

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: World Headquarters of Jehovah’s Witnesses Audio/Video Production Center		
Project Location (describe, and attach a general location map): 155 Sterling Mine Road, Sloatsburg, NY. [242 acres in the Town of Ramapo, Rockland County and 7 acres in the Town of Tuxedo, Orange County]		
Brief Description of Proposed Action (include purpose or need): Watchtower Bible and Tract Society of New York, Inc., (the "Applicant") proposes to build a new Audio/Video Production Center at 155 Sterling Mine Road, in the Town of Ramapo, New York (the "Project Site"). The proposed development is a facility for the creation and production of audio and video/film recordings in an integrated working, living, and worship facility for members of the religious order known as the Worldwide Order of Special Full Time Servants of Jehovah’s Witnesses and assisting religious volunteers. A new mixed-use MU-3 Zoning District is proposed to facilitate the development of this integrated facility (the "Proposed Action"). The Proposed Action will consist of audio and video production studios and facilities to support operations of the world headquarters of Jehovah’s Witnesses. These support facilities will include offices, maintenance and set production workshops, and an Energy Center. Accommodations for the resident staff will include 645 residential units, dining/assembly spaces, recreation/wellness/fitness facilities, and a clinic. The project also includes a Visitors Center for the public. The Proposed Action requires a zoning text and map amendment from the Town of Ramapo Town Board to establish a new mixed-use MU-3 Zoning District, and site plan approval from the Town of Ramapo Planning Board. In addition, the Proposed Action would seek a lot line merger to revert the site to a single tax lot in Ramapo.		
Name of Applicant/Sponsor: Watchtower Bible and Tract Society of New York, Inc.	Telephone: 845-744-6000 ext. 11021	E-Mail: Regulatory.US@jw.org
Address: Attn: Regulatory; 900 Red Mills Road		
City/PO: Wallkill	State: New York	Zip Code: 12589
Project Contact (if not same as sponsor; give name and title/role): Keith Cady, Registered Architect, Design Director	Telephone: 845-282-1211	E-Mail: kcady@jw.org
Address: 1424 Long Meadow Road		
City/PO: Tuxedo Park	State: New York	Zip Code: 10987
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	See attached	June 2020 (Projected)
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See attached	June 2020 (Projected)
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See attached	2020-2021 (Projected)
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See attached	2020-2021 (Projected)
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See attached	2020-2021 (Projected)
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See attached	2020-2021 (Projected)
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See attached	2020-2021 (Projected)
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

Town of Ramapo Scenic Road District (Sterling Mine Road) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
RSH - Specialized Housing Residential District

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? Mixed Use (MU-3) Zoning District

**C.4. Existing community services.**

a. In what school district is the project site located? Suffern Central School District

b. What police or other public protection forces serve the project site?  
Town of Ramapo Police Department; Rockland County Sheriff's Department; New York State Police

c. Which fire protection and emergency medical services serve the project site?  
Sloatsburg Fire Department; Sloatsburg Volunteer Community Ambulance Corps; Rockland Paramedic Services

d. What parks serve the project site?  
Harriman State Park; Sterling Forest; Ringwood State Park

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Religious (residences, offices, production studios, fitness uses in a live/work environment)

b. a. Total acreage of the site of the proposed action? 242 acres  
b. Total acreage to be physically disturbed? 103 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 249 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
The Proposed Action includes a lot line merger to abandon the previous subdivision.  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? 1  
iv. Minimum and maximum proposed lot sizes? Minimum 242 acres Maximum 242 acres

e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: 60 months  
ii. If Yes:  
• Total number of phases anticipated 2  
• Anticipated commencement date of phase 1 (including demolition) 9 month 2021 year  
• Anticipated completion date of final phase 7 month 2027 year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

First phase consists of construction and commissioning of residences for use by construction volunteers for completion of works (Second Phase).

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	
Initial Phase	_____	_____	_____	_____	645 (545 1-bedroom and 100 studio units)
At completion of all phases	_____	_____	_____	_____	645 (545 1-bedroom and 100 studio units)

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_ 12

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ 74'4" height; \_\_\_\_\_ +/- 275 width; and \_\_\_\_\_ +/-300 length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ +/- 880,396\* square feet \*Includes all non-residential buildings

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: Stormwater

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: Stormwater runoff

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ 6.7\*million gallons; surface area: \_\_\_\_\_ 4\* acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ 8' height; \_\_\_\_\_ 12' length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth fill \*Total of all on-site basins. Largest single basin would be 10 feet deep and 1.87 million gallons.

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Unidentified wetland area of approximately 9,900 sq. ft.

*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: Placement of structures will affect the above referenced unidentified wetland area. Direct impacts will be determined following additional analyses.

