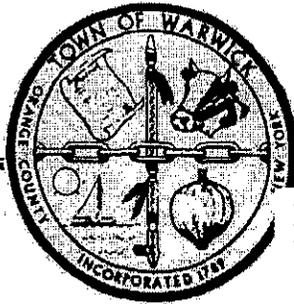


Appendix A-1

TOWN OF WARWICK



132 KINGS HIGHWAY
WARWICK, NEW YORK 10990

BUILDING & PLANNING DEPT (845) 986-1127
FAX NO. (845) 987-9644
BUILDING DEPT EXT. 258/260
PLANNING DEPT EXT 261
ENGINEER EXT 259

December 17, 2009

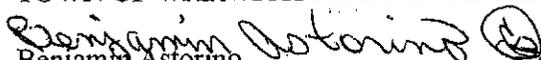
Watchtower Bible and Tract Society of NY Inc.
c/o Robert Pollock
25 Columbia Heights
Brooklyn, New York 11201

Re: Watchtower Bible & Tract Society / World Headquarters – Adopted Final Scoping Document

Dear Owner/Applicant:

By Resolution of the Town of Warwick Planning Board during its regularly scheduled meeting held on December 16, 2009, the Final Scoping Document was adopted (Vote 5-0-0) for the Watchtower Bible & Tract Society / World Headquarters application.

SO CERTIFIED:
TOWN OF WARWICK PLANNING BOARD


Benjamin Astorino
Chairman

cc: Michael Sweeton, Town Supervisor
Town Board
Town Planning Board
Town ZBA
Town Conservation Advisory Board
Town Architectural Review Board
OCHD
O.C. Department of Planning
OCDPW
NYSDEC
Palisades Interstate Park Commission
USACOE
Town Board of the Town of Tuxedo
Borough of Ringwood Council
Village of Greenwood Lake Board of Trustees
Tuxedo Union Free School District
GWL Fire District
Watchtower Bible, Applicant
Turner Miller Group
NYS Office of Parks Recreation & Historic Preservation
Sterling Forest State Park
Wisner Library

FINAL SCOPING DOCUMENT

Identifying the Potentially Significant Adverse Impacts, Mitigation Measures and Alternatives Pursuant to State Environmental Quality Review Act ("SEQRA") 6 NYCRR § 617.8

Name of Proposed Action:

World Headquarters for Jehovah's Witnesses

Location: Town of Warwick, Orange County, New York

SEQRA Classification: Type 1

Lead Agency and Contact Person:

Town of Warwick Planning Board
Benjamin Astorino, Chair
132 Kings Highway
Warwick, New York 10990
845-986-1124

Prepared By:

Max Stach, AICP
Turner Miller Group
Two Executive Boulevard - Suite 108
Suffern, New York 10901
845-368-1472

Date Adopted: December 16, 2009

INTRODUCTION

A Draft Environmental Impact Statement (DEIS) will be prepared in accordance with the requirements of 6 NYCRR Part 617.9, to assess the potentially significant adverse impact of a religious administrative campus comprised of approximately twelve buildings and 30 acres on a site totaling 257 acres. The proposed development site is located on Long Meadow Road approximately one mile northwest of the intersection with Sterling Mine Road in the Town of Warwick, Orange County, New York. Consistent with 6 NYCRR 617.8, the primary goals of this scope are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant and/or insignificant.

The proposed World Headquarters of Jehovah's Witnesses was classified as a Type 1 action (over 62 units to be connected to existing public water and sewer on lands substantially contiguous to publicly owned or operated parkland) and was subject to a Positive Declaration, issued by the Town of Warwick Planning Board on October 5, 2009. At that time, the Planning Board directed the applicant to prepare a DEIS and determined that public scoping was necessary. Potentially significant adverse impacts of the project identified by the Planning Board include but are not limited to the following:

1. The proposed action would require construction activities on slopes of 15 percent or greater and in areas where bedrock is at or near the surface. This has the potential to cause soil erosion and subsequent sedimentation of protected surface waters. Blasting may be necessary to establish proposed grades.
2. The proposed action includes construction activities adjacent to Federal Jurisdictional wetlands and Blue Lake. The discharge of stormwater runoff from developed areas on the site has the potential to impact such surface waters.
3. The proposed action would require the use of approximately 70,000 gallons of water per day from United Water to supply the potable needs of the future residents of the campus. Approximately 64,000 gallons of sanitary sewage per day would be discharged, after treatment in the Blue Lake Sewage Treatment Plant, into a tributary to the Ringwood River.
4. The site and/or surrounding areas may contain plant and animal species identified as endangered or threatened as well as rare species and ecological communities.
5. The proposed action has the potential to impact traffic on local and county roads as well as pedestrian movements in the area.
6. The proposed action occurs in an area identified by the State of New York as sensitive for archaeological resources.

7. The proposed action is located within the Town's Ridgeline Overlay District and has the potential to affect scenic views known to be important to the community and the State.

8. The proposed action has the potential to affect community service providers including fire, ambulance, and police from the additional residents generated by the project.

PROJECT SCOPING

Public Scoping was conducted through circulation of a Draft Scoping Document, prepared by the applicant, to all involved and interested agencies and members of the public, by posting of the document on the Town's Web Site and availability of the Draft Scoping Document at the Town Hall for viewing or copying. A public scoping session was conducted on November 18, 2009, after publication of a notice of a DEIS Scoping Session appeared in the official Town newspaper. The period for public comment on the Draft Scoping Document ended on December 9, 2009.

DESCRIPTION OF THE PROPOSED ACTION

The project sponsor, Watchtower Bible and Tract Society of New York, Inc., is proposing a religious administrative campus comprised of approximately twelve buildings and 30 acres on a site totaling approximately 257 acres. The campus buildings would include: an approximately 195,000 square foot three- to four-story office building/place of worship; four five-story residential structures totaling approximately 400,000 square feet; an approximately 137,000 square foot three- to four-story service building including kitchen, laundry and support functions; a two-story 100,000 square-foot maintenance shop; and additional smaller buildings including a vehicle repair shop (for on-site vehicles only), heating/cooling/generator house, and a recreation building.

The campus structures would be built to three Green Globe standards promulgated by the Green Building Initiative, comparable to the LEED (Leadership in Energy and Environmental Design) Gold standard promulgated by the US Green Buildings Council. The majority of the 780 parking spaces would be accommodated in subsurface parking with approximately 100 surface parking spaces being provided for visitors and convenience. Stormwater will be mitigated through standard detention as well as rain gardens and potential green roof systems. On-site emergency and load reduction generators will be provided to supplement standard electrical service provided by Orange and Rockland Utilities. Community water supply and sewage treatment services are available on nearby parcels and usage will be reduced by utilization of sustainable practices such as low-flow and ultra-low-flow fixtures. Workers at the site will reside at the site, significantly reducing traffic generation associated with commuter traffic during peak hours.

The existing site consists of approximately 11.3 acres of meadow/brushland; 195.4 acres of forest; 2.9 acres of wetland; 33.8 acres of surface water; 8.8 acres of roads, pavement, structures and other paved surfaces; and 4.8 acres of landscaped area.

Although there are areas of Federal Jurisdictional wetlands on the project site, the majority are located on the portion of the tract northeast of Long Meadow Road which is proposed to remain undisturbed. Areas of wetland southeast of Long Meadow Road will remain largely undisturbed.

The project site is located on both sides of Long Meadow Road approximately one mile northwest of the intersection with Sterling Mine Road. However, disturbance is only proposed on the southwest side of Long Meadow Road. The site is also located along the south shore of Blue Lake (Sterling Forest Lake). The site is identified on the Orange County tax maps as parcels 85-1-2.22, 85-1-2.3, 85-1-4.1, 85-1-4.2, 85-1-5.1, 85-1-5.2, and 85-1-6.8.

The project site is located within the Land Conservation (LC) zoning district and portions of the project are located within the Ridgeline Overlay (RL-O) district. Warwick's Zoning Law permits the remaining private lands within the LC District (i.e. those lands not under the ownership or control of the Palisades Interstate Park Commission) to be developed subject to the requirements of the Town's Office and Industrial Park (OI) and Conservation (CO) Zoning districts.

REQUIRED APPROVALS

At this time it is anticipated that the following approvals and permits will be required:

Type of Approval	Agency
Special Use Permit	Town of Warwick Planning Board
Site Plan	Town of Warwick Planning Board
Zoning Variances	Town of Warwick Zoning Board (only if needed)
Architectural Review	Town of Warwick Architectural Review Board
Water, Sewer, Road Access	Orange County Department of Public Works
Stormwater SPDES Permit	NYS DEC
GML 239 Review	Orange County Planning Department

GENERAL SCOPING CONSIDERATIONS

The Draft Environmental Impact Statement ("DEIS") shall address all items in this Scoping Document and conform to the format outlined in this Scoping Document. If appropriate, impact issues listed separately in this outline may be combined in the DEIS, provided all such issues described in this Scoping Document are addressed as fully in a combined format as if they were separately addressed.

The document shall be written in the third person. The terms "we" and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of the "Project Sponsor," "Applicant" or "the Developer."

Narrative discussions should be accompanied by appropriate charts, graphs, maps and diagrams whenever possible. If a particular subject matter can most effectively be described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically.

The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections. The document will be concisely written and information will be cross-referenced rather than repeated.

Environmental impacts should be described in terms that the lay person can readily understand (e.g., truck-loads of fill and cubic yards rather than just cubic yards).

All discussions of mitigation measures should consider at least those measures mentioned in the Scoping Outline. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action if they are not already included.

The site description should reference the jurisdiction for site wetlands (Corps of Engineers, or NYSDEC, or both) and any NYSDEC classified streams on the lots included in this application.

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the proposed project to the Lead Agency, as well as several other agencies involved in the review of the proposed project. The DEIS is also intended to convey the same information to the interested public and Interested Agencies. Enough detail should be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided. Highly technical material will be summarized and, if it must be included in its entirety, referenced in the DEIS and included as an Appendix.

To the greatest extent practicable, the DEIS should contain objective statements and conclusions of facts based upon technical analyses. Subjective evaluations of impacts where evidence is inconclusive or subject to opinion should be prefaced by statements indicating that "It is the Applicant's opinion that...". The Lead Agency reserves the right, during review of the document, to require that subjective statements be removed from the document or otherwise modified to indicate that such subjective statements are not necessarily representative of the findings of the Planning Board.

Full scale plans at 1"=40' scale will be included with the DEIS as an appendix and reduced copies of such plans will be included in the text of the DEIS. Interested agencies may be given all appendices in Adobe Portable Document Format (.pdf) on a CD-ROM. The entire document will be provided in .pdf format, for posting on the Town's website, once it has been deemed "complete" by the Planning Board.

The site was previously subject to a SEQR Environmental Impact Statements for previous proposals that received review and findings by the Town of Warwick Planning Board. These included the Blue Lake Subdivision and the Kings College. Non-time sensitive studies (such as impacts to historic resources) prepared for that document may be incorporated into the DEIS as may appropriate mitigation measures, provided the proposed mitigation measures follow "state-of-the-art" practices. In such cases the DEIS shall contain a discussion of how the proposed action differs from the preceding applications, any potential impacts that were not considered by the preceding DEISs and any additional mitigation measures that are warranted.

Environmental impact issues for which the applicant submitted plans and data, all SEQR documents (including Full Environmental Assessment Form, Positive Declaration/Circulation Notice, Final Scoping Document, technical letters from involved and interested agencies) proposed mitigation measures, and correspondence prior to the Planning Board's Positive Declaration, will be resubmitted in the DEIS as an Appendix. Summaries of the materials or reference to them will be included in the DEIS to provide a complete record of all environmental review issues and their consideration.

Although the project sponsor controls lands to the northeast of Long Meadow Road, there are currently no plans to develop these lands. To the extent that these lands may be impacted by the action to the southwest of Long Meadow Road, this land shall be considered and analyzed in the DEIS. Where actions southwest of Long Meadow Road are unlikely to impact land northeast of Long Meadow Road, consideration and analyses need not include this land.

DEIS SCOPE AND CONTENT

A. Cover Sheet

The DEIS must begin with a cover sheet that identifies the following:

- A.1. Identification as the Draft Environmental Impact Statement;
- A.2. The date the document was submitted to the Lead Agency;
- A.3. The name and location of the Project;
- A.4. The name of the Lead Agency for the Project, and the name, address and telephone number of the contact person for the Lead Agency;
- A.5. The name and address of the Project Sponsor, and the name, address and telephone number of the contact person representing the project sponsor;
- A.6. The name and address of the primary preparers of the DEIS, and the name, address and telephone number of the contact person representing the preparer;
- A.7. The name and address of the all individuals or organizations preparing any part of the DEIS, and the name, address and telephone number of the contact person representing the preparer;
- A.8. The date the DEIS was accepted by the Lead Agency as complete (to be inserted when the DEIS is deemed complete);
- A.9. The date of the Public Hearing and the final date on which public comments on the DEIS are due (to be inserted when the DEIS is deemed complete).

B. Table of Contents

The DEIS will include a Table of Contents identifying major sections and subsections of the document. The Table of Contents must also include a list of figures, tables, appendices and any additional volumes if necessary.

