



Town Board

237 Rt 59
Suffern, NY 10901

Meeting: 09/09/20 07:00 PM
DOC ID: 6399 A

ADOPTED

2020-354

Circulation of SEQRA Notice Regarding Information Meeting: Watchtower

WHEREAS, Watchtower Bible and Tract Society of New York, Inc., (the "Applicant") proposes to build a new Audio/Video Production Center (the "Project" or the "Action") at 155 Sterling Mine Road, in the Town of Ramapo, New York (the "Property");

WHEREAS, the Town Board assumed SEQRA lead agency status for the environmental review of the proposed Project on August 12, 2020, issued a Positive Declaration on that date, and directed that the Positive Declaration and the draft Scoping Outline submitted by the Applicant be circulated to all involved/interested agencies and parties with a SEQRA Notice that public comments on the scoping document would be accepted until September 16, 2020;

WHEREAS, the Applicant has offered to provide an overview of the Project and its proposed scoping document for involved/interested agencies and the public;

WHEREAS, the Town Board wishes to hold a special meeting on September 23, 2020 at 6:00 PM to allow the Applicant to do so;

WHEREAS, the Town Board has determined that it will extend the public comment period until October 14, 2020 to provide additional time after the informational meeting for written comments on the draft scoping outline; and

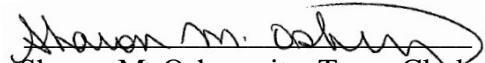
WHEREAS, the Town Board wishes to give notice of the informational meeting and extended public comment period to all involved and interested agencies, entities and persons;

NOW, THEREFORE, BE IT RESOLVED on a Roll Call vote by the Town Board of the Town of Ramapo that it will convene a special remote meeting on Wednesday, September 23, 2020 at 6:00 PM via the Zoom platform for the purpose of allowing the Applicant to present information about the proposed Project and its draft Scoping Outline, so that involved and interested agencies and parties can consider that information and provide informed written comment to the Town Board;

BE IT FURTHER RESOLVED on a Roll Call vote by the Town Board of the Town of Ramapo that the Town Board will extend the written comment period on the draft Scoping Outline until Wednesday, October 14, 2020 at 4:00 PM; and

BE IT FURTHER RESOLVED on a Roll Call vote by the Town Board of the Town of Ramapo that the Town Clerk is directed to cause a SEQRA Notice of the informational meeting and the extension of the written comment period on the draft Scoping Outline to be circulated to all involved and interested agencies and interested members of the public, posted on the Town's website <<http://www.Ramapo.org>>, and filed and posted as required by the SEQRA Regulations.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl


Sharon M. Osherovitz, Town Clerk



Town Board

237 Rt 59
Suffern, NY 10901

Meeting: 08/12/20 07:00 PM
DOC ID: 6379

ADOPTED

2020-322

Declaration of Lead Agency, Adoption of Positive SEQRA Declaration and Circulation of Draft Scoping Outline - Watchtower

WHEREAS, 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" or "Subject Property"), and

WHEREAS, the Project Site consists of 249 acres of land, of which 242 acres are located in the Town of Ramapo (Rockland County) and 7 acres are located in the Town of Tuxedo (Orange County). Development on the portion of the Project Site located in the Town of Tuxedo is limited to secondary driveway access off Sterling Mine Road, and

WHEREAS, the proposed SEQRA Action will consist of audio and video production studios and associated support facilities, including offices, maintenance and set production workshops to support operations of the world headquarters of Jehovah's Witnesses, a Visitors Center, and a central chilled/hot water plant with geothermal heat recovery system, and

WHEREAS, the Proposed Action is planned and designed to integrate accommodations for the resident staff and volunteers, comprising 645 residential units, which will be a mix of 1-BR and studio units, dining/assembly spaces, recreation/wellness/fitness facilities, and a clinic, and

WHEREAS, the Applicant proposes the adoption of a new mixed-use MU-3 zoning district to facilitate the development of this integrated facility (the "Proposed Action") , and