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*iii.* Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
 If Yes, describe: \_\_\_\_\_

*iv.* Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
 If Yes:  Yes  No **To be determined**

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

*v.* Describe any proposed reclamation/mitigation following disturbance: Mitigation to be determined based on additional analysis.

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*c.* Will the proposed action use, or create a new demand for water?  Yes  No  
 If Yes:

*i.* Total anticipated water usage/demand per day: 110,500 gallons/day

*ii.* Will the proposed action obtain water from an existing public water supply?  Yes  No  
 If Yes:

- Name of district or service area: Suez Water New York, Inc.
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

*iii.* Will line extension within an existing district be necessary to supply the project?  Yes  No  
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
Extension of water main to site (currently within approximately 1600' feet of project site).
- Source(s) of supply for the district: \_\_\_\_\_

*iv.* Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
 If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

*v.* If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

*vi.* If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

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*d.* Will the proposed action generate liquid wastes?  Yes  No  
 If Yes:

*i.* Total anticipated liquid waste generation per day: 110,500 gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Sanitary wastewater

*iii.* Will the proposed action use any existing public wastewater treatment facilities? \*  Yes  No  
 If Yes:

- Name of wastewater treatment plant to be used: Hillburn Advanced Wastewater Treatment Facility, Hillburn, NY
- Name of district: Rockland County Sewer District #1
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____        Extension of sewer main to site (currently within approximately 2000' feet of project site). _____</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul> <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):        * On-site WWTP being considered as an alternative. Under this alternative, treated water would be discharged to Nakoma Brook (Class B stream) or an unnamed tributary (Class A stream). _____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?        _____ Square feet or _____ 30 acres (impervious surface)        _____ Square feet or _____ 249 acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Ditches, pipes, swales, curbs, gutters.</u> _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?        Stormwater discharges from small storms directed to green infrastructure practices that distribute the flow and allow for infiltration. Larger storms are directed to on-site retention ponds that control rate of runoff to pre-development conditions. Once treated, stormwater will exit site by existing stream.</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____        North side of site will ultimately discharge to Nakoma Brook that flows parallel to Sterling Mine Rd. South side of site will ultimately discharge into an unnamed wetland tributary to Cranberry Pond.</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p> <p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  <u>Delivery vehicles</u> _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  <u>Heavy equipment, batching, crushing</u> _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  <u>Boilers, generators</u> _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ 4,100 Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ 2.2 Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No \*

\* Alternative onsite WWTP would generate methane.

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

**To be determined**

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of 8:00 a.m. to 5:00 p.m.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ None \_\_\_\_\_ Proposed 1255 Net increase/decrease 1255

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
Creation of main driveway from Sterling Mine Rd; restoration of emergency access driveway from Sterling Mine Rd; new internal access drives.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
 [Though not commercial or industrial, the nature of the installation will have an estimated load of 5.94 MW]

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
Primarily via grid/local utility (Orange & Rockland). Natural gas fired generators to be used for back-up. Photo-voltaic also being considered.

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>6:00 a.m. - 7:00 p.m.</u></li> <li>• Saturday: <u>6:00 a.m. - 7:00 p.m.</u></li> <li>• Sunday: <u>8:00 a.m. - 5:00 p.m. (as needed)</u></li> <li>• Holidays: <u>8:00 a.m. - 5:00 p.m. (as needed)</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8:00 a.m. - 5:00 p.m. (as needed)</u></li> <li>• Saturday: <u>(not inc. res.)</u></li> <li>• Sunday: <u>(not inc. res.)</u></li> <li>• Holidays: <u>8:00 a.m. - 5:00 p.m. (as needed)</u></li> </ul>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
Operation of heavy equipment/construction tools (6:00 a.m. - 7:00 p.m. Monday-Saturday; 8:00 a.m. - 5:00 p.m. as needed on Sunday/Holidays)

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

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n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
All luminaries to be low energy LED with zero-upward illuminance and daylight/timeclock/presence control. Street lighting by 24' column mounted luminaries. Footpath lighting by low level ground mounted luminaries. Building entrance/perimeter lighting by building mounted luminaries.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored Petroleum (No. 2 Fuel Oil)  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities:  
Three 25,000 gallon above ground (in containment vaults) fuel oil tanks for boilers and emergency generators.

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
General landscaping maintenance and pest/rodent control. Integrated Pest Management (IPM) practices will be used.