C. Executive Summary

An Executive Summary shall be required and will provide a précis of the more comprehensive information included within the document. No information will be included in the Executive Summary that is not found within the body of the document. The executive summary will include the following elements at a minimum:

- C.1. Project Description, Site Existing Conditions, Project purpose and need,
- C.2. Listing of Involved and Interested Agencies

- C.3. Existing Conditions, Potential Impacts and Proposed Mitigation - this section should be organized by topic areas of discussion, as presented in this scoping document under the heading "F" below. Discussion should be brief and can reference back to the Section where more information can be found. Discuss potential impacts as identified by the Planning Board during the process of the Positive Declaration and as identified by the Scoping Document. Where relevant to the discussion of off-site impacts (such as traffic and community services), any potential cumulative impacts with the Tuxedo Reserve project in the Town of Tuxedo will be analyzed and discussed.
- C.4. Alternatives considered (as required by the Scoping Document).
- C.5. Unavoidable Adverse Impacts

D. Project Description

- D.1. Site Location and Description- This section will include a narrative description and graphical representation of the regional and area location of the proposed project, and a description of the history of former uses and applications for the site. In addition, the tax map designation, abutting streets, utilities and infrastructure (and access thereto), surrounding land uses and existing zoning categories will also be presented. All easements, rights-of-way, private agreements, special district boundaries and any other legal agreements that may affect the proposed use of the site shall be described.
- D.2. Description of Proposed Action - A narrative description of the proposed project, zoning requirements and construction timing will be provided, and the Applicant shall indicate if any waivers or variances will be required. A description and graphical presentation of the proposed site, addressing general layout of the site, site access and egress, parking configuration, internal roadway system, phasing, amenities, and project related benefits will also be presented.

Architectural renderings of the proposed project, including sample elevations, will be presented. The proposed landscape plans will be discussed and referenced. It shall also include the total proposed impervious surface area (i.e., roofs, parking lots, driveways, roads). The Applicant shall also include the location and quality of all open space being provided.

The Project Description will identify zoning and land uses for the project site and adjoining properties. The section will discuss the project's compliance with the Zoning Code (including the supplementary Ridgeline Overlay Zoning District requirements), conformance with the Town Design Guidelines, and any required variances or waivers needed to construct the project, and an evaluation of why such variance or waiver is needed (see criteria for waivers in § 164-74.1 of the Zoning Law). Bulk requirements and setbacks will be shown in a table with both "required" and "proposed" zoning standards. The discussion will include

compliance with all current Amendments to the Zoning Law, that may be enacted prior to submission of the DEIS.

- D.3. **Project Purpose, Need and Benefits** - This section will include a narrative description of the public need for the project, and municipal objectives it will satisfy based on adopted Town Comprehensive Plan and any other relevant planning policy documents. It shall identify the objectives of the project sponsor and the public benefits achieved by the development of the proposed action. Include a discussion of the proposed residential living arrangements, such as the absence of school-age children, and what measures will be implemented to assure that conversion of the facility does not occur in the future to accommodate children.
- D.4. **Construction and Operation** – This section will describe the construction period and sequencing as well as the operational schedule.
- D.5. **Permits and Approvals** - The required project reviews and approvals shall be described, and should refer the reader back to information relating to the SEQRA process if it is not repeated in this Section. Tentatively, the approvals include those listed above under “Required Approvals.”

E. Geology, Soils and Topography

E.1. Geology

E.1.a. Underlying geology, including the depth to bedrock formations and impermeable layers, and surficial geology.

E.1.b. Limitations that Bedrock and Surficial Geology may place on the Development of the Project.

E.1.c. Presence of radon will be discussed.

E.1.d. **Potential Impacts:** A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence, including an analysis of the bedrock impact on the proposed siting of structures. Limitations posed by the potential presence of radon will be discussed.

E.1.e. **Mitigation Measures:** Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified. The design of the project shall be accomplished to avoid disturbance of substantial rock outcroppings whenever and wherever possible. Discuss how surface bedrock can be integrated into the overall site design to treat it as an aesthetic resource/asset as part of the landscape plans, rather than just an obstacle to avoid.

E.1.f. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

E.2. Soils - Soil Types, Distribution and Characteristics will be described in detail, including:

E.2.a. Depth to groundwater; the applicant desires to reference the groundwater information from the previously approved DEIS for The King's College. In consideration of the plan for underground parking, this section should be updated with current data and compared to the design requirements.

E.2.b. Depth to bedrock;

E.2.c. Drainage characteristics;

E.2.d. Physical and engineering properties of on-site soils (i.e., hydric identification, hydrologic capacity, soil bearing capacity);

E.2.e. Potential soil contamination; the applicant desires to reference potential soil contamination information from the previously approved DEIS for The King's College. An Environmental Site Assessment (ESA) was performed by The Kings College and some of the noted areas of concern were mitigated. Further work was done on the site by Touro College under their ownership. Another ESA was performed for Watchtower when the property was purchased. To some extent, the current information disclosed in the ESA should be referenced in this section. The ESAs should be included in an Appendix to the DEIS and the location of any remaining areas of concern should be shown on a plan included in the document. Any additional mitigation should be noted in section E.2.i.

E.2.f. Erodibility factor;

E.2.g. Structural stability;

E.2.h. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence.

E.2.i. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Include a discussion of management of groundwater during and after construction at the parking structures and building foundations and basements if they are affected by groundwater levels. Unavoidable adverse Environmental Impacts will also be identified.

E.2.j. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

E.3. Topography

E.3.a. Site Topography and Slope Analysis: Provide a plan with an analysis of existing slopes. Consideration of slopes shall be based on relevant Town Codes governing development on steep slopes.

E.3.b. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence. Grading and excavation plans will be described with respect to changes in drainage patterns and potential soil erosion. A cut and fill analysis will be provided.

E.3.c. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified. Measures for controlling erosion and preventing sediments from migrating off site will be identified and described, as well as construction methods and best management practices proposed. Erosion and Sediment Control measures shall be implemented, constructed, and maintained in accordance with the latest revision of the *NYS Standards and Specifications for Erosion and Sediment Control* (NYSDEC).

E.3.d. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

E.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

F. Water Resources

F.1. Groundwater

F.1.a. Existing Conditions: The type of aquifer will be described as will existing means of aquifer recharge. Any nearby wellheads will be described. Existing underground storage tanks will be described.

F.1.b. Potential Impacts – A statement and evaluation of the potential impacts, including potential impacts from the operation of the site including the application of pesticides, fertilizers and road salt shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence. The proposed future disposition of existing underground storage tanks will be discussed.

F.1.c. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified. The Applicant shall identify the measures that shall be taken to reduce impacts to groundwater

including limitations on the time, amount, and method of application of road salt, pesticides and fertilizer; the method and location of stormwater outfalls, and specific measures related to the existing on-site underground storage tanks.

F.1.d. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

F.2. Surface Water Resources

F.2.a. Existing Conditions: Run-off patterns, existing intermittent streams and drainage patterns on-site will be described. Any DEC or ACOE wetlands, water courses, or water bodies on or directly adjacent to the property shall be identified and described. Withdrawal from the adjacent Blue Lake water supply shall be discussed in terms of its potential effects on the surface water elevations. The assimilative capacity of the wastewater treatment plan on receiving stream shall be described.

F.2.b. Potential Impacts: A statement and evaluation of the potential impacts, including quantification of stormwater flows and peaks, and measures to ensure that stormwater in the post-development condition does not adversely affect downstream properties and drainage basins as a whole, shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence, including:

F.2.c. Changes in Drainage Patterns

F.2.d. Hydrologic Analysis

F.2.e. Water Quality

F.2.f. Safe drawdown of Blue Lake

F.2.g. Impacts on WWTP receiving stream

F.2.h. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified. The Applicant shall identify the measures that shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions that shall be taken to prevent contamination of any stream or waterbody by silt, sediment, or any other pollutant associated with the project, as per the Department of Environmental Conservation. If any detention or retention ponds are proposed, then mitigation measures to ensure limitation of access for safety purposes and control of insects (including issues related to the West Nile virus) will be included. Location of stormwater management facilities relative to both on-site and off-site land uses shall be discussed, as well as the appearance and design of such facilities. Low impact development (LID) techniques, such as permeable pavements, rain

gardens, bioretention basins, green roofs, and other practices described at www.lowimpactdevelopment.org, will be included in the discussion, especially if the Town adopts proposed Stormwater Management regulations prior to submission of the DEIS. Include a discussion in the Narrative of the SWPPP of how Low Impact Development strategies and practices have been implemented in the SWPPP and how these have mitigated the detrimental effects of stormwater runoff from the developed portion of this parcel. Include in the discussion the strategies and practices that were rejected by the Applicant and the rationale for that rejection

F.2.i. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

G. Air Resources

- G.1. Existing Conditions: the general air quality of the surrounding area shall be characterized.
- G.2. Potential Impacts: A statement and evaluation of the potential impacts, including impacts from increased automobile use, air emissions from heating plants, impacts from demolition of on-site building with regard to asbestos, and potential impacts from radon to future users, shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence.
- G.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified.
- G.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

H. Terrestrial and Aquatic Ecology

- H.1. Existing Conditions: Existing vegetative cover and wildlife species will be described, and any species of conservation concern will be identified, whether based upon direct or indirect field observation or are taken from records of state agencies for the area. For animals, use the list of Species of Greatest Conservation Need developed for New York's Wildlife Action Plan (New York State Department of Environmental Conservation 2006). For plants, use the New York State list of endangered, threatened, rare, and exploitably vulnerable plants or the New York State rare plant status lists (Young 2007). Use these lists to prioritize the list of species identified. All information is available at www.dec.ny.gov. These discussions will be supplemented with on-site field surveys by trained professionals. The project area is adjacent to the East Highlands Corridor Biodiversity Area, identified in the Southern Walkkill

Biodiversity Plan. A habitat assessment should be included. The New York State Department of Environmental Conservation (“NYSDEC”) will be contacted to identify the possible presence of floral and faunal species listed as unique, rare, endangered, threatened or special concern. This section will include tables to depict what was observed on the premises.

- H.2. **Potential Impacts:** A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence. An assessment of the Environmental Impacts to the vegetative and wildlife communities due to construction of the proposed project will be identified. On-site habitats shall be identified, disturbance quantified and the ecological impact of disturbance shall be discussed in both terms of floral and faunal species. The potential elimination or displacement of wildlife or their habitats due to the proposed project will be discussed.
- H.3. **Mitigation Measures:** Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. A discussion of applicable mitigation measures identified as necessary, recommended in the *Southern Walkkill Biodiversity Plan*, or required by DEC and/or U.S. Fish and Wildlife Service will be provided. Unavoidable adverse Environmental Impacts will also be identified.
- H.4. **Alternative Comparison:** A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

I. Traffic and Transportation

I.1. Existing conditions:

I.1.a. The traffic analysis will evaluate roadway and intersection characteristics, volumes and traffic controls. Intersection analyses and methods shall conform to ITE practices. All of the data collected and analyzed will be summarized in maps or tables. Use the County Route designation (CR 84) as well as the road name when referencing Long Meadow Road. Area roadways and associated intersections shall be analyzed, including counts and analysis of intersections and turning movements during peak a.m. and p.m. hours: and weekends for the following intersections:

- Site Entrance and Long Meadow Road
- Long Meadow Road and Woodlands Drive
- Long Meadow Road and Eagle Valley Road
- Long Meadow Road and Sterling Mine Road (Country Route 72)

- Long Meadow Road (CR 84) and NYS Rt. 17A
- Long Meadow Road (CR 84) and Beech Road

I.1.b. Accident data.

I.1.c. Site Distance Evaluation from site access in accordance with the Policy and Standards of the New York State Department of Transportation.

I.1.d. Existing public transportation options in the vicinity of the site.

- I.2. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence. Construction traffic will be analyzed. Impacts from construction truck traffic concerning site cuts and fills will be addressed.
- I.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified. Proposed traffic and safety improvements or other mitigation measures designed to lessen the impact of the project on the adjacent road network will be described.
- I.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

J. Community Services and Facilities

J.1. Existing Conditions:

J.2. Police Protection, Fire Protection, Ambulance and Recreation Services shall be described in terms of existing facilities, equipment and staffing. Interviews shall be conducted with the appropriate official in charge of each community service to identify any specific service or district needs. Since there will not be any school age children, analysis of educational facilities is not required.

J.3. Potential Impacts: The impacts on each service shall be based on widely accepted standards as published in the Urban Land Institute's *Development Impact Assessment Handbook* or other widely-accepted standards. A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence. The applicant shall provide letters from officials of communities where other Watchtower facilities are located in order to establish any claims to lower than standard impacts due to the unique character of the operation or the culture of the residents.

- J.4. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified.
- J.5. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

K. Infrastructure and Utilities - Wastewater Management

- K.1. Existing Conditions: The existing wastewater treatment capacity will be assessed as will the capability of sewers to transmit flows to the plant. The proposed method of wastewater treatment will be described including consideration of wastewater transmission lines, pump stations and all facilities proposed and/or required to serve the site. All calculations for transmission lines, pump stations and other relevant facilities' capacity shall include consideration of any and all pending and/or approved subdivision plan and site plans in the area. A relevant project list is to be provided by the Town of Warwick Engineer.
- K.2. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence.
- K.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified.
- K.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

L. Infrastructure and Utilities - Water Supply

- L.1. Existing Conditions: Existing availability of water will be discussed, as will existing pressures at the project site. This section shall also discuss the proposed method of water supply including consideration of water transmission lines and all facilities proposed and/or required to serve site. Fire flows and water pressure shall be discussed. All calculations for transmission lines and other relevant facilities' capacity shall include consideration of any and all pending and/or subdivision plan and site plans in the area. A relevant project list to be provided by the Town of Warwick Engineer.
- L.2. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence.

