

617.9

State Environmental Quality Review (SEQR)

**Notice of Completion of Draft EIS
and**

**Notice of Public Hearings on
Draft EIS and Preliminary Site Plan & Special Use Permit** (revised 7/12/11)

Lead Agency: Town of Warwick Planning Board

Address: Town Hall
132 Kings Highway
Warwick, NY 10990

Date: May 4, 2011

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Draft Environmental Impact Statement (EIS) has been completed and accepted for the proposed action described below by the Town of Warwick Planning Board, the SEQR Lead Agency for the action. Comments on the Draft EIS are requested and will be accepted by the contact person until 4:00 PM on August 3, 2011. A public hearing on the Draft EIS will be held at 7:30 PM on July 20, 2011 in the Town of Warwick Town Hall on Kings Highway, Warwick, New York. As suggested by the SEQR Regulations, the Public Hearing on the Draft EIS will be held jointly with the Public Hearing on the application for Site Plan and Special Use Permit approvals.

Name of Action: Proposed World Headquarters of Jehovah's Witnesses

Description of Action: The applicant has requested approval from the Town of Warwick Planning Board for locating the world headquarters of Jehovah's Witnesses to a tract of land, formerly owned by the International Nickel Company (INCO), which used for metallurgical laboratories and a pilot alloying facility. The proposed World Headquarters will provide space for a religious administrative campus comprised of approximately 8 buildings along with several accessory site structures constructed on approximately 45 acres of the 253-acre site. The proposed project is intended to relocate the offices of the Governing Body of Jehovah's Witnesses and various supporting departments and committees from Brooklyn, NY to a rural setting in closer proximity to the two upstate facilities in Shawangunk, NY and Patterson, NY. The proposed project is to be an integrated working and living facility, initially for approximately 850 members of the Worldwide Order, although sufficient construction is planned to allow this number to eventually grow to 1,000. These individuals will work

and live on site. For this reason, virtually no commuter traffic will be generated by the proposed project.

Location: 1 Kings Drive in the Land Conservation (LC), Ridgeline Overlay (RL-O), and Biodiversity Conservation Overlay (BC-O) Zoning Districts, Town of Warwick, Orange County, New York.

Potential Environmental Impacts:

1. Increased susceptibility to erosion from the loss of natural vegetation on the site during construction.
2. Blasting and permanent alteration to geology.
3. Increase to the volume of stormwater runoff from new impervious areas.
4. An increase in emissions and fugitive dust generation during construction and emissions from the heating plant.
5. Disturbance to two previously undisturbed eastern deciduous hardwood forest areas.
6. Disturbance to an area potentially supporting hyssop skullcap, a New York State-protected vegetative species.
7. Disturbance to habitat supportive of eastern bluebirds, a New York State-protected wildlife species.
8. Potential chance encounters with red-shouldered hawks, a New York State-protected wildlife species.
9. Potential chance encounters with timber rattlesnakes, eastern box turtles, and wood turtles, all New York State-protected wildlife species.
10. A minimal increase in the volume of traffic and delays through local intersections.
11. A minimal increase in the demand for police, fire and ambulance services.
12. A minimal increase in the demand for recreation services.
13. An increase in the volume of wastewater received by the local wastewater treatment facility (STP).
14. An increase in the demand for potable water.
15. An increase in the volume of solid waste generated locally.
16. A minimal increase in costs to the local fire district.
17. A minimal impact to views from the public boat launch at the north side of Blue Lake and from the adjacent private lands of IBM.
18. A minimal increase in the amount of light visible at the sight during nighttime hours.
19. The project will disturb areas of the site that may contain historic and archaeological resources.

The Draft EIS is herewith circulated to all agencies. A Copy of the Draft EIS is available through the contact person named below. Additional paper copies of the Draft EIS are available for examination at the Warwick Town Hall and electronic versions are available for downloading and printing on the Town of Warwick Internet website at <http://www.townofwarwick.org/>.

Contact Person: Connie Sardo, Secretary
Address: Town of Warwick Planning Board
Town Hall
132 Kings Highway
Warwick, NY 10990
Telephone: 845.986.1127

A Copy of this Notice and Draft EIS Filed With:

Town of Warwick Planning Board
Town Hall
132 Kings Highway
Warwick, NY 10990

Watchtower Bible and Tract Society of New York, Inc. (applicant)

Environmental Notice Bulletin (**Notice Only**)

Email: enb@gw.dec.state.ny.us

Michael Sweeton, Town Supervisor

Town Board of the Town of Warwick

Town of Warwick Zoning Board of Appeals

Town of Warwick Conservation Advisory Board

Town of Warwick Architectural Review Board

Orange County Department of Health

Orange County Department of Planning

Orange County Department of Public Works

New York State Department of Environmental Conservation

Palisades Interstate Park Commission

United States Army Corps of Engineers

Town Board of the Town of Tuxedo

Village of Greenwood Lake Board of Trustees

Greenwood Lake Fire District

Borough of Ringwood Council

Tuxedo Union Free School District