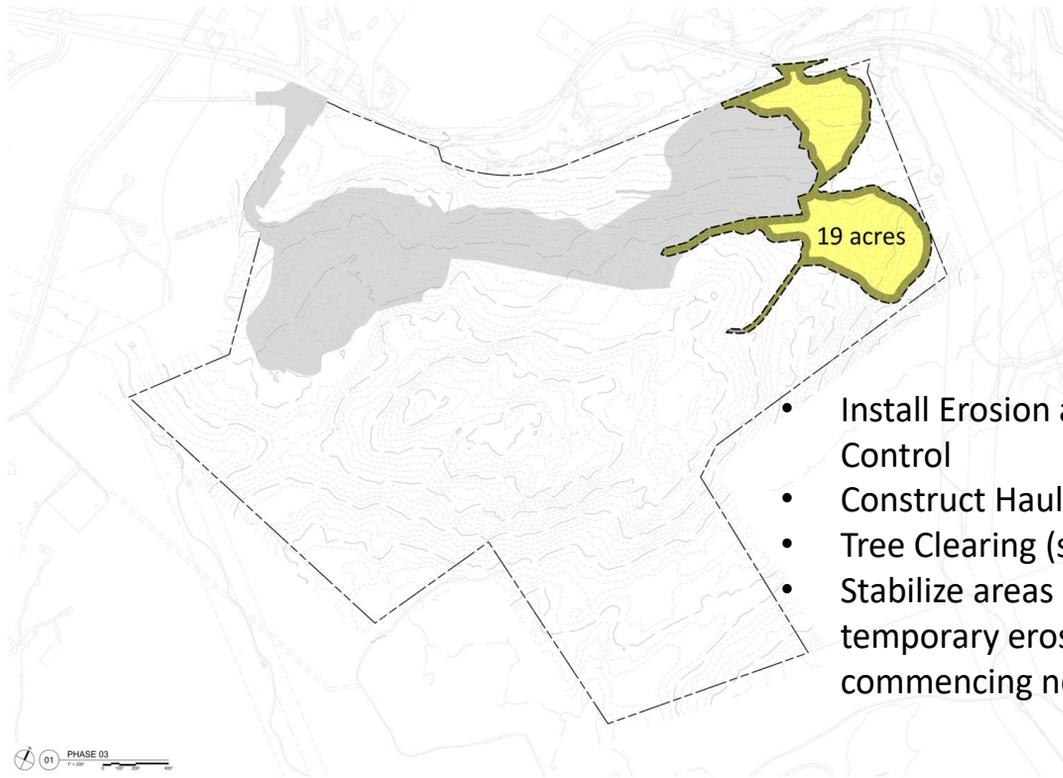


- Install Erosion and Sediment Control
- Construct Haul Roads
- Tree Clearing (stumps remain)
- Stabilize areas disturbed with temporary erosion control before commencing next phase