- L.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified.
- L.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

M. Infrastructure and Utilities – Solid Waste

- M.1. Existing Conditions: This section shall discuss any relevant town and/or county plans and policies regarding the management of solid waste.
- M.2. Potential Impacts: The amount of solid waste anticipated to be generated by the site shall be identified, as will the proposed method of collection and management.
- M.3. Mitigation Measures: Proposed methods of reducing solid waste including those methods promulgated under the Green Globe standards..
- M.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

N. Fiscal Resources

- N.1. Existing Conditions: Current project site taxes provided to each taxing jurisdiction (e.g., Town, County, fire, school district) will be identified and discussed.
- N.2. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence. Interviews will be conducted with representatives of municipalities in which other Watchtower facilities are located to determine the types and costs of services that are generated by similar facilities based on the resident population of the facilities. Costs will be compared with tax revenues to determine the impact on the finances of each taxing jurisdiction. This section will detail any and all revenues that the project will generate for the local taxing jurisdiction as well as a discussion of tax exemptions for which the facility will qualify.
- N.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified.
- N.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

O. Visual Character

- O.1. Existing Conditions: This section will document any and all structures presently located on the project site and analyze the views from various sites into the project site. Areas from which the site will be visible will be defined. Of critical importance are views from Sterling Forest State Park, especially from hiking trails and fire towers in the Park. If the project is visible from the Park, estimate the number of visitors who will annually view the project while at the Park. The analysis will use the methodology described in the DEC publication entitled *Assessing and Mitigating Visual Impacts* (see Program Policy DEP-00-2, July 31, 2000). Views analyzed will include the following locations:
- Long Meadow Road at Site Entrance
 - Views from blazed trails or park facilities within viewshed of project site (if any).
- O.2. Potential Impacts: A statement and evaluation of the potential impacts shall be set forth at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence, including the visual impacts of the project on noted viewsheds. Include an assessment of night time visibility using the proposed lighting plan for the project. Include a description of the changes in visual character of the site and surrounding areas. This section will also discuss the impact on the view from the critical receptor points identified in the DEC methodology and the project's potential effects on the rural character of the area. Cross Sections will be included from all identified views showing the pre- and post-construction condition.
- O.3. Mitigation Measures: Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed, including architecture, building height restrictions, building/site design, and screening where necessary. Unavoidable adverse Environmental Impacts will also be identified.
- O.4. Alternative Comparison: A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

P. Cultural, Historic and Archeological Resources

- P.1. Existing Conditions: A Phase 1 Cultural Resource Survey will be conducted in accordance with the New York State Office of Parks Recreation and Historic Preservation's "Archaeology Comments" (05PR04608) dated October 4, 2005, submitted as background information with the applicant's Environmental Assessment Form.
- P.2. Potential Impacts: The extent to which the project differs from the Kings College proposal in limits of disturbance will be described, and any supplemental impact analysis will be discussed based upon the Phase 1 Survey.

- P.3. **Mitigation Measures:** Proposed and potential mitigation measures for identified adverse Environmental Impacts will be discussed. Unavoidable adverse Environmental Impacts will also be identified.
- P.4. **Alternative Comparison:** A description and evaluation of the range of reasonable alternatives at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

Q. Unavoidable Adverse Environmental Impacts

- Q.1. This Section will identify and summarize those adverse environmental impacts that can be expected to occur, with or without possible mitigation measures.

R. Alternatives

This section will describe and evaluate reasonable alternatives to the overall proposed project that are feasible, considering the objectives and capabilities of the project sponsor. The discussion of each alternative will be at a level sufficient to permit a comparative assessment of costs, benefits and environmental risks for each alternative. The DEIS will analyze the following alternatives:

- R.1. **No-Action** – This alternative would leave the land in its current state including leaving the International Nickel facility in place. This alternative will also address the possibility of re-occupancy by a similar user.
- R.2. **Educational facilities** – Previous proposal by Kings College that received environmental findings to approve, will be discussed for comparative purposes. It is noted that this alternative is not feasible given the goal of the project sponsor to build a World Headquarters.
- R.3. **Reduced Impact** – If needed, identify and analyze an alternative or alternatives to reduce significant adverse impacts, where mitigation alone may not reduce impacts. This may include, but is not limited to, an alternative with reduced building heights, if screening from State Park viewsheds alone would be insufficient to mitigate adverse impacts to the greatest extent practicable. Include a discussion of project trade-offs (if applicable) such as increased coverage and area of disturbance, where buildings occupy a greater footprint rather than five stories in height for example.

S. Irreversible and Irretrievable Commitment of Resources

This Section will summarize the proposed project and its Environmental Impacts in terms of the loss of environmental resources, both in the immediate future and in the long term.

T. Potential Growth-Inducing Aspects

The potential for the proposed project to induce growth is primarily based on anticipated increases in local expenditures that would be made by new residents of the proposed project through the local purchases of goods and services. The analysis of potential growth-inducing aspects of the proposed project will estimate how new expenditures might affect the local economy in terms of potential new off-site development (e.g., residential and commercial development) and will identify the municipalities most likely to benefit.

U. Project Effects on the Use and Conservation of Energy Resources

This chapter will summarize the proposed project and its Environmental Impacts in terms of the use of energy by the proposed project. It will identify the energy sources to be used, anticipated levels of consumption and ways to reduce energy consumption, including Green Globe Standards. Include a discussion of environmentally sustainable building and site practices that are included as part of the certification process for the Green Buildings Initiative.

V. Appendices

Data, studies, reports and information gleaned from The King's College DEIS and included as appendices in this document should be updated to consider any modifications as well as changes due to the passage of time. The following appendices are anticipated:

- V.1. Underlying studies, reports and information considered and relied on in preparing the DEIS.
- V.2. Traffic technical analyses and report.
- V.3. Stormwater Calculations, including all supporting technical data.
- V.4. Water Supply data and supporting technical reports.
- V.5. Sewage technical data.
- V.6. Fiscal Impact technical analyses.
- V.7. Historic and archeological resources technical analyses and excerpts.
- V.8. Natural Resources Reports (including wetlands, vegetation and wildlife), and all supporting data regarding soils types (soils boring analysis).
- V.9. Agency correspondence (e.g., NYSDEC, NYSDOT, OPRHP, etc.).
- V.10. SEQRA Documentation (e.g., EAF, Positive Declaration, Final Scoping Document).

V.11. Non-proprietary legal agreements relating to the development including easements, covenants, etc.

This Notice and the Final Scoping Document Sent to:

Watchtower Bible and Tract Society of New York Inc.

Turner Miller Group

Supervisor Michael Sweeton

Town Board of the Town of Warwick

Town of Warwick Planning Board

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

New York State Office of Parks Recreation and Historic
Presevation

Palisades Interstate Park Commission

Sterling Forest State Park

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

Wisner Library

Appendix A-2

TOWN OF WARWICK



132 KINGS HIGHWAY
WARWICK, NEW YORK 10990

BUILDING & PLANNING DEPT (845) 986-1127
FAX NO. (845) 987-9644
BUILDING DEPT EXT. 258/260
PLANNING DEPT EXT 261
ENGINEER EXT 259

October 8, 2009

Watchtower Bible and Tract Society of NY, Inc.
c/o Robert Pollock
25 Columbia Hts.
Brooklyn, New York 11201

Re: Watchtower/World Headquarters – Positive Declaration
SBL # 85-1-4.1, 4.2, 5.1, & 5.2

Dear Owner/Applicant:

By Resolution of the Town of Warwick Planning Board during its regularly scheduled meeting held on October 7, 2009, the Planning Board adopted the SEQR Positive Declaration (Vote 5-0-0) for the Watchtower/World Headquarters application.

SO CERTIFIED
TOWN OF WARWICK PLANNING BOARD


Benjamin Astorino
Chairman

cc: Michael Sweeton, Town Supervisor
Town Board
Town Planning Board
Town ZBA
Town Conservation Advisory Board
Town Architectural Review Board
OCHD
O.C. Department of Planning
OCDPW
NYSDEC
Palisades Interstate Park Commission
USACOE
Town Board of the Town of Tuxedo
Borough of Ringwood Council
Village of Greenwood Lake Board of Trustees
Tuxedo Union Free School District
ENB

617.7 and 617.12
State Environmental Quality Review (SEQR)

Positive Declaration

**Notice of Intent to Prepare a Draft Environmental Impact Statement (DEIS)
Determination of Significance**

Date: October 7, 2009

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.

The Town of Warwick Planning Board, as Lead Agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement will be prepared.

Name of Action: World Headquarters for Jehovah's Witnesses

SEQR Status: **Type I**
 Unlisted

Description of Action: The proposed action involves redevelopment of the former International Nickel Company site on Blue Lake (aka Sterling Forest Lake) for a religious administrative campus. The Watchtower Bible and Tract Society of New York has proposed relocation of their World Headquarters from Brooklyn, NY to the 257 acre site. The redevelopment involves 12 buildings on a 30 acre portion of the site as follows: an approximately 195,000 square foot three- to four-story office building/place of worship; four five-story residential structures totaling approximately 400,000 square feet; and approximately 137,000 square foot three- to four-story service building including kitchen, laundry and support functions; a two-story 100,000 square foot maintenance shop; and additional smaller buildings including an additional maintenance shop, vehicle repair shop (for on-site vehicles), heating/cooling and generator house, and a recreation services building. The campus structures would be built to the three Green Globes standard promulgated by the Green Building Initiative (comparable to LEED Gold Standard). The majority of the 750 parking spaces would be accommodated in subsurface parking with approximately 100 surface parking spaces provided for convenience. The site consists predominantly of ±195.4 acres of forested land (76 % of the site), ± 11.3 acres of meadow or brushland (4.3 % of the site), ± 36.7 acres of surface waters including wetlands (14.2 % of the site) and ± 13.6 acres of roads, buildings and landscaping (5.3 % of the site). The applicant has proposed that the development will be largely contained within the area previously developed for the International Nickel Company, leaving almost 90 percent of the site in its natural condition.

Location: Long Meadow Road, Town of Warwick, Orange County New York
Land Conservation (LC) and Ridgeline Overlay (RL-O) Zoning districts
Section 85, Block 1, Lots 2.22, 2.3, 6

Reasons Supporting This Determination:

1. The proposed action would require construction activities on slopes of 15 percent or greater and in areas where bedrock is at or near the surface. This has the potential to cause soil erosion and subsequent sedimentation of protected surface waters. Blasting may be necessary to establish proposed grades.
2. The proposed action includes construction activities adjacent to Federal Jurisdictional wetlands and Blue Lake. The discharge of stormwater runoff from developed areas on the site has the potential to impact such surface waters.
3. The proposed action would require the use of approximately 70,000 gallons of water per day from United Water to supply the potable needs of the future residents of the campus. Approximately 64,000 gallons of sanitary sewage per day would be discharged, after treatment in the Blue Lake Sewage Treatment Plant, into a tributary to the Ringwood River.
4. The site and/or surrounding areas may contain plant and animal species identified as endangered or threatened as well as rare species and ecological communities.
5. The proposed action has the potential to impact traffic on local and county roads as well as pedestrian movements in the area.
6. The proposed action occurs in an area identified by the State of New York as sensitive for archaeological resources.
7. The proposed action is located within the Town's Ridgeline Overlay District and has the potential to affect scenic views known to be important to the community and the State.
8. The proposed action has the potential to affect community service providers including fire, ambulance, and police from the additional residents generated by the project.

Public Scoping of the Draft GEIS will occur as follows:

Scoping of the Draft EIS will be conducted. The applicant will first submit a Draft Scoping Document. Such Document will then be forwarded to all Involved and Interested agencies, through publication of a "Notice of Project Scoping" in the official Town newspaper, and through availability of the Draft Scoping Document on the Internet for viewing or downloading at <http://www.townofwarwick.org>. The Draft Scoping Document, once submitted, will also be available for public review at the Town of Warwick Planning Board offices. A Public Scoping Session will be scheduled to discuss the Scoping Document and additional written comments will be accepted afterwards. Following the public Scoping Session, the Planning Board will prepare and distribute a Final Scoping Document.

For Further Information:

Contact Person: Connie Sardo, Planning Board Secretary
Address: Town of Warwick Planning Board
132 Kings Highway
Warwick, NY 10990
Telephone: 845-986-1120

A Copy of this Notice Filed With:

Watchtower Bible and Tract Society of New York Inc.

Supervisor Michael Sweeton

Town Board of the Town of Warwick

Town of Warwick Planning Board

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

Borough of Ringwood Council

Tuxedo Union Free School District

Environmental Notice Bulletin

enb@gw.dec.state.ny.us

Appendix A-3



Turner Miller Group
planning consensus community

Land use, economic development, and environmental planning
Facilitating consensus among diverse constituents
Creating sustainable communities

August 12, 2009

Mr. Benjamin Astorino, Chairman and
Members, Town of Warwick Planning Board
132 Kings Highway
Warwick, NY 10990

RE: World Headquarters of Jehovah's Witnesses

Dear Chairman and Members:

We are pleased to submit fifteen copies of the application for site plan and special use permit for the World Headquarters of Jehovah's Witnesses for the Board's review and consideration. In addition to the materials required by the Town of Warwick Zoning Chapter §164-46G, we have also provided a narrative detailing: the existing site conditions; the existing approval for Kings College; a comparison of the Watchtower proposal and the previously approved Kings College proposal; and information regarding other facilities throughout the Hudson Valley owned and operated by the Watchtower Bible and Tract Society.

We respectfully request that the application be placed on your next available Planning Board agenda to discuss the proposal, the next steps in the SEQRA process, and to determine what other information may be needed by your Board.

Please note that we are respectfully requesting a waiver of scale for plans which show the property in its entirety. Due to the size of the property at nearly 250 acres we request permission to submit these plans at a scale of 1" = 100', which will still require two large sheets with match lines. Plans on which disturbance will occur will be submitted at the required scale of 1" = 40' with match lines.

We are providing one full copy of all deeds, covenants and easements relevant to the property. Because of the number and format of these documents, it was felt that it would be more useful to provide one full copy for review by the Planning Board Attorney and to provide a graphical presentation of all easements, covenants and restrictions on the property survey along with a brief description of the limitations of ownership and use imposed by these documents. Additional full copies of the legal documents will be provided upon the Planning Board's request.

