

CONTINUED PUBLIC HEARING
ON COMPREHENSIVE PLAN AMENDMENT
AND ON ZONING AMENDMENT
WATCHTOWER AUDIO/VISUAL PRODUCTION CENTER

On January 26, 2022, the Town Board of the Town of Ramapo opened a duly notice public hearing at Ramapo Town Hall, 237 Route 59, Suffern 10901 to consider zoning and Comprehensive Plan amendments proposed in connection with a development known as "WATCHTOWER AUDIO/VISUAL PRODUCTION CENTER", generally located in the vicinity of 155 Sterling Mine Road.

The amendments would: amend the 2004 Comprehensive Plan; amend Chapter 376, Zoning, of the Town Code to (1) add a new Mixed-Use (MU-3) Zoning District; (2) amend the Use Table and Bulk Regulations that would apply to uses allowed in the MU-3 Zoning District, and (3) amend the Town Zoning Map to rezone certain parcels of land from the RSH Zoning District to the MU-3 Zoning District.

Those amendments were posted to the Town's website on December 8, 2021.

The hearing has been continued from time to time, and is now scheduled to continue on July 27, 2022 at 7:00 PM (prevailing time), or as soon thereafter as the matter may be heard, at Town Hall. That meeting will be conducted in-person and it is NOT anticipated that the hearing will be livestreamed.

The applicant has modified the procedures in the proposed zoning to address concerns raised at previous sessions of the public hearing, and submitted the modified zoning procedures to the Town. The Town has posted it at www.ramapo.org/watchtower. Please note that the Comprehensive Plan amendment posted on December 8, 2021 has not been changed or modified.

All interested persons present in-person at the continued hearing will be afforded an opportunity to be heard on the proposed amendments, and the Town Clerk will accept written comment at the hearing. Written comments may be submitted by mail, email or fax, using the contact information below, but must be received by the Town Clerk no later than 4:00 PM on the day of the meeting in order to be presented to the Board at the public hearing.

Email: TownofRamapoClerk@ramapo-ny.gov [Subject: Watchtower zoning/CP comments]

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

Fax: (845) 357-8513

After all interested parties present are heard, the Town Board will either close or continue the hearing. If the Board decides to close the public hearing, it may or may not elect to provide a period for the submission of written comments. If it does so, comments must be received by the Town Clerk no later than 4:00 PM on the last day of the comment period

The Town Board is holding this continued public hearing to allow the public to be heard on the revised zoning and Comprehensive Plan amendments.

This hearing is NOT a SEQRA hearing within the meaning of 6 NYCRR 617.9 for review and comments on a DEIS, nor for comment on a FEIS, as the public hearing on the DEIS was closed on May 26, 2021, and the written comment period on the DEIS was closed, after being extended, on July 7, 2021 to allow preparation of a FEIS, which is now being prepared for filing and circulation.

Dated: July 12, 2022

BY ORDER OF THE SUPERVISOR