

Town Board of the Town of Ramapo

EXTRACT OF MINUTES

Adoption of SEQRA Findings Statement
Adoption of Comprehensive Plan Amendments
Adoption of Local Law Amending Town Zoning Law and Zoning Map
for Watchtower Audio/Video Center

AT a duly noticed meeting of the Town of Ramapo Town Board, held on November 9, 2022, the Town Board, having considered the petition of Watchtower Bible and Tract Society of New York, Inc. to amend the 2004 Comprehensive Plan of the Town of Ramapo (“Comprehensive Plan”), amend the Town Zoning Law to create a new mixed-use (MU-3) zoning district and amend ancillary provisions of the Zoning Law, including the Use and Bulk Tables, and to amend the Town Zoning Map to rezone its property at 155 Sterling Mine Road from the existing RSH Zoning District into the proposed MU-3 Zoning District in order to allow development of an Audio/Video Production Center, and having considered the entire record before it, which included an Environmental Impact Statement prepared by the Town Board in its capacity as the SEQRA Lead Agency for the proposed SEQRA Action, and acting pursuant to the State Environmental Quality Review Action, the Municipal Home Rule Law, and the Zoning Law of the Town of Ramapo, took the following actions:

1. On Motion of Deputy Supervisor Charles, Seconded by Councilman Rossman, with three members voting in favor, one against, and one absent, adopted Resolution 2022- 433, which adopted the annexed Town Board SEQRA Findings Statement, and directed that it be filed and circulated in accordance with 6 NYCRR 617.12 and posted on the Town website.

Mot.	Sec.	Member	Aye	Nay	Abstain	Absent
	X	Councilman Rossman	X			
		Councilman Wanounou		X		
		Councilman Weissmandl				X
X		Deputy Supervisor Charles	X			
		Supervisor Specht	X			

2. On Motion of Deputy Supervisor Charles, Seconded by Councilman Rossman, with three members voting in favor, one against, and one absent, adopted Resolution 2022-434, which adopted the annexed amendments to the Town of Ramapo Comprehensive Plan and directed that the Town Clerk cause the amendments to be filed with the Rockland County Planning Department and posted on the Town website.

Mot.	Sec.	Member	Aye	Nay	Abstain	Absent
	X	Councilman Rossman	X			
		Councilman Wanounou		X		
		Councilman Weissmandl				X
X		Deputy Supervisor Charles	X			
		Supervisor Specht	X			

3. On Motion of Deputy Supervisor Charles, Seconded by Councilman Rossman, with three members voting in favor, one against, and one absent, adopted Resolution 2022-435, which adopted the proposed local law annexed thereto, which amended the Zoning Law of the Town of Ramapo to add a New MU-3 Zoning District and regulations for that District, amended the Use Table and Bulk Tables to include that District, its uses and bulk regulations; and amended the Town Zoning Map to rezone certain lands from the RSH Zoning District to the MU-3 Zoning

District, and directed that the Town Clerk cause the local law to be filed with the Secretary of State, take all other actions required to implement it, and that it be posted on the Town website.

Mot.	Sec.	Member	Aye	Nay	Abstain	Absent
	X	Councilman Rossman	X			
		Councilman Wanounou		X		
		Councilman Weissmandl				X
X		Deputy Supervisor Charles	X			
		Supervisor Specht	X			

4. On Motion of Deputy Supervisor Charles, Seconded by Councilman Rossman, with four members voting in favor, and one absent, adopted Resolution 2022-436, which acknowledged that Watchtower has filed an application for a Town Board Conceptual Plan Special Permit, including a request for approval of a proposed Additional Building Height Plan, and authorization to conduct tree clearing activities within the limits of disturbance shown on the conceptual development plan, and, on the recommendation of CDRC, set a public hearing on that application for December 14, 2022, authorized the application to be referred to the Rockland County Planning Department for GML 239 review, directed that all required notice be given of that hearing, and that the notice be posted on the Town website.

Mot.	Sec.	Member	Aye	Nay	Abstain	Absent
	X	Councilman Rossman	X			
		Councilman Wanounou	X			
		Councilman Weissmandl				X
X		Deputy Supervisor Charles	X			
		Supervisor Specht	X			

Dated: November 10, 2022

Sharon M. Osherovitz, Town Clerk

I, Sharon M. Osherovitz, the Town Clerk of the Town of Ramapo, hereby certify that the foregoing Extract of Minutes of the Town Board of the Town of Ramapo was filed in my office on November 10, 2022