If the Board or its consultants have any questions regarding this submission, please feel free to call us at the below-listed number. We look forward to working with the Board and its consultants. Thank you for your courtesies in this matter.

Very Truly Yours
TURNER MILLER GROUP

A handwritten signature in blue ink, appearing to read 'Max Stach', written over the printed name.

Maximilian A. Stach, AICP
Principal Planner

/enclosures

TOWN OF WARWICK PLANNING BOARD

132 KINGS HIGHWAY
WARWICK, NEW YORK 10990
TELEPHONE (845) 986-1127

OFFICE USE ONLY:

Application #	_____
Date Received	_____
Meeting Date	_____
Public Hearing	_____
Action Date	_____

APPLICATION FOR SITE PLAN / SPECIAL USE APPROVAL

[All information *must* be completed. If not applicable, note N/A. *Must* be signed & notarized on next page.]

- Project Name World Headquarters for Jehovah's Witnesses
- Tax map designation: Section 85 Block 1 Lot 4.1, 4.2, 5.1, 5.2
Liber _____ Page _____ Date _____ Provide copy of deed
- Type of Project (circle all that apply) Site Plan Special Use Permit
- Applicant's Name Watchtower Bible and Tract Society of NY Inc Phone 718-560-5000
Address 25 Columbia Hts Brooklyn NY 11201
(Street Number & Name) (Post Office) (State) (Zip Code)
E-mail bpollock@jw.org
- Owner's Name Watchtower Bible and Tract Society of NY Inc Phone _____
Address 25 Columbia Hts Brooklyn NY 11201
(Street Number & Name) (Post Office) (State) (Zip Code)
- Plan Preparer's Name Turner Miller Group Phone 845-368-1472
Address 2 Executive blvd, Suite 108 Suffern NY 10901
(Street Number & Name) (Post Office) (State) (Zip Code)
- Attorney's Name Robert E. Krahulik Phone 845-986-1156
Address 2 Bank St; PO Box 391 Warwick NY 10990
(Street Number & Name) (Post Office) (State) (Zip Code)
- Meeting Notification Contact Name Robert Pollock Fax 718-560-5459
- Project location: On the Southwest side of Long Meadow Road (Street)
6,000 feet North of Sterling Mine Road (CR 72) (direction)
- Total acreage 257 Zone LC Number of lots 7
- Postal delivery area Tuxedo Park, NY 10987 School District Tuxedo Union Free
Fire District Greenwood Lake Ambulance District Greenwood Lake
- This application is for the use and construction of _____
Campus of buildings for religious use on approximately 30 acres of previously developed land
- Is any variance from the Subdivision Regulations requested? No
- Has the Zoning Board of Appeals granted any variance or special permit concerning this property? Yes
Yes If so, list Applicant Name Kings College (attach ZBA approval)
- List all contiguous holdings in the same ownership (as defined in the Warwick Zoning Ordinance).
Section 85 Block 1 Lot 2.22, 2.3, 6
- If this property is under a contract of sale, provide name of contract purchaser _____ and date of execution _____

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

COUNTY OF Kings
STATE OF New York SS:

I, MAX H. LARSON, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Signature 
Title President

Sworn before me this

12 Day of August 2009


Notary Public

JEREMY J. CARPENTER
Notary Public, State of New York
No. 01CA6003317
Qualified in Kings County
Commission Expires 3/2/2010

PROXY STATEMENT

COUNTY OF _____ (Completion required ONLY if applicable)
STATE OF _____ SS:

_____ Being duly sworn, deposes and says
that he resides at _____ in the
(Owners Address)
County of _____ and State of _____

And that he is the (owner in fee) _____ of the _____
(Official Title)

(corporation which is the owner in fee) of the premises described in the foregoing application
and that he has authorized _____ to make the
foregoing application for Planning Board approval as described herein and to represent him on
all Planning Board matters.

Owner's or Official's Signature

Sworn before me this

_____ Day of _____ 20____

Notary Public

OFFICE USE ONLY

CHECKLIST OF APPLICATION REQUIREMENTS

- A. Project Cover Letter.
- B. Completed Application
- C. Completed Checklist
- D. Environmental Assessment Form (EAF)
- E. Agricultural Data Statement
- F. 15 Collated Sets of plans **folded** to fit into a letter sized file with any other correspondence.
- G. Deed Documenting Ownership of land. (Proxy Statement) If applicable.
- H. Copy of all offers of cession, covenants, deed restrictions and easements in effect or intended.
- I. Letters directed to the Chairman of the Planning Board and signed by responsible official of utility, water company, highway department (State, County and/or Town), police, ambulance, fire company, and school system acknowledging present capacity to handle the project.
- J. Application fee
- K. Parkland Fee (if residential development)
- L. Replenishment of Consultant Review fee (if necessary).

WARRANTY DEED
(with covenants)

THIS INDENTURE, is made as of July 17, 2009, between WARWICK ACADEMIC ASSOCIATES, LLC, a New York limited liability company with offices at 27-33 West 23rd Street, New York, New York 10010 ("Grantor") and WATCHTOWER BIBLE AND TRACT SOCIETY OF NEW YORK, INC., a New York not-for-profit corporation with offices at 25 Columbia Heights, Brooklyn, New York 11201 ("Grantee").

WITNESSETH, that the Grantor in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which are acknowledged, does hereby grant and release unto the Grantee, its successors and assigns, forever:

ALL that certain plot, piece or parcel of land, with the buildings, appurtenances and improvements thereon erected, situate, lying and located on Kings Drive, Sterling Mine Road, and Sterling Lake Road, formerly known as King's College Blue Lake Campus being in the Town of Warwick, County of Orange and State of New York, (the "Premises") more particularly described on Schedule "A" attached hereto and made a part hereof;

TOGETHER will all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the Premises to the center lines thereof and to any unpaid award for any taking by condemnation or any damage to the land by reason of a change of grade of any street or highway,

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to the Premises,

TO HAVE AND TO HOLD the Premises herein granted unto the Grantee, the successors and assigns of the Grantee forever.

AND the Grantor covenants that the Grantor has not done or suffered anything whereby the Premises have been encumbered in any way.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvements on the Premises and will apply the same first payment of the cost of the improvements before using any part of the total of the same for any other purpose.

AND the Grantor covenants as follows:

FIRST, that the Grantor is seized of the Premises in fee simple, and has the right to convey same;

SECOND, that upon execution and delivery of this instrument, the Grantee shall quietly enjoy the Premises;

THIRD, that the Premises are free from encumbrances, except as aforesaid;

FOURTH, that the Grantor will execute or procure such other documents as may be required to convey clear title to the Premises; and

FIFTH, that the Grantor warrants clear title to the Premises.



First American Title Insurance Company of New York

Title No. 3008-278053

SCHEDULE "A"

PARCEL I (LOTS 2.22, 2.3 AND 6)

(A)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF WARWICK, COUNTY OF ORANGE, STATE OF NEW YORK, LYING SOUTHWESTERLY OF STERLING LAKE ROAD, COUNTY ROAD 84 AND EASTERLY OF BLUE LAKE (STERLING FOREST LAKE), AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE SOUTHEAST AND THE LANDS NOW OR FORMERLY OF ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS DESCRIBED IN BOOK 3739 OF DEEDS AT PAGE 44 ON THE NORTHWEST WITH THE WESTERLY BOUNDARY OF STERLING LAKE ROAD, COUNTY ROAD 84, SAID POINT BEING LOCATED AT NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1927 NORTH 424233.2884 EAST 521202.1486 AND

RUNS THENCE FROM SAID POINT OF BEGINNING ALONG THE WESTERLY, SOUTHWESTERLY AND NORTHWESTERLY BOUNDARY OF STERLING LAKE ROAD, COUNTY ROAD 84 THE FOLLOWING 5(FIVE) COURSES:

- 1) SOUTH 04° 00' 12" EAST 99.62 FEET TO A POINT;
- 2) THENCE SOUTH 12° 41' 45" WEST 104.40 FEET TO A POINT;
- 3) THENCE SOUTH 20° 00' 07" EAST 341.85 FEET TO A POINT, SAID POINT BEING WITNESSED BY AN EXISTING MONUMENT;
- 4) THENCE SOUTH 55° 24' 19" EAST 1,001.04 FEET TO A POINT; AND
- 5) THENCE SOUTH 34° 18' 26" WEST 38.25 FEET TO A POINT AT THE INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF THE KING'S COLLEGE AS DESCRIBED IN BOOK 3539 OF DEEDS AT PAGE 307 ON THE SOUTHEAST WITH THE SOUTHWESTERLY BOUNDARY OF STERLING LAKE ROAD, COUNTY ROAD 84, SAID POINT BEING DISTANT SOUTH 41° 50' 24" EAST 3.49 FEET FROM AN EXISTING CONCRETE MONUMENT, SAID POINT BEING LOCATED AT NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1927, NORTH 423110.8755, EAST 522105.5756;

THENCE ALONG THE ABOVE LAST MENTIONED DIVISION LINE THE FOLLOWING TWO (2) COURSES;

- 1) SOUTH 61° 01' 14" WEST 31.89 FEET TO A POINT; AND
- 2) THENCE NORTH 46° 39' 03" WEST 3.38 FEET TO A POINT; SAID POINT BEING THE MOST EASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO THE STERLING FOREST WATER CORP., PARCEL NO. 1 (WATER TREATMENT PLANT LOT) AS DESCRIBED IN BOOK 1655 OF DEEDS AT PAGE 635;

'CONTINUED'



First American Title Insurance Company of New York

TITLE NO. 3008-278053
SCHEDULE "A" CONTINUED

THENCE ALONG THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF THE STERLING FOREST WATER CORP. ON THE SOUTHWEST AND PROPOSED HIGHWAY APPROPRIATION PARCEL 6B AS SHOWN ON A MAP ENTITLED "STERLING LAKE ROAD, PART 1, ORANGE COUNTY, NEW YORK, COUNTY ROAD 84," DATED 1962, SHEETS 1 THROUGH 6 OF 6 ON THE NORTHEAST THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 46° 39' 03" WEST 160.31 FEET TO A POINT; AND
- 2) THENCE NORTH 55° 34' 43" WEST 234.37 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE NORTHWEST AND STERLING FOREST WATER CORP. (WATER TREATMENT PLANT LOT) ON THE SOUTHEAST;

THENCE ALONG THE ABOVE LAST MENTIONED DIVISION LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 53° 50' 17" WEST 247.08 FEET TO A POINT, SAID POINT BEING WITNESSED BY AN EXISTING CAPPED IRON ROD; AND
- 2) THENCE SOUTH 32° 26' 14" WEST 148.76 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE SOUTHWEST AND THE LANDS NOW OR FORMERLY OF STERLING FOREST WATER CORP. (WATER TREATMENT PLANT LOT) ON THE NORTHEAST.

THENCE SOUTH 29° 03' 42" EAST ALONG THE ABOVE LAST MENTIONED DIVISION LINE 261.00 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE NORTHWEST AND THE LANDS NOW OR FORMERLY OF THE KING'S COLLEGE AS DESCRIBED IN BOOK 3539 OF DEEDS AT PAGE 307 ON THE SOUTHEAST, SAID POINT BEING WITNESSED BY AN EXISTING CAPPED IRON ROD;

THENCE ALONG THE ABOVE LAST MENTIONED DIVISION LINE THE FOLLOWING TWO (2) COURSES;

- 1) SOUTH 60° 56' 18" WEST 259.04 FEET TO A POINT; AND
- 2) THENCE SOUTH 46° 02' 24" WEST 99.89 FEET TO ITS INTERSECTION WITH THE EASTERLY SHORE OF BLUE LAKE (STERLING FOREST LAKE);

THENCE IN A GENERALLY NORTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF BLUE LAKE (STERLING FOREST LAKE) AS IT WINDS AND TURNS 1,620± FEET TO A POINT (THE TIE FOR THE ABOVE LAST DESCRIBED COURSE BEING NORTH 07° 33' 22" WEST 1,486.66 FEET);

THENCE NORTH 06° 02' 10" EAST CROSSING THE OUTFALL TO BLUE LAKE (STERLING FOREST LAKE) 33.72 FEET TO A POINT ON THE ABOVE FIRST MENTIONED DIVISION LINE;

THENCE NORTH 44° 42' 49" EAST ALONG THE SAID ABOVE FIRST MENTIONED DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE SOUTHEAST AND THE LANDS NOW OR FORMERLY OF ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY ON THE NORTHWEST 113.13 FEET TO THE POINT OR PLACE OF BEGINNING.

