

NOTICE OF PUBLIC HEARING
ON APPLICATION FOR
MU-3 CONCEPTUAL DEVELOPMENT SPECIAL PERMIT

WATCHTOWER AUDIO/VIDEO PRODUCTION CENTER

NOTICE IS HEREBY GIVEN by the Town Board of the Town of Ramapo that, pursuant to the provisions of Article XVI of the Zoning Law of the Town of Ramapo, it will hold a public hearing at Ramapo Town Hall, 237 Route 59, Suffern 10901 on **December 14, 2022** at 7:00 PM (prevailing time) to consider the application of Watchtower Bible and Tract Society of New York, Inc., for approval of a Conceptual Development Special Permit (CDSP) and Conceptual Development Plan (CDP) to allow development of its proposed Audio/Visual Production Center, related staff housing and accessory facilities.

The proposed development is described more fully in the CDSP application and supporting documents. The application includes 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 CDP.

The Project Site is a 242 acre tract of land located at 155 Sterling Mine Road and the surrounding area, consisting of the following tax parcels, identified on the Tax Map of the Town of Ramapo by their Section, Block and Lot Numbers as 38.10-1-10 through 60; 38.13-1-2 through 55; 38.14-1-1 through 76; 38.14-2-1 through 44; 38.14-3-1 through 46; 38.17-1-3 through 11; and 38.18-1-1 through 14.

The development proposed in this application was the subject of environmental review under SEQRA that also included amendments to the Town of Ramapo Comprehensive Plan and amendments to the Town of Ramapo Zoning Code and Zoning Map. As part of that environmental review, a Draft Environmental Impact Statement (DEIS) was prepared. A SEQRA public hearing on the DEIS was held on May 26, 2021, and written comment was accepted until July 7, 2021. Following the filing and circulation of a Final Environmental Impact Statement (FEIS) on September 16, 2022, the Town Board, as SEQRA Lead Agency, considered the FEIS and issued its Lead Agency Findings Statement on November 9, 2022, and then adopted the Comprehensive Plan and zoning amendments. This application has been made pursuant to the amended Zoning Code.

The adopted zoning and Comprehensive Plan amendments, and the SEQRA documents to date, including the DEIS Scoping Outline, the DEIS, the FEIS, the adopted Findings Statement, and materials related to the CDSP and CDP application, are available for public review in the Town Clerk's office at Town Hall and on the Town of Ramapo's website at www.ramapo.org/watchtower

Please take notice that the Town Board is holding this public hearing to allow the public to be heard on the proposed Conceptual Development Special Permit and Conceptual Development Plan application. The hearing is NOT a SEQRA hearing within the meaning of 6 NYCRR 617.9: the SEQRA public hearing and comment period on the DEIS have concluded; the FEIS, which responded to public comment on the DEIS, had been filed; and a Finding Statement has been adopted.

The Town Board meeting will be in-person. The public will be able to watch and view the hearing via the Zoom platform, but persons wishing to be heard must be present. Persons wishing to enter Town Hall to attend the public hearing must comply with all applicable federal, state and county health guidance.

Zoom instructions for viewing the public hearing will be posted on the Town website, at www.ramapo.org/watchtower, no later than the day before the meeting.

All interested parties present at the hearing will be heard. The hearing may then be closed or continued. The Board will receive in-person public comment until the hearing is closed. Written comments may be submitted to the Town Clerk by email, regular mail or fax using the contact information below but must be received before 4:00 PM on the day of the meeting in order to be presented to the Board at the public hearing.

Contact information

Email: TownofRamapoClerk@ramapo-ny.gov [Subject: Watchtower CDSP comments]

Regular Mail: Town Clerk, Town Hall, 237 State Route 59, Suffern NY 10901

Fax: (845) 357-8513

Dated: November 10, 2022

BY ORDER OF THE SUPERVISOR