

SEQRA NOTICE
NOTICE OF COMPLETION OF
FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)
WATCHTOWER AUDIO/VISUAL PRODUCTION CENTER

Name of Action: The Watchtower Audio/Video Production Center (the “Action”).
Location: Town of Ramapo, Rockland County, NY (242 acres)
Town of Tuxedo, Orange County, NY (7 acres)
Property generally adjacent to Sterling Mine Road
Project Sponsor: Watchtower Bible and Tract Society of New York, Inc.
Lead Agency: Town Board of the Town of Ramapo
SEQR Status: Type 1

NOTICE OF COMPLETION OF FEIS: The Town Board of the Town of Ramapo, acting as SEQRA Lead Agency, accepted and adopted a draft Final Environmental Impact Statement (FEIS) prepared by the Project Sponsor as complete for purposes of filing and circulating the FEIS in accordance with 6 NYCRR 617.12, subject to final review by the Town’s consulting professional planners and consulting Town engineer and review by the Town Supervisor.

A public hearing on the Draft Environmental Impact Statement (DEIS) prepared by the Project Sponsor was held on May 26, 2021 at 7:00 pm, in conjunction with hearings on the proposed Comprehensive Plan and zoning amendments. Due to the ongoing Covid Pandemic and the constraints on public gathering, the Board conducted the SEQRA hearing as a remote meeting via the Zoom platform. After allowing the Project Sponsor to provide an overview of the proposed project and the DEIS, the Board invited questions and comments from the public and involved/interested agencies on the DEIS to prepare this Final Environmental Impact Statement.

The hearing on the DEIS was closed on that date, although a duly noticed written comment period on the DEIS was provided, initially through June 21, 2021, and then extended to July 7, 2021. The Project Sponsor subsequently submitted proposed revisions to the Comprehensive Plan and zoning amendments that responded to public comments.

The revised Comprehensive Plan and zoning amendments were referred to the Rockland County Planning Department (RCPD), and were the subject of public hearings opened on January 25, 2022. At that meeting, the Board received a GML 239 comment letter from RCPD, dated January 24, 2022, which recommended various revisions to the proposed amendments.

The hearings were continued to February 23, March 21, April 27, June 8, and July 27 to allow the Project Sponsor to further revise the proposed zoning to respond to the RCPD recommendations, and to allow further public comment on those proposed amendments, as they might be revised. Further revisions to the proposed Comprehensive Plan and zoning amendments were submitted by the Project Sponsor and referred to RCPD for further review. The Town Board received a second GML review letter, dated July 25, 2022, which was considered at the July 27, 2022 public hearings. Those hearing were then closed on that date, with a seven day period allowed for the submission of written comments.

The FEIS incorporates responses to the public comments received on the DEIS and updated analyses conducted subsequent to the completion of the DEIS, which are responsive to public comment. Those analyses are identified in the FEIS and attached as appendices to it.

The revisions to the FEIS have been reviewed and found by the Town's consulting planners and engineers to be substantially consistent with the FEIS accepted and adopted by the Town Board, and they have recommended to the Supervisor that the FEIS now be filed and circulated to interested/involved agencies and others who have request it. The FEIS is available for review at www.ramapo.org/watchtower.

NOTICE OF SEQRA CONSIDERATION PERIOD: In accordance with 6 NYCRR 617.11, the Town Board will afford agencies and the public a ten day period, at minimum, to consider the FEIS before issuing its written findings statement.

That period will commence on the date that this Notice of Completion and the FEIS is filed and circulated, via email or regular mail, to all identified involved and interested agencies, and to interested members of the public who have requested that the FEIS be provided to them.

Copies of the DEIS and FEIS, which together constitute the EIS on the proposed SEQRA action, are available for public inspection at the Town Clerk's Office at Town Hall, 237 Route 59, Suffern NY and at the Village of Sloatsburg Public Library, 1 Liberty Rock Road, Sloatsburg NY; and are available on the Town of Ramapo website at www.ramapo.org/watchtower.

Contact information

For additional information, contact Town Supervisor Michael Specht, 237 Route 59, Suffern, New York. Phone: 845-357-5100. Email: spechtm@ramapo-ny.gov

Dated: September 14, 2022

BY ORDER OF THE SUPERVISOR