'CONTINUED'



First American Title Insurance Company of New York

TITLE NO. 3008-278053
SCHEDULE "A" CONTINUED

(B)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF WARWICK, COUNTY OF ORANGE, STATE OF NEW YORK, LYING NORTHEASTERLY OF STERLING LAKE ROAD, COUNTY ROAD 84 AND SOUTHEASTERLY OF LITTLE STERLING LAKE, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION, LANDS FORMERLY OF PINE HILL FOREST PRESERVE CORP. AS DESCRIBED IN BOOK 1321 OF DEEDS AT PAGE 345 ON THE WEST AND THE LANDS NOW OR FORMERLY OF THE PALISADES INTERSTATE PARK COMMISSION AS DESCRIBED IN BOOK 4713 OF DEEDS AT PAGE 138 ON THE EAST WITH THE NORTHEASTERLY BOUNDARY OF STERLING LAKE ROAD, COUNTY ROAD 84, SAID POINT OF BEGINNING BEING AT NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 1927 NORTH 421408.5156, EAST 524086.1150, SAID POINT BEING WITNESSED BY AN EXISTING CAPPED IRON ROD AND RUNS

THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHEASTERLY BOUNDARY OF STERLING LAKE ROAD, COUNTY ROAD 84 THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 48° 08' 42" WEST 365.96 FEET TO A POINT;
- 2) THENCE NORTH 41° 16' 00" WEST 957.96 FEET TO A POINT;
- 3) THENCE NORTH 45° 22' 15" WEST 1,084.00 FEET TO A POINT; AND
- 4) THENCE NORTH 55° 33' 39" WEST 773.69 FEET TO ITS INTERSECTION WITH THE EASTERLY TOP OF BANK OF THE RINGWOOD RIVER AS FIELD LOCATED JANUARY 2000, SAID EASTERLY BANK BEING THE EASTERLY BOUNDARY OF THE STERLING FOREST LLC (SEWER TREATMENT PLANT SITE);

THENCE IN A GENERALLY NORTHERLY DIRECTION ALONG THE EASTERLY TOP OF BANK OF THE RINGWOOD RIVER AS FIELD LOCATED JANUARY 2000, AND AS IT WINDS AND TURNS 858± FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE SOUTH AND THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE EAST AND THE LANDS NOW OR FORMERLY PALISADES INTERSTATE PARK COMMISSION ON THE WEST, SAID POINT BEING WITNESSED BY AN EXISTING CAPPED IRON ROD;

THENCE NORTH 09° 03' 32" WEST ALONG THE ABOVE LAST MENTIONED DIVISION LINE 47.66 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE NORTH AND THE LANDS NOW OR FORMERLY OF PALISADES INTERSTATE PARK COMMISSION ON THE SOUTH, SAID POINT BEING WITNESSED BY AN EXISTING CAPPED IRON ROD;

THENCE SOUTH 80° 56' 28" WEST ALONG THE ABOVE LAST MENTIONED DIVISION LINE 18.11 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE EAST AND THE LANDS NOW OR FORMERLY OF PALISADES INTERSTATE PARK COMMISSION ON THE WEST, SAID DIVISION LINE BEING THE EASTERLY BOUNDARY OF LITTLE STERLING LAKE;

THENCE IN A GENERALLY NORTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF LITTLE STERLING LAKE AS IT WINDS AND TURNS 285+ FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE SOUTH AND THE LANDS NOW OR FORMERLY OF PALISADES INTERSTATE PARK COMMISSION ON THE NORTH (THE TIE FOR THE LAST DESCRIBED COURSE BEING NORTH 19° 58' 03" EAST 270.67 FEET);

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First American Title Insurance Company of New York

TITLE NO. 3008-278053
SCHEDULE "A" CONTINUED

THENCE NORTH 70° 45' 08" EAST ALONG THE ABOVE LAST MENTIONED DIVISION LINE 213.62 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE SOUTHWEST AND THE LANDS NOW OR FORMERLY OF PALISADES INTERSTATE PARK COMMISSION ON THE NORTHEAST, SAID POINT BEING WITNESSED BY AN EXISTING CAPPED IRON ROD;

THENCE SOUTH 35° 28' 41" EAST ALONG THE ABOVE LAST MENTIONED DIVISION LINE 458.27 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE SOUTHWEST AND THE LANDS NOW OR FORMERLY OF PALISADES INTERSTATE PARK COMMISSION ON THE NORTHEAST, SAID POINT BEING WITNESSED BY AN EXISTING CAPPED IRON ROD;

THENCE NORTH 63° 42' 07" EAST ALONG THE ABOVE LAST MENTIONED DIVISION LINE 219.84 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE SOUTHWEST AND THE LANDS NOW OR FORMERLY OF PALISADES INTERSTATE PARK COMMISSION ON THE NORTHEAST;

THENCE SOUTH 58° 55' 53" EAST ALONG THE ABOVE LAST MENTIONED DIVISION LINE 618.08 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE WEST AND THE LANDS NOW OR FORMERLY OF PALISADES INTERSTATE PARK COMMISSION ON THE EAST, SAID POINT BEING WITNESSED BY AN EXISTING CAPPED IRON ROD;

THENCE SOUTH 05° 14' 54" EAST ALONG THE ABOVE LAST MENTIONED DIVISION LINE 887.14 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE SOUTHWEST AND THE LANDS NOW OR FORMERLY OF PALISADES INTERSTATE PARK COMMISSION ON THE NORTHEAST, SAID POINT BEING WITNESSED BY AN EXISTING CAPPED IRON ROD;

THENCE SOUTH 44° 09' 11" EAST ALONG THE ABOVE LAST MENTIONED DIVISION LINE 373.14 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE SOUTHWEST AND THE LANDS NOW OR FORMERLY OF PALISADES INTERSTATE PARK COMMISSION ON THE NORTHEAST, SAID POINT BEING WITNESSED BY AN EXISTING CAPPED IRON ROD;

THENCE NORTH 47° 06' 25" EAST ALONG THE ABOVE LAST MENTIONED DIVISION LINE 1,065.09 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE SOUTH AND THE LANDS NOW OR FORMERLY OF PALISADES INTERSTATE PARK COMMISSION ON THE NORTH, SAID POINT BEING WITNESSED BY AN EXISTING CAPPED IRON ROD;

THENCE SOUTH 76° 52' 34" EAST ALONG THE ABOVE LAST MENTIONED DIVISION LINE 294.46 FEET TO ITS INTERSECTION WITH THE ABOVE FIRST MENTIONED DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF STERLING FOREST CORPORATION ON THE WEST AND THE LANDS NOW OR FORMERLY OF PALISADES INTERSTATE PARK COMMISSION ON THE EAST, SAID POINT BEING WITNESSED BY AN EXISTING CAPPED IRON ROD, SAID POINT BEING LOCATED AT NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1927 NORTH 243636.3700, EAST 524331.8800;

THENCE SOUTH 06° 17' 42" WEST ALONG THE SAID ABOVE FIRST MENTIONED DIVISION LINE 2,241.37 FEET TO THE POINT OR PLACE OF BEGINNING.

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First American Title Insurance Company of New York

TITLE NO. 3008-278053
SCHEDULE "A" CONTINUED

PARCEL II (LOT 4.1)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF WARWICK, COUNTY OF ORANGE AND STATE OF NEW YORK, AS MORE PARTICULARLY SHOWN AND DESCRIBED AS "PROP. LOT 1" ON A SUBDIVISION MAP ENTITLED, "PROPOSED MINOR SUBDIVISION, LOTS 4 & 5, BLOCK 1, SECTION 85, TOWN OF WARWICK, ORANGE COUNTY, NEW YORK" PREPARED BY EDWARD P. CASTALDO, L.S., WHICH WAS FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 3, 1988 AS MAP #8902, AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT ON THE SOUTHWESTERLY SIDE OF STERLING LAKE ROAD, SAID MONUMENT BEING THE POINT OF INTERSECTION BETWEEN THE NORTHWESTERLY BOUNDARY LINE OF FILED MAP #8902, AND THE SOUTHWESTERLY SIDE OF STERLING LAKE ROAD;

THENCE RUNNING ALONG THE SOUTHWESTERLY SIDE OF STERLING LAKE ROAD SOUTH 42° 57' 38" EAST 81.20 FEET TO THE NORTHWESTERLY SIDE OF PROPOSED RIGHT OF WAY AS SHOWN ON THE AFOREMENTIONED MAP;

THENCE ALONG THE SAME SOUTH 50° 11' 41" WEST 176.98 FEET; AND

THENCE CONTINUING ALONG THE SAME ON A CURVE TO THE LEFT HAVING A RADIUS OF 232 FEET AND A CENTRAL ANGLE OF 78° 41' 54" AND A LENGTH OF 318.66 FEET TO THE DIVISION LINE BETWEEN PROPOSED LOTS 1 AND 2 AS SHOWN ON THE AFOREMENTIONED MAP;

THENCE ALONG SAID DIVISION LINE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 61° 29' 47" WEST 222.85 FEET; AND
NORTH 29° 05' 37" WEST 335.00 FEET TO A POINT;

THENCE NORTH 60° 54' 23" EAST 566.14 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL III (LOT 5.1)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF WARWICK, COUNTY OF ORANGE, AND STATE OF NEW YORK, AS MORE PARTICULARLY SHOWN AND DESCRIBED AS "PROP. LOT 1" ON A SUBDIVISION MAP ENTITLED, "PROPOSED MINOR SUBDIVISION, LOTS 4 & 5, BLOCK 1, SECTION 85, TOWN OF WARWICK, ORANGE COUNTY, NEW YORK" PREPARED BY EDWARD P. CASTALDO, L.S., WHICH WAS FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 3, 1988 AS MAP #8902, AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT ON THE SOUTHWESTERLY SIDE OF STERLING LAKE ROAD AT A POINT WHERE THE SAME IS INTERSECTED BY THE EASTERLY BOUNDARY LINE OF FILED MAP #8902;

THENCE RUNNING ALONG SAID BOUNDARY LINE SOUTH 2° 06' 49" WEST 2705.65 FEET TO THE SOUTHEAST CORNER OF FILED MAP #8902;

THENCE NORTH 57° 54' 59" WEST 3140.21 FEET TO A POINT;

THENCE NORTH 5° 56' 07" WEST 1148.88 FEET TO A MONUMENT;

'CONTINUED'



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SCHEDULE "A" CONTINUED

THENCE PARTLY THROUGH STERLING FOREST LAKE NORTH 46° 00' 29" EAST 1238.21 FEET TO A POINT;

THENCE NORTH 60° 54' 23" EAST 254 FEET TO THE DIVISION LINE BETWEEN PROPOSED LOT 1 AND PROPOSED LOT 3 AS SHOWN ON THE AFORESAID MAP;

THENCE ALONG SAID DIVISION LINE THE FOLLOWING 2 COURSES AND DISTANCES:

SOUTH 29° 05' 37" EAST 335 FEET;

NORTH 61° 29' 47" EAST 222.85 FEET TO THE SOUTHWESTERLY SIDE OF PROPOSED RIGHT OF WAY AS SHOWN ON THE AFOREMENTIONED MAP;

THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 232 FEET A CENTRAL ANGLE OF 33° 40' 56" AND LENGTH OF 136.39 FEET TO THE DIVISION LINE BETWEEN PROPOSED LOTS 2 AND 3 AS SHOWN ON THE AFOREMENTIONED MAP;

THENCE ALONG SAID DIVISION LINE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 27° 48' 51" WEST 421.95 FEET;

NORTH 77° 11' 47" WEST 651.85 FEET;

SOUTH 12° 48' 13" WEST 239.49 FEET;

SOUTH 29° 51' 03" WEST 187.74 FEET;

SOUTH 54° 12' 33" WEST 319.39 FEET;

SOUTH 73° 47' 23" WEST 252.70 FEET;

SOUTH 86° 34' 53" WEST 17.31 FEET;

SOUTH 05° 56' 07" EAST 397.23 FEET;

NORTH 87° 24' 21" EAST 410.39 FEET;

NORTH 75° 40' 51" EAST 417.17 FEET;

NORTH 51° 06' 11" EAST 1511.53 FEET TO THE NORTHEASTERLY SIDE OF A PROPOSED RIGHT OF WAY;

THENCE ALONG THE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY SIDE OF SAID PROPOSED RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES:

ON A CURVE TO THE LEFT HAVING A RADIUS OF 303 FEET, A CENTRAL ANGLE OF 27° 42' 25" AND A LENGTH OF 146.52 FEET;

NORTH 62° 11' 10" WEST 427.97 FEET;

ON A CURVE TO THE RIGHT HAVING A RADIUS OF 132 FEET A CENTRAL ANGLE OF 112° 22' 50" AND A LENGTH OF 258.91 FEET;

NORTH 50° 11' 41" EAST 182.49 FEET TO THE SOUTHWESTERLY SIDE OF STERLING LAKE ROAD;

THENCE ALONG THE SOUTHWESTERLY SIDE OF STERLING LAKE ROAD SOUTH 42° 57' 38" EAST 1687.74 FEET TO THE POINT OR PLACE OF BEGINNING.