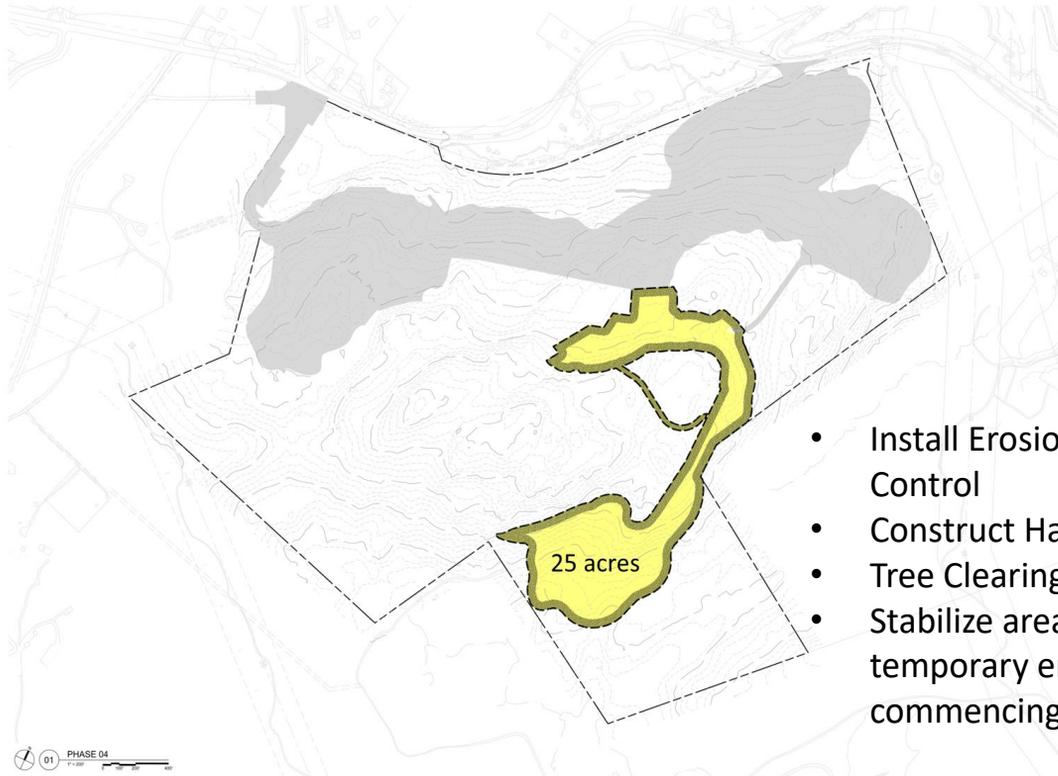
Construction Phasing



Construction Phasing

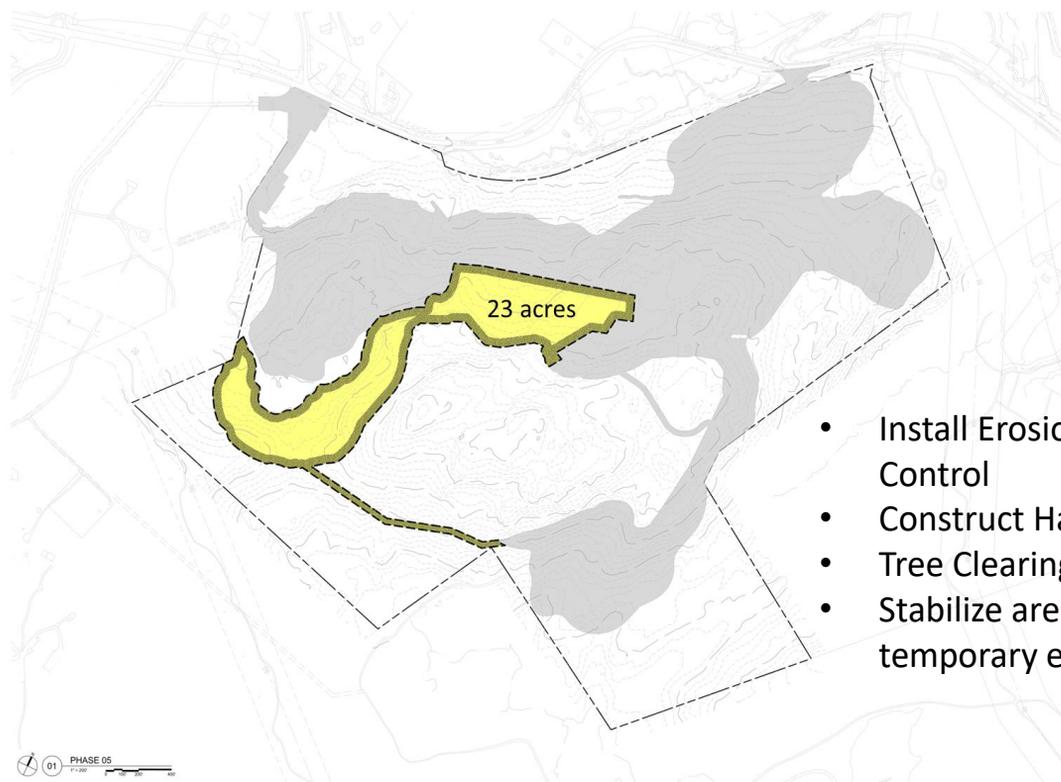


Construction Phasing



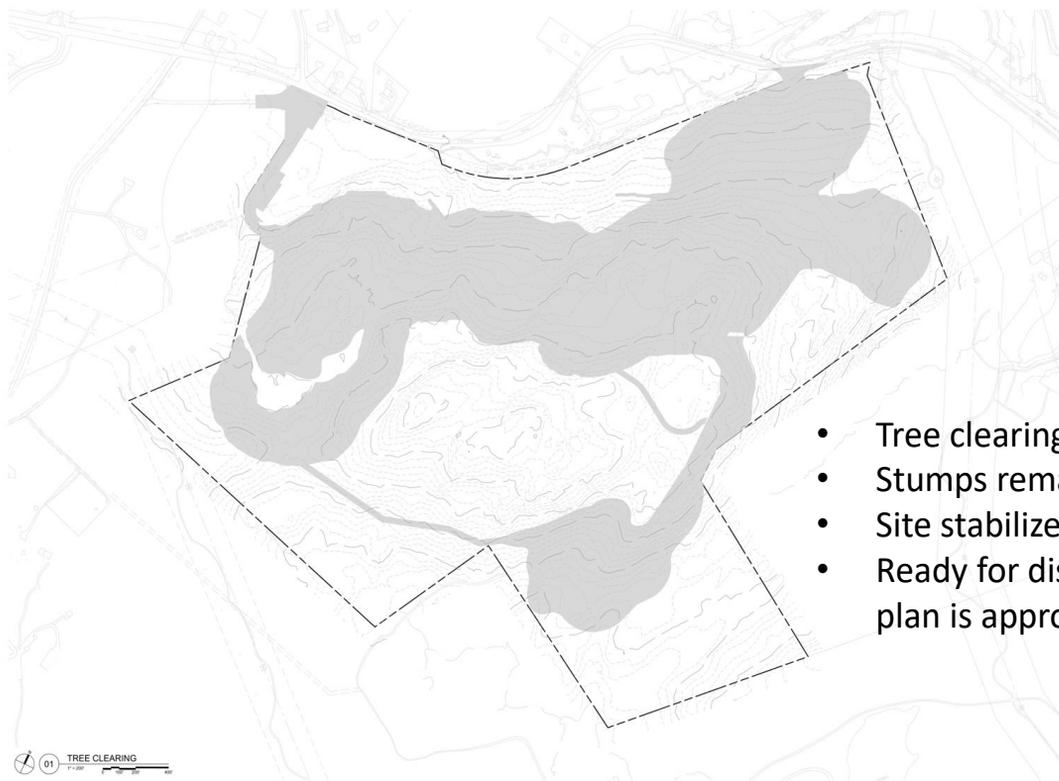
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Construction Phasing



- Tree clearing completed.
- Stumps remain.
- Site stabilized.
- Ready for disturbance after site plan is approved.