WHEREAS, the Ramapo portion of the Project Site was previously subdivided into 293 lots for a proposed development known as the "Sterling Mine Road Active Adult Community", for which the Town Board acted as SEQRA Lead Agency, required preparation of an Environmental Impact Statement and adopted a Finding Statement in 2004, following which it rezoned the Project Site into the RSH Zoning Distract, and

WHEREAS, no physical improvements were made to the Property following the subdivision approval, and

WHEREAS, the Town Board determined, by Resolution dated July 8, 2020, that the Town Board should again act as lead agency for the Proposed Action, and circulate notice of its intent to be SEQRA Lead Agency too all involved and interested agencies, entities and persons, along with Part 1 of the Full Environmental Assessment Form (EAF) , and

WHEREAS, 30 days have passed since the Notice of Intent was circulated, and

WHEREAS, no objections were received to the Town Board acting as Lead Agency, and

WHEREAS, the Town Board has caused the preparation of Part 2 of the Full EAF, and with the assistance of its professional consultants has reviewed those documents, which identify the potential for the Proposed Action to have one or more significant adverse impacts on the

environment, and determined that preparation of an environmental impact statement is therefore required, and

WHEREAS, the Town Board has reviewed a draft Positive Declaration prepared by its professional planning consultant, and

WHEREAS, the Town Board has received a draft Scoping Outline prepared by the Applicant for a Draft Environment Impact Statement (DEIS) on the Proposed Action, which has been preliminarily reviewed by the Town Board's consultant and revised to incorporate the analysis of potential impacts raised by the Town Board at the July 8, 2020 meeting, and

WHEREAS, the draft Scoping Outline requires public review in accordance with 6 NYCRR 617.8, and

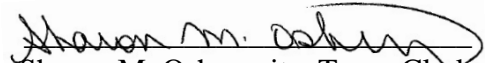
WHEREAS, the Town Board finds that in light of the ongoing Coronavirus pandemic and the declaration of States of Emergency by the Federal, State, County and Town that restrict and discourage in-person gatherings, a 30 day written public comment period will allow adequate opportunity for involved and interested agencies, other entities, and the public to review and comment on the draft Scoping Outline,

NOW, THEREFORE, BE IT RESOLVED on a **Roll Call Vote** by the Town Board of the Town of Ramapo, that the Town Board, not having received any objection from any other involved agency to the Town Board acting as SEQRA Lead Agency within the time to so, does assume SEQRA lead agency status for the environmental review of the Proposed Action, and

BE IT FURTHER RESOLVED that the Town Board determines that the proposed action may result in one or more potentially significant environmental impacts, as set forth in the draft Positive Declaration, and therefore adopts that Positive Declaration and directs the Town Clerk to cause it to be to circulated and posted in accordance with the requirements of 6 NYCRR 617.12, and

BE IT FURTHER RESOLVED that the Town Board determines the draft Scoping Outline of August 2020 should be circulated to the involved and interested agencies, other entities, and the public, and directs the Town's planning consultant to cause the draft Scoping Outline and this Resolution to be circulated by regular mail in accordance with 6 NYCRR 617.8 and 617.12, with notice inviting all involved and interested agencies, other entities, and the public to provide comments on the draft Scoping Outline, and advising that comments must be submitted to the Town Clerk no later than 4:00 PM on Monday, September 16, 2020. That notice shall specifically invite all involved agencies to provide written comments reflecting their concerns, jurisdictions and needs for environmental analysis sufficient to ensure that the EIS will be adequate to support their own SEQRA findings. The draft Scoping Outline and this resolution shall be posted on the Town's website (www.ramapo.org) and a notice of the public comment period shall also be published and posted as required by the SEQRA Regulations.

RESULT:	ADOPTED [3 TO 0]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSTAIN:	David Wanounou, Yehuda Weissmandl


Sharon M. Osherovitz, Town Clerk