'CONTINUED'



First American Title Insurance Company of New York

TITLE NO. 3008-278053
SCHEDULE "A" CONTINUED

PARCEL IV (LOTS 4.2 AND 5.2)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF WARWICK, COUNTY OF ORANGE, AND STATE OF NEW YORK, AS MORE PARTICULARLY SHOWN AND DESCRIBED AS "PROP. LOT 2" ON A SUBDIVISION MAP ENTITLED, "PROPOSED MINOR SUBDIVISION, LOTS 4 & 5, BLOCK 1, SECTION 85, TOWN OF WARWICK, ORANGE COUNTY, NEW YORK" PREPARED BY EDWARD P. CASTALDO, L.S., WHICH WAS FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 3, 1988 AS MAP #8902, AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF TANGENCY IN THE SOUTHWESTERLY LINE OF 100 FOOT WIDE PROPOSED RIGHT OF WAY RUNNING BETWEEN STERLING LAKE ROAD AND SAID "PROP. LOT 2" AS SHOWN ON SAID MAP; SAID POINT BEING DISTANT THE FOLLOWING COURSES AND DISTANCES FROM AN EXISTING MONUMENT AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF STERLING LAKE ROAD WITH THE NORTHWESTERLY LINE OF THE AFORESAID SUBDIVISION;

A) ALONG THE SOUTHWESTERLY LINE OF STERLING LAKE ROAD SOUTH $42^{\circ} 57' 38''$ EAST 81.20 FEET TO THE NORTHEASTERLY AND THE NORTHWESTERLY LINE OF SAID PROPOSED RIGHT OF WAY; THENCE

B) ALONG THE NORTHWESTERLY LINE OF SAID PROPOSED RIGHT OF WAY SOUTH $50^{\circ} 11' 41''$ WEST 176.98 FEET TO A POINT OF TANGENCY; THENCE

C) STILL ALONG SAID NORTHWESTERLY LINE OF SAID PROPOSED RIGHT OF WAY ON A CURVE TO THE LEFT RUNNING IN A SOUTHWESTERLY AND THEN A SOUTHEASTERLY DIRECTION HAVING A RADIUS OF 232.00 FEET AN ARC LENGTH OF 455.05 FEET TO A POINT OF TANGENCY AND THE POINT OR PLACE OF BEGINNING; AND

RUNNING THENCE (1) ALONG THE SOUTHWESTERLY LINE OF SAID PROPOSED RIGHT OF WAY SOUTH $62^{\circ} 11' 10''$ EAST (INCORRECTLY SHOWN AS SOUTH $62^{\circ} 11' 10''$ WEST ON SAID MAP) 427.97 FEET TO A POINT OF TANGENCY;

THENCE (2) ON A CURVE TO THE RIGHT RUNNING IN A SOUTHEASTERLY DIRECTION HAVING A RADIUS OF 203.00 FEET AN ARC LENGTH OF 105.91 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID PROPOSED RIGHT OF WAY WITH THE NORTHWESTERLY LINE OF A 100 FOOT WIDE ORANGE AND ROCKLAND UTILITIES EASEMENT AND A NORTHWESTERLY LINE OF "PROP. LOT 3" AS SHOWN ON SAID MAP;

THENCE (3) ALONG THE NORTHWESTERLY LINE OF SAID ORANGE AND ROCKLAND UTILITIES EASEMENT AND ALONG A NORTHWESTERLY LINE OF "PROP. LOT 3" AS SHOWN ON SAID MAP SOUTH $51^{\circ} 06' 11''$ WEST 1411.07 FEET;

THENCE (4) STILL ALONG THE SAME SOUTH $75^{\circ} 40' 51''$ WEST 417.17 FEET;

THENCE (5) STILL ALONG THE SAME SOUTH $87^{\circ} 24' 21''$ WEST 410.39 FEET;

THENCE (6) ALONG AN EASTERLY LINE OF "PROP. LOT 3" AS SHOWN ON SAID MAP NORTH $05^{\circ} 56' 07''$ WEST 397.23 FEET TO THE CENTER LINE OF A 20 FOOT WIDE EASEMENT;

THENCE (7) ALONG THE CENTER LINE OF SAID WATER EASEMENT AND ALONG A SOUTHEASTERLY LINE OF "PROP. LOT 3" AS SHOWN ON SAID MAP NORTH $86^{\circ} 34' 53''$ EAST 17.31 FEET;

'CONTINUED'



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SCHEDULE "A" CONTINUED

- THENCE (8) STILL ALONG THE SAME NORTH 73° 47' 23" EAST 252.70 FEET;
THENCE (9) STILL ALONG THE SAME NORTH 54° 12' 33" EAST 319.39 FEET;
THENCE (10) STILL ALONG THE SAME NORTH 29° 51' 03" EAST 187.74 FEET;
THENCE (11) STILL ALONG THE SAME NORTH 12° 48' 13" EAST 239.49 FEET;
THENCE (12) ALONG A SOUTHERLY LINE OF "PROP. LOT 3" AS SHOWN ON SAID MAP SOUTH 77° 11' 47" EAST 651.85 FEET;
THENCE (13) ALONG A SOUTHEASTERLY LINE OF "PROP. LOT 3" AS SHOWN ON SAID MAP NORTH 27° 48' 51" EAST 421.95 FEET TO THE POINT OR PLACE OF BEGINNING.

THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

DETERMINATION OF THE ZONING BOARD OF APPEALS
OF THE TOWN OF WARWICK, NEW YORK

WHEREAS, THE KING'S COLLEGE has applied to this Board for a variance of Section 164.40(O) Schedule C Columns T and U and Section 164.43E(2)(a) of the Warwick Code, and

WHEREAS, a public hearing on this application was held at Town Hall, Kings Highway, Warwick, New York on 5/24/99 and continued on 8/23/99 and 9/27/99, and

WHEREAS, at said hearing(s) all interested persons were given an opportunity to be heard, the Board finds as follows:

FINDINGS OF FACT

1. Applicant is the owner of premises located at 1 Kings Drive, Tuxedo, New York, and designated on the Town Tax map as Section 85 Block 1 Lots 4.1, 4.2, 5.1 and 5.2 and located in a PD District.

2. The application has been made for a variance of the Zoning Law to allow building height up to 60 feet where a maximum of 35 feet are allowed and 4 stories where 3 stories are allowed and reducing required off-street loading berths from 10 to 3 and interpretation of the Code allowing ballfield lighting on structures 70 feet in height.

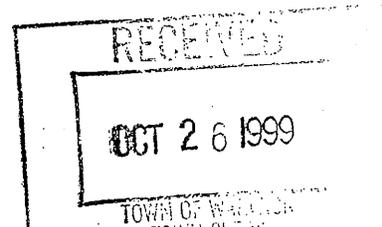
3. An inspection of the site, and the evidence and testimony as summarized from the meeting(s) show that:

One of the issues to be addressed by the Board is the ballfield lighting. The applicant wishes to erect lighting 70 feet in height where it appears that there is a 35 foot height restriction. It is the interpretation of the Board that there is no height restriction as to lighting because the restriction has to do with "Building Height" and under the Code definitions, towers are not buildings, but structures; and there is no height restriction as to structures. (See 164.20, 164.41C(3)(a) and Table of Bulk Requirements, Columns T & U)

A. An undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variances. The computer images for the proposed structures show they coincide with the hillside and are stepped into the hillside. Reducing building height would have little, if any, impact on visual impact because it would increase the footprint of the buildings.

B. The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than the variance. Although building height could be reduced by increasing the footprint of the building, as stated, there would be little visual difference in the impact. Increasing the footprint would result in a substantial increase in cost due to blasting.

C. The requested variances are not substantial.



D. The proposed variances will not have an adverse effect or impact upon the physical or the environmental conditions in the neighborhood or district. In fact, not granting the variances would result in increased blasting and adverse effect or impact upon the environmental conditions.

E. The alleged difficulty was self-created.

F. These area variances should be granted based upon a consideration of the benefit to the applicant as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

G. The minimum variances necessary and adequate and at the same time, will preserve and protect the character of the neighborhood and the health, safety and welfare of the community have been requested.

4. The proposed action is a Type I action.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED, that the findings of the Warwick Planning Board be adopted by the Zoning Board and that the Zoning Board finds that consistent with social, economic and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement process will be minimized or avoided by incorporating as conditions to the decision those mitigation measures there were identified as practicable.

The foregoing resolution was submitted by Diane Bramich and seconded by Marion Shuback

For the Resolution: Marion Shuback, Diane Bramich, Jan Jansen, Marc Malocsay, Norman Paulsen
Against the Resolution: None
Abstaining: None
Absent: None

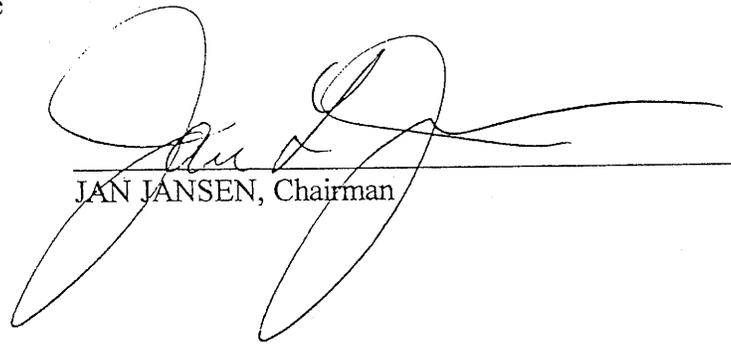
NOW, THEREFORE, BE IT RESOLVED, that the variance of the Warwick Code Section 164.40(O) Schedule C Columns T and U allowing building height up to 60 feet where a maximum of 35 feet are allowed and 4 stories where 3 stories are allowed and Section 164.43E(2)(a) reducing required off street loading berths from 10 to 3 be granted and that the Board further has interpreted the Code that ball field lighting, as a structure, is not restricted to 60 feet in height, which restriction is applied under the Code only to buildings.

The foregoing resolution was submitted by Marion Shuback and seconded by Norman Paulsen.

For the Resolution: Marion Shuback, Diane Bramich, Jan Jansen, Marc Malocsay, Norman Paulsen
Against the Resolution: None
Abstaining: None

Absent: None

Dated: Warwick, New York
October 25, 1999



JAN JANSEN, Chairman

Revised 1/2007

**TOWN OF WARWICK PLANNING BOARD
SITE PLAN & SPECIAL USE CHECK LIST**

The following items shall be submitted with a completed check list to the Planning Board secretary at least 21 days prior to the Planning Board Meeting before consideration for being placed on Planning Board agenda.

- A. Project Cover Letter
- B. Completed Application for Site Plan and Special Use Approval.
- C. Short Environmental Assessment Form (EAF). The Planning Board may require a Full EAF if it needs additional information about the application or if the proposal is classified as a Type 1 Action under the State Environmental Review Act (SEQR). When a Full EAF is required, it must include correspondence from the NYS Natural Heritage Program on endangered and threatened species and from the NYS Office of Parks, Recreation and Historic Preservation (ORP) on historic and cultural resources. The contact addresses are listed in this application package.
- D. Agricultural Data Statement
- E. Stormwater Pollution Prevention Plan (if applicable)
- F. 15 Collated Sets of sketch plans *folded* to fit into a letter sized file with any other correspondence. **Please provide one copy of Items A-F and this checklist packaged for the Planning Board Secretary to distribute to both the Town Engineer and Planner** at least 21 days prior to the Planning Board meeting. The site plan shall include the numbered items below.
- G. Documentation of Ownership of land (deed), and, if applicable, confirmation of Corporate Ownership and proxy.
- H. Approval from state, county and abutting municipal agencies.
- I. Copy of all offers of cession, covenants, deed restrictions and easements in effect or intended.
- J. Letters directed to the Chairman of the Planning Board and signed by responsible official of utility, water company, highway department (State, County and/or Town), police, ambulance, fire company & school system acknowledging present capacity to handle the project.
- K. Application fee and escrow deposit for Consultant Review. Please pay each with a separate a check; the memo on each check must indicate the project name and type of payment.
- L. Minimum Plan Requirements:
1. The plan shall be submitted at a scale no less than 1 inch = 40 ft.

Waiver requested for some plans

2. If more than one sheet is required, show match lines where appropriate and provide an overall plan showing the entire project on one sheet at an appropriate scale.
3. Location map (copy of tax map) at a minimum scale of 1 inch = 2000 ft. It shall show north point, scale and date.
4. Tax map section, block and lot numbers.
5. North arrow, written and graphic scale.
6. Title block shall contain:
 - a) Name of project, name of municipality and county in which it is located.
 - b) Name and address of applicant and record owner.
 - c) Name, address, license number, seal, and signature of design professional engineer who prepared drawings.
 - d) Total acreage for entire tract and for each zone district within tract.
 - e) Date of preparation and date of each subsequent revision
7. Key Plan shall be no larger than a scale 1" = 2000' and shall include:
 - a) Relationship of site to wetlands, rivers, lakes, ponds, water courses, highways, streets and political subdivisions.
 - b) Match lines for two or more drawings sheets shall be indicated.
8. Certification by licensed land surveyor that all metes, bounds & topography were developed through actual field survey and the date of that survey. Note the datum of the topographic survey.
9. A complete outline of existing easements, deed restrictions or covenants applying to the property.
10. Identify adjacent property owners of record within 300 feet of the site together with the section, block and lot number.
11. Bulk Table for appropriate zone and use group.
12. Full text of any Special Conditions, per the Bulk Table.
13. Zoning and overlay protection district boundaries and applicable requirements.
14. Special Features as indicated on the Town of Warwick Comprehensive plan.
15. Existing contours with intervals of two (2) feet or less extending 50 feet beyond the tract boundary.
16. Proposed grading and drainage plan.
17. Stormwater Pollution Prevention Plan (SWPPP) with notes and details.
18. Approximate boundaries of any areas subject to flooding or storm water overflows

19. Location of existing watercourse, marshes, wooded areas, rock outcrops, isolated trees with a diameter of twelve (12) inches or more, measured three (3) feet above the base of the trunk and other significant existing features.
20. Delineation of wetlands, name and address of delineator and date of delineation, jurisdictional agency (NYSDEC or ACOE), and waterline.
21. Location of uses and outlines of structures drawn to scale on and within one hundred (100) feet of the property boundary.
22. Location, proposed use, height, and setback measurements of all existing and proposed buildings.
23. Architectural drawings including floor plans, and plans for exterior elevations at a scale of one-quarter inch equals one foot (1/4"=1') showing the structure's mass and architectural features, and indicating the type and color of materials to be used.
24. Show the maximum number of employees, maximum seating capacity and hours of operation etc.
25. Traffic flow patterns and the design of parking and loading areas.
26. Driveway location and sight distance.
27. The location, names, existing widths, and speed limits of adjacent streets.
28. Parking calculations.
29. The location, design and construction materials of all present and proposed walkways, bicycle paths and racks, benches, ramps, outdoor storage or display areas, retaining and/or landscaping walls and fences.
30. Landscape Plan.
31. The location of all existing or proposed wells and septic systems within 200 feet of the site.
32. Water Supply system location and details.
33. Sewage Disposal system location and details.
34. Certification that Town Engineer has witnessing two (2) deep test pits and one (1) percolation test per system.
35. Telephone, cable and energy systems, including electric, oil, gas, solar or other energy system;
36. Storm drainage system, including but not limited to existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, manholes, and drainage swales.
37. The location of fire and emergency access ways and zones, including the location of fire hydrants or of the nearest alternative water supply for fire emergencies.