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

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r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ 1 tons per \_\_\_\_\_ week (unit of time)  
 • Operation : \_\_\_\_\_ 20 tons per \_\_\_\_\_ week (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: Source separation of recyclable materials.  
 \_\_\_\_\_  
 • Operation: Source separation of recyclable materials.  
 \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: Contracted through NYS licensed waste transporter.  
 \_\_\_\_\_  
 • Operation: Contracted through NYS licensed waste transporter.  
 \_\_\_\_\_



s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 Oil-based paint waste; solvent waste.  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 Maintenance activities; video set and prop construction.  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated <0.1 tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 Products that generate hazardous waste are only used when non-hazardous products are not a viable option for use.  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 To be contracted through licensed hazardous waste vendor.  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	30	+30
• Forested	239.7	171.8	-67.9
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	33.6	+33.6
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	4.5	+4.5
• Wetlands (freshwater or tidal)	9.3	9.1	-0.2
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_  
\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
\_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
\_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 1.7 - 3.6 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ 4.8 %

c. Predominant soil type(s) present on project site:

Paxton fine sandy loam	_____	79 %
Rippowam sandy loam	_____	4 %
Hollis rock-outcrop complex	_____	13 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 2.2 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 80 % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ 20 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 5 % of site  
 10-15%: \_\_\_\_\_ 23 % of site  
 15% or greater: \_\_\_\_\_ 72 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
If Yes, describe: \_\_\_\_\_  
\_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters Approximate Size NYS Wetland (in a...)
- Wetland No. (if regulated by DEC) SL-8 \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
\_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
If Yes:  
i. Name of aquifer: Highlands Aquifer System SSA, Ramapo River Basin Aquifer Systems SSA \_\_\_\_\_  
\_\_\_\_\_

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Deer</td> <td style="width: 33%; border-bottom: 1px solid black;">Raccoon</td> <td style="width: 33%; border-bottom: 1px solid black;">Frog, salamander, box turtle</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Squirrel</td> <td style="border-bottom: 1px solid black;">Birds</td> <td style="border-bottom: 1px solid black;">Garter snake, brown snake</td> </tr> </table>	Deer	Raccoon	Frog, salamander, box turtle	Squirrel	Birds	Garter snake, brown snake	
Deer	Raccoon	Frog, salamander, box turtle					
Squirrel	Birds	Garter snake, brown snake					
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): <u>Appalachian Oak-Hickory Forest</u></p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ 8626.9 acres</li> <li>• Following completion of project as proposed: _____ 8559.0 acres</li> <li>• Gain or loss (indicate + or -): _____ -67.9 acres</li> </ul>							
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): <u>Timber Rattlesnake, Northern Long-eared Bat</u></p>							
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p>							
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: <u>No hunting/trapping/fishing allowed on project site; no impact to adjoining properties that may allow hunting/trapping/fishing.</u></p>							
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>							
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>							
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>							
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>							
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>							

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Ramapo Scenic Roads</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic Road District (Sterling Mine Road)</u>	
<i>iii.</i> Distance between project and resource: _____ 0.1 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**


Attach any additional information which may be needed to clarify your project.

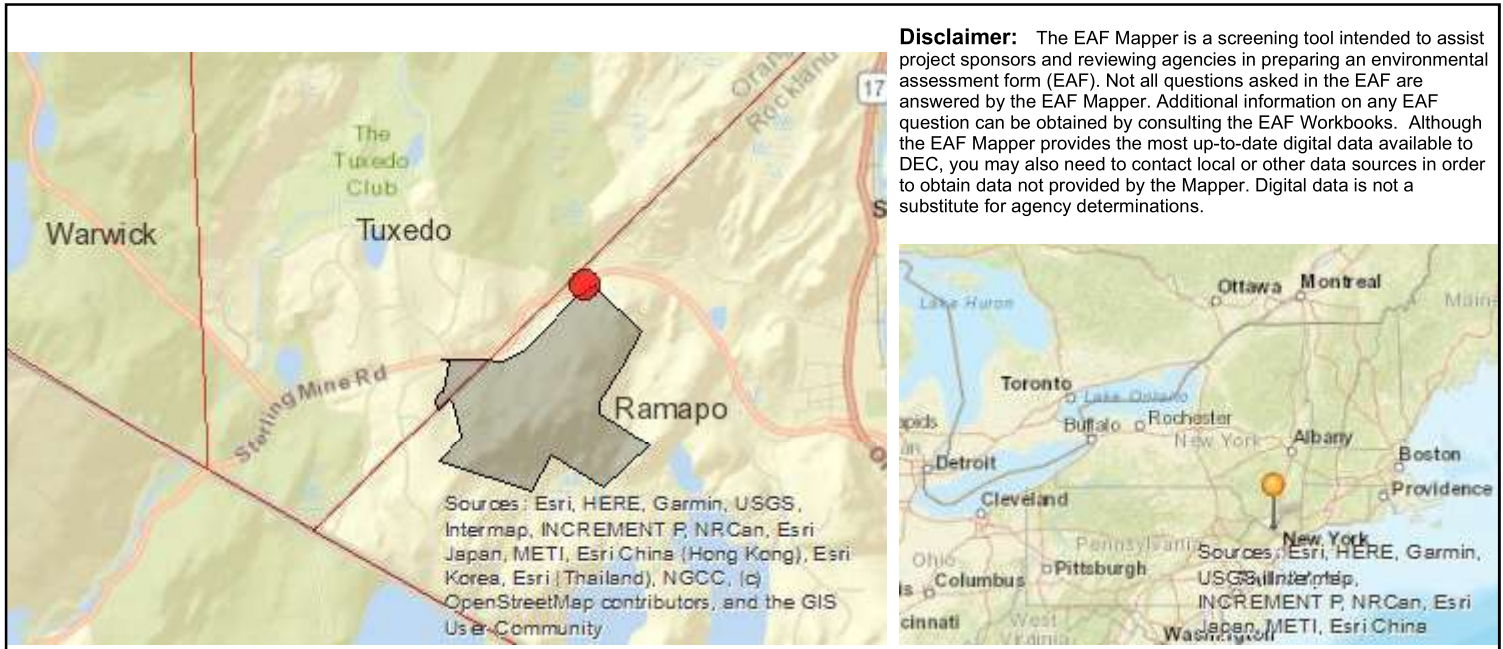
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Watchtower Bible and Tract Society of NY Date 7/8/2020

Signature  Title Keith Cady, Design Director



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):24.2
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	SL-8
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer, Sole Source Aquifer Names:Highlands SSA, Sole Source Aquifer Names:Ramapo SSA
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Appalachian Oak-Hickory Forest
E.2.n.i [Natural Communities - Acres]	8626.9
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Timber Rattlesnake, Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**Table 1**  
**Required Approvals and Review**

Involved and Interested Agencies	Approval/Review
Town of Ramapo Planning Board	Site Plan Approval, Streams and Watercourse Permit, Scenic Road District Review, Subdivision Approval**
Town of Ramapo Town Board	Zoning Text and Map Amendment, Comprehensive Plan Amendment**
Town of Ramapo Community Design Review Committee (CRDC)	Architectural review
Town of Ramapo Building, Planning, and Zoning Department	Building Permits, Blasting Permit
Town of Ramapo Department of Public Works	Sanitary Sewer Connection
Town Ramapo Town Clerk	Sewer License
Town of Tuxedo Planning Board	Freshwater Wetlands Permit
Town of Tuxedo Highway Superintendent	Driveway Permit
Rockland County Highway Department	Road Opening Permit, Driveway Opening Permit
Rockland County Sewer District (RCSD) No. 1	Permit to Connect to RCSD No. 1 Sewer System
Rockland County Drainage Agency	Drainage Permit (Nakoma Brook)
Rockland County Department of Health	Water Supply Permit
Rockland County Planning Department	General Municipal Law § 239-m and -n Referral
Rockland County Clerk	Lot Line Abandonment
Orange County Department of Public Works	Highway Work Permit, Driveway Permit
Orange County Department of Planning	General Municipal Law § 239-m and -n Referral
NYS Department of Environmental Conservation, Region 3	State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater from Construction Activities (GP-0-15-002), Freshwater Wetlands Permit (6 NYCRR Part 662), Individual SPDES Permit for Onsite Wastewater Treatment System*, Incidental Take Permit**, Air Quality Permit**, Protection of Waters Permit**
NYS Office of Parks, Recreation, and Historic Preservation	National Historic Preservation Act Section 106 Review, NYS Historic Preservation Act Section 14.09 Review
United States Fish and Wildlife Service	Endangered Species Consultation
United States Army Corp of Engineers	USACE Nationwide Wetlands Permit
<p><b>Notes:</b>    * The project proposes to connect to RCSD No. 1 Sewer System. However, an onsite sanitary sewer system is being considered as an alternative, in which case this permit would be required.</p> <p>              ** Potentially required.</p>	

**ADDITIONAL INTERESTED AGENCIES**

- Town of Ramapo Highway Superintendent
- Town of Ramapo Police Department
- Town of Tuxedo Town Board
- Village of Sloatsburg Village Board
- Village of Sloatsburg Planning Board
- Sloatsburg Fire Department
- Hillburn Fire Department



- Sloatsburg Volunteer Community Ambulance Corps
- Suffern Central School District
- Rockland County Sheriff's Department
- Rockland County Office of Fire and Emergency Services
- Rockland Paramedic Service
- New York State Police
- New York State Department of Transportation, Region 8
- Suez North America
- Orange and Rockland Utilities
- Deborah Munitz/ROSA 4 Rockland
- Palisades Interstate Parks Commission