38. The location, type, and screening details for solid waste disposal facilities and containers.
39. The proposed location, height, orientation, type of illuminating device, shielding, bulb type and wattage, and photometric data of all outdoor lighting fixtures, manufacturer cut sheets as required in §164-43.4.
40. The location, height, size, materials, design and illumination of all existing and proposed signs and other advertising or instructional devices, as required in 164-43.1.
41. Estimates of noise generation
42. Inventory and quantity of hazardous materials anticipated for on-site storage and/or use, if applicable.
43. Plans for the disposal of construction and demolition waste, whether on-site or at a New York State approved solid waste management facility.
44. For projects involving more than one phase, a site plan indicating the ultimate development of the entire property.
45. Erosion Control plan.
46. Approval block located in lower right hand corner.
47. Agricultural, Ridgeline, Aquifer, Private Road Use and Maintenance Agreement, Stormwater Management Facility Maintenance and other notes as required by the Planning Board.

This list is provided as a guide only and is for the convenience of the applicant. The Town of Warwick Planning Board may require additional notes or revisions prior to granting approval. The applicant shall review the code for additional information required.

Preparer's Acknowledgement

The plat for the proposed site plan has been prepared in accordance with this checklist and the Town of Warwick Ordinances, to the best of my knowledge.

By: _____
Licensed Professional Engineer

Date: _____

TOWN OF WARWICK
AGRICULTURAL DATA STATEMENT

1. Applicant Name Watchtower Bible and Tract Society of NY Inc
Address 25 Columbia Hts, Brooklyn, NY 11201

2. Application Type (check all that apply) Subdivision
 Site Plan
 Special Use Permit

3. Does the application include land that contains a farm operation* within an Agricultural District? Yes No

4. Does the application include lands within 500 feet of a farm operation* within an Agricultural District? Yes No

5. If you answered yes to questions 3 or 4, provide the name and address of the owners of land containing the farm operation below and attach a tax or other map to this sheet with the farm operation indicated, along with the Section, Block, and Lot number for the farm operation parcel:

6. Provide a description of your project and attach a separate map showing the entire property that is included in your application.

Campus of buildings for religious use on approximately 30 acres of undeveloped land.

Max Stach
Applicant's Signature

-Maximilian A. Stach, AICP For
Turner Miller Group

8-7-09
Date

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION		
World Headquarters of Jehovah's Witnesses		
LOCATION OF ACTION (INCLUDE STREET ADDRESS, MUNICIPALITY AND COUNTY)		
Long Meadow Road approximately one mile northwest of intersection with Sterling Mine Road.		
NAME OF APPLICANT/SPONSOR		BUSINESS TELEPHONE
Watchtower Bible and Tract Society of New York, Inc.		(718) 560-5000
ADDRESS		
<u>25 Columbia Heights</u>		
CITY/PO	STATE	ZIP CODE
Brooklyn	NY	11201
NAME OF OWNER (IF DIFFERENT)		BUSINESS TELEPHONE
		()
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION		
<p>Site Plan, Special Permit, and height variance to permit a religious administrative campus comprised of approximately twelve buildings and 30 acres on a site totaling 257 acres. The campus buildings would include: an approximately 195,000 square foot three- to four-story office building/place of worship; four five-story residential structures totaling approximately 400,000 square feet; an approximately 137,000 square foot three- to four-story service building including kitchen, laundry and support functions; a two-story 100,000 square-foot maintenance shop; and additional smaller buildings including an additional maintenance shop, vehicle repair shop (for on-site vehicles only), heating/cooling/generator house, and a recreation services building. The campus structures would be built to three Green Globe standards promulgated by the Green Building Initiative, comparable to the LEED Gold standard promulgated by the US Green Buildings Council. The majority of the 750 parking spaces would be accommodated in subsurface parking with approximately 100 surface parking spaces being provided for convenience. Stormwater will be mitigated through standard detention as well as rain gardens and potential green roof systems. On-site emergency and load reduction generators will be provided to supplement standard electrical service provided by Orange and Rockland Utilities. Water supply and sewage treatment is available on nearby parcels and usage will be reduced by utilization of sustainable practices such as low-flow and ultra-low-flow fixtures. Workers at the site will reside at the site, significantly reducing traffic generation associated with commuter traffic during peak hours.</p>		

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other Research/Laboratory; Office

2. Total acreage of project area: 257 acres.

	PRESENTLY	AFTER COMPLETION
APPROXIMATE ACREAGE	<u>257</u> acres	<u>257</u> acres
Meadow or Brushland (Non-agricultural)	<u>11.3</u> acres	<u>10.0</u> acres
Forested	<u>195.4</u> acres	<u>191.9</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0.0</u> acres	<u>0.0</u> acres
Wetland(Freshwater or tidal as per Articles 24,25 of ECL)	<u>2.9</u> acres	<u>2.9</u> acres
Water Surface Area	<u>33.8</u> acres	<u>33.8</u> acres
Unvegetated (Rock, earth or fill)	<u>0.0</u> acres	<u>0.0</u> acres
Roads, buildings and other paved surfaces	<u>8.8</u> acres	<u>11.6</u> acres
Other (Indicate type) <u>Landscaped</u>	<u>4.8</u> acres	<u>6.8</u> acres

3. What is predominant soil type(s) on project site? Smartswood-Mardin, Erie, Hollis, Rock Outcrop, Filled Land

a. Soil drainage: Well drained 96 % of site Moderately well drained _____ % of site.
 Poorly drained 4 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? NA Acres (see 1NYCRR 370).

4. Are there bedrock outcroppings on project site? YES NO

a. What is depth to bedrock? (in feet) Varies - 0-5 feet

5. Approximate percentage of proposed project site with slopes: 0-10% 6 % 10-15% 73 %
 15% or greater 21 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? YES NO

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? YES NO

8. What is the depth of the water table? varies (in feet)

9. Is site located over a primary, principal, or sole source aquifer? YES NO

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? YES NO

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? YES NO

According to:

DEC Natural Heritage Program. Biological Studies Report – P,S & S – 10/2007

Identify each species: Hyssop skullcap;

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?) YES NO

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area? YES NO

If yes, explain:

14. Does the present site include scenic views known to be important to the community? YES NO

15. Streams within or contiguous to project area:

Intermittent Stream

a. Name of Stream and name of River to which it is tributary

Ringwood River

16. Lakes, ponds, wetland areas within or contiguous to project area:

a. Name: Sterling Forest Lake (Blue Lake)

b. Size (in acres): ~102 acres

17. Is the site served by existing public utilities? YES NO

a. If YES, does sufficient capacity exist to allow connection? YES NO

b. If YES, will improvements be necessary to allow connection? YES NO

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? YES NO

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? YES NO

20. Has the site ever been used for the disposal of solid or hazardous wastes? YES NO

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

- a. Total contiguous acreage owned or controlled by project 257 acres.
 sponsor
- b. Project acreage to be 30 acres initially; 30 acres ultimately.
 developed:
- c. Project acreage to remain 223 acres.
 undeveloped
- d. Length of project, in _____ (if appropriate)
 miles:
- e. If the project is an expansion, indicate percent of expansion _____ %
 proposed
- f. Number of off-street parking ~350 ; proposed 750
 spaces existing
- g. Maximum vehicular trips generated 77 (upon completion of project)
 per hour
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially			500	
Ultimately			500	

i. Dimensions (in feet) of largest 60 ft height; 200 width; 475 length.
 proposed structure

J. Linear feet of frontage along a public thoroughfare project will occupy ~3000 ft.
 is?

2. How much natural material (i.e. rock, earth, etc.) will be removed from 0 tons/cubic yards.
 the site?

3. Will disturbed areas be reclaimed? N/A Yes No

a. If yes, for what intended purpose is the site being reclaimed?

b. Will topsoil be stockpiled for reclamation? YES NO

c. Will upper subsoil be stockpiled for reclamation? YES NO

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed 4.8 acres.
 from site?

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by YES NO
 this project?

6. If single phase project: Anticipated period of construction 48 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated NA (number)

b. Anticipated date of commencement phase 1 NA month _____ year, (including demolition)

c. Approximate completion date of final phase NA month _____ year.

d. Is phase 1 functionally dependent on subsequent phases? YES NO

8. Will blasting occur during construction YES NO

9. Number of jobs generated: during 165 over 4 ; after project is complete 0 - All Volunteer
 construction years

10. Number of jobs eliminated by this project 0

11. Will project require relocation of any projects or facilities? YES NO

If yes, explain:

12. Is surface liquid waste disposal involved? YES NO

a. If yes, indicate type of waste (sewage, industrial, etc) and amount Sewage

b. Name of water body into which effluent will be discharged Tributary Stream of Ringwood River

13. Is subsurface liquid waste disposal involved? Type _____ YES NO

14. Will surface area of an existing water body increase or decrease by proposal? YES NO

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? YES NO

16. Will the project generate solid waste? YES NO

a. If yes, what is the amount per month 59 tons

b. If yes, will an existing solid waste facility be used? YES NO

c. If yes, give name Orange County Transfer Station ; location New Hampton, NY

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? YES NO

e. If yes, explain: Recyclable Materials

17. Will the project involve the disposal of solid waste? YES NO

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? YES NO

19. Will project routinely produce odors (more than one hour per day)? YES NO

20. Will project produce operating noise exceeding the local ambient noise levels? YES NO

21. Will project result in an increase in energy use? YES NO

If yes, indicate type(s) Electrical; fuel for on-site generators

22. If water supply is from wells, indicate pumping capacity NA gallons/minute.

23. Total anticipated water usage per day 70,000 gallons/day.

24. Does project involve Local, State or Federal funding? YES NO

If yes, explain:

25. Approvals Required:

	TYPE				SUBMITTAL DATE
City, Town, Village Board	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	No	
City, Town, Village Planning Board	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	No	Site Plan; Special Use Permit
City, Town Zoning Board	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	No	Height Variance
City, County Health Department	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	No	
Other Local Agencies	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	No	Architectural Review Board
Other Regional Agencies	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	No	Orange County DPW
State Agencies	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	No	SPDES
Federal Agencies	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	No	

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? YES NO

If Yes, indicate decision required:

- Zoning amendment
 Zoning variance
 New/revision of master plan
 Subdivision
 Site plan
 Special use permit
 Resource management plan
 Other

2. What is the zoning classification(s) of the site? Land Conservation – LC with Ridgeline Overlay - RL-O

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Approximately 16 single-family homes in a cluster subdivision. Approximately 4.25 M square feet of manufacturing, office or laboratory space.

4. What is the proposed zoning of the site? NA

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
NA

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? YES NO

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
Vacant; Parkland; Office/Research/Laboratory; Single-family attached residential

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? YES NO

9. If the proposed action is the subdivision of land, how many lots are proposed? NA

a. What is the minimum lot size proposed?

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? YES NO

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? YES NO

a. If yes, is existing capacity sufficient to handle projected demand?

YES No

12. Will the proposed action result in the generation of traffic significantly above present levels?

YES No

a. If yes, is the existing road network adequate to handle the additional traffic.

YES No

D. Informational Details

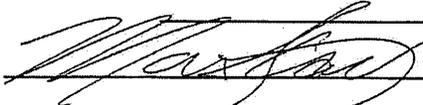
Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

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

Applicant/Sponsor Name Watchtower Bible and Tract Society of NY Inc

Date 8-11-09

Signature 

Title Consulting Planner

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
Commissioner

October 4, 2005

James Morrison
Engineering Properties, PC
110 Orange Avenue
Walden, New York 12586

Re: DEC
Touro College/Kings Drive
Warwick, Orange County
05PR04608

Dear Mr. Morrison:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning your project's potential impact/effect upon historic and/or prehistoric cultural resources. Our staff has reviewed the documentation that you provided on your project. Preliminary comments and/or requests for additional information are noted on separate enclosures accompanying this letter. A determination of impact/effect will be provided only after ALL documentation requirements noted on any enclosures have been met. Any questions concerning our preliminary comments and/or requests for additional information should be directed to the appropriate staff person identified on each enclosure.

In cases where a state agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 requires that agency to initiate Section 106 consultation with the State Historic Preservation Officer (SHPO).

When responding, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont
Director

RLP:bsa
Enclosure

REQUEST FOR ADDITIONAL INFORMATION
BUILDINGS/STRUCTURES/DISTRICTS

PROJECT NUMBER 05PR04608

(Touro College;/Kings Drive/T/WARWICK)

In order for us to complete our evaluation of the historic signification of all buildings/structures/districts within or adjacent to your project area we will need the following additional information

- Full project description showing area of potential effect.
- Clear, original photographs of buildings/structures 50 years or older.
 - within or immediately adjacent to the project area
 - ** key all photographs to a site map
- Clear, original photographs of the surroundings looking out from the project site in all direction, keyed to a site map.
- Date of construction.
- Brief history of property.
- Clear, original photographs of the following:
- Other:

Please provide only the additional information checked above. If you have any question concerning this request for additional information, please call William Krattinger at 5182378643. ext 3265

**PLEASE BE SURE TO REFER TO THE PROJECT NUMBER NOTED ABOVE WHEN
RESPONDING TO THIS REQUEST**

ARCHEOLOGY COMMENTS
05PR04608

Based on reported resources, there is an archeological site in or adjacent to your project area. Therefore the Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that a Phase 1 archeological survey is warranted for all portions of the project to involve ground disturbance, unless substantial prior ground disturbance can be documented. If you consider the project area to be disturbed, documentation of the disturbance will need to be reviewed by OPRHP. Examples of disturbance include mining activities and multiple episodes of building construction and demolition.

A Phase 1 survey is designed to determine the presence or absence of archeological sites or other cultural resources in the project's area of potential effect. The OPRHP can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the OPRHP.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archeologist should be retained to conduct the Phase 1 survey. Many archeological consulting firms advertise their availability in the yellow pages. The services of qualified archeologists can also be obtained by contacting local, regional, or statewide professional archeological organizations. Phase 1 surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best product.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, or current soil borings that verify past disruptions to the land. Agricultural activity is not considered to be substantial ground disturbance and many sites have been identified in previously cultivated land.

Please also be aware that a Section 233 permit from the New York State Education Department (SED) may be necessary before any archeological survey activities are conducted on State-owned land. If any portion of the project includes the lands of New York State you should contact the SED before initiating survey activities. The SED contact is Christina B. Rieth and she can be reached at (518) 402-5975. Section 233 permits are not required for projects on private lands.

If you have any questions concerning archeology, please contact Michael Schifferli at 518-237-8643, ext 3281.



State of New Jersey

Department of Environmental Protection

Division of Parks and Forestry
Office of Natural Lands Management
Natural Heritage Program
P.O. Box 404

Trenton, NJ 08625-0404
Tel. #609-984-1339
Fax. #609-984-1427

October 27, 2005

Richard J. Codey
Acting Governor

Bradley M. Campbell
Commissioner

James Morrison
Engineering Properties, PC
110 Orange Avenue
Walden, NY 12586

Re: Kings College / Touro College

Dear Mr. Morrison:

Thank you for your data request regarding rare species information for the above referenced project site in Warwick Town, Orange County, New York.

Searches of the New Jersey Natural Heritage Database and the Landscape Project (Version 2) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the topographic map(s) submitted with the Request for Data into our Geographic Information System. We do not typically verify that your project bounds are accurate, or check them against other sources.

Neither the New Jersey Natural Heritage Database nor the Landscape Project has records for any rare wildlife species on the referenced site.

We have also checked the New Jersey Natural Heritage Database and the Landscape Project habitat mapping for occurrences of any rare wildlife species or wildlife habitat within 1/4 mile of the referenced site. Please see the table below for species list and conservation status.

Species within 1/4 mile of referenced site.

Table with 6 columns: Common Name, Scientific Name, Federal Status, State Status, Grank, Srank. Rows include barred owl, Cooper's hawk, eastern box turtle, great blue heron, marbled salamander, timber rattlesnake, and veery.

We have also checked the New Jersey Natural Heritage Database for occurrences of rare plant species or natural communities. The Natural Heritage Database does not have any records for rare plants or natural communities on or within 1/4 mile of the site.

Attached is a list of rare species and natural communities that have been documented from Passaic County, New Jersey. If suitable habitat is present at the project site, these species have potential to be present.

Status and rank codes used in the tables and lists are defined in the attached EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS.

The New Jersey Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats for rare and endangered species and natural communities. One of these sites is located within or near the areas you have outlined. Please refer to the enclosed Natural

Heritage Priority Site Map for the location and boundary of this site. On the back of each Priority Site Map is a report describing the significance of the site.

If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive I-Map-NJ website at the following URL, <http://www.state.nj.us/dep/gis/depsplash.htm> or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program.

PLEASE SEE THE ATTACHED 'CAUTIONS AND RESTRICTIONS ON NHP DATA'.

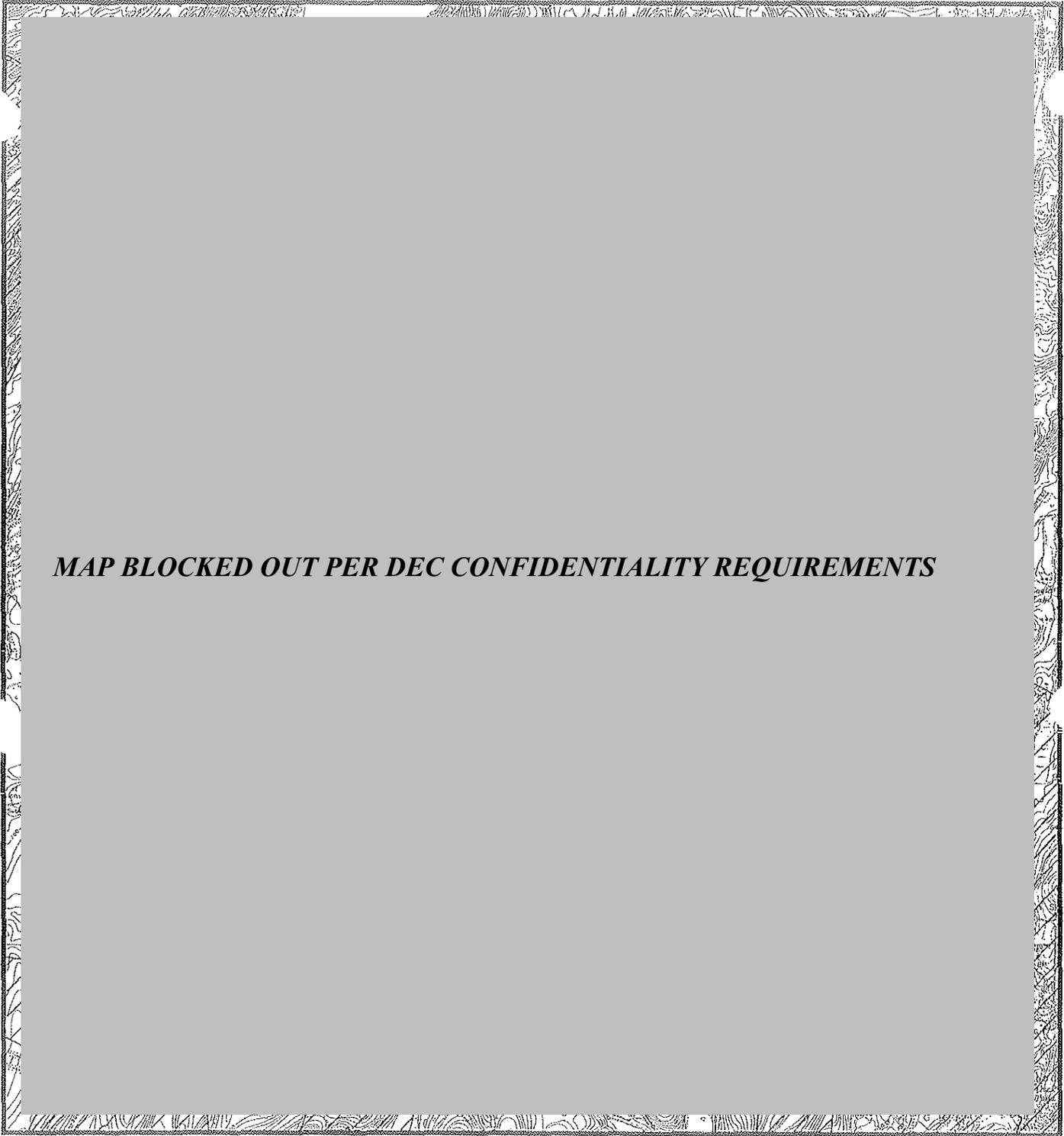
Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,

Herbert A. Lord

Herbert A. Lord
Data Request Specialist

cc: Robert J. Cartica
Lawrence Niles
NHP File No. 05-4107423



MAP BLOCKED OUT PER DEC CONFIDENTIALITY REQUIREMENTS

Natural Heritage Priority Site
Beech Road Ridge
Passaic County

Natural Heritage Priority Site
Beech Road Ridge

Locational Information

Quad Name:

County:

Municipality

SENSITIVE INFORMATION BLOCKED OUT PER DEC INSTRUCTIONS

Description of Site

SENSITIVE INFORMATION BLOCKED OUT PER DEC INSTRUCTIONS

Boundary Justification

Primary boundary includes extensive contiguous forested habitat for State-listed Endangered and Threatened Animal Species as identified through the Landscape Project mapping. Secondary boundary follows the outer edge of the forested habitat.

Biodiversity Rank

B5

Contains populations of State-listed Endangered and Threatened Animal Species.



EXPLANATIONS OF CODES USED IN NATURAL HERITAGE REPORTS

FEDERAL STATUS CODES

The following U.S. Fish and Wildlife Service categories and their definitions of endangered and threatened plants and animals have been modified from the U.S. Fish and Wildlife Service (F.R. Vol. 50 No. 188; Vol. 61, No. 40; F.R. 50 CFR Part 17). Federal Status codes reported for species follow the most recent listing.

- LE Taxa formally listed as endangered.
- LT Taxa formally listed as threatened.
- PE Taxa already proposed to be formally listed as endangered.
- PT Taxa already proposed to be formally listed as threatened.
- C Taxa for which the Service currently has on file sufficient information on biological vulnerability and threat(s) to support proposals to list them as endangered or threatened species.
- S/A Similarity of appearance species.

STATE STATUS CODES

Two animal lists provide state status codes after the Endangered and Nongame Species Conservation Act of 1973 (NSSA 23:2A-13 et. seq.): the list of endangered species (N.J.A.C. 7:25-4.13) and the list defining status of indigenous, nongame wildlife species of New Jersey (N.J.A.C. 7:25-4.17(a)). The status of animal species is determined by the Nongame and Endangered Species Program (ENSP). The state status codes and definitions provided reflect the most recent lists that were revised in the New Jersey Register, Monday, June 3, 1991.

- D Declining species--a species which has exhibited a continued decline in population numbers over the years.
- E Endangered species--an endangered species is one whose prospects for survival within the state are in immediate danger due to one or many factors -- a loss of habitat, over exploitation, predation, competition, disease. An endangered species requires immediate assistance or extinction will probably follow.
- EX Extirpated species--a species that formerly occurred in New Jersey, but is not now known to exist within the state.
- I Introduced species--a species not native to New Jersey that could not have established itself here without the assistance of man.
- INC Increasing species--a species whose population has exhibited a significant increase, beyond the normal range of its life cycle, over a long term period.
- T Threatened species--a species that may become endangered if conditions surrounding the species begin to or continue to deteriorate.
- P Peripheral species--a species whose occurrence in New Jersey is at the extreme edge of its present natural range.
- S Stable species--a species whose population is not undergoing any long-term increase/decrease within its natural cycle.
- U Undetermined species--a species about which there is not enough information available to determine the status.

Status for animals separated by a slash (/) indicate a dual status. First status refers to the state breeding population, and the second status refers to the migratory or winter population.

STATE ELEMENT RANKS

- S1 Critically imperiled in New Jersey because of extreme rarity (5 or fewer occurrences or very few remaining individuals or acres). Elements so ranked are often restricted to very specialized conditions or habitats and/or restricted to an extremely small geographical area of the state. Also included are elements which were formerly more abundant, but because of habitat destruction or some other critical factor of its biology, they have been demonstrably reduced in abundance. In essence, these are elements for which, even with intensive searching, sizable additional occurrences are unlikely to be discovered.
- S2 Imperiled in New Jersey because of rarity (6 to 20 occurrences). Historically many of these elements may have been more frequent but are now known from very few extant occurrences, primarily because of habitat destruction. Diligent searching may yield additional occurrences.
- S3 Rare in state with 21 to 100 occurrences (plant species and ecological communities in this category have only 21 to 50 occurrences). Includes elements which are widely distributed in the state but with small populations/acreage or elements with restricted distribution, but locally abundant. Not yet imperiled in state but may soon be if current trends continue. Searching often yields additional occurrences.
- S4 Apparently secure in state, with many occurrences.
- SS Demonstrably secure in state and essentially ineradicable under present conditions.
- SA Accidental in state, including species (usually birds or butterflies) recorded once or twice or only at very great intervals, hundreds or even thousands of miles outside their usual range; a few of these species may even have bred on the one or two occasions they were recorded; examples include European strays or western birds on the East Coast and vice-versa.
- SE Elements that are clearly exotic in New Jersey including those taxa not native to North America (introduced taxa) or taxa deliberately or accidentally introduced into the State from other parts of North America (adventive taxa). Taxa ranked SE are not a conservation priority (viable introduced occurrences of G1 or G2 elements may be exceptions).
- SH Elements of historical occurrence in New Jersey. Despite some searching of historical occurrences and/or potential habitat, no extant occurrences are known. Since not all of the historical occurrences have been field surveyed, and unsearched potential habitat remains, historically ranked taxa are considered possibly extant, and remain a conservation priority for continued field work.
- SP Element has potential to occur in New Jersey, but no occurrences have been reported.
- SR Elements reported from New Jersey, but without persuasive documentation which would provide a basis for either accepting or rejecting the report. In some instances documentation may exist, but as of yet, its source or location has not been determined.
- SRF Elements erroneously reported from New Jersey, but this error persists in the literature.
- SU Elements believed to be in peril but the degree of rarity uncertain. Also included are rare taxa of uncertain taxonomical standing. More information is needed to resolve rank.
- SX Elements that have been determined or are presumed to be extirpated from New Jersey. All historical occurrences have been searched and a reasonable search of potential habitat has been completed. Extirpated taxa are not a current conservation priority.
- SXC Elements presumed extirpated from New Jersey, but native populations collected from the wild exist in cultivation.

PASSAIC COUNTY
RARE SPECIES AND NATURAL COMMUNITIES PRESENTLY RECORDED IN
THE NEW JERSEY NATURAL HERITAGE DATABASE

NAME	COMMON NAME	FEDERAL STATUS	STATE STATUS	REGIONAL STATUS	GRANK	SRANK
ACCIPITER COOPERII	COOPER'S HAWK		T/T		G5	S3B, S4N
ACCIPITER GENTILIS	NORTHERN GOSHAWK		E/E		G5	S1B, S4N
ACRIS CREPITANS CREPITANS	NORTHERN CRICKET FROG		U		G5T5	S3
AMBLYSTOMA MACULATUM	SPOTTED SALAMANDER		D		G5	S3
AMBLYSTOMA OPACUM	MARbled SALAMANDER		D		G5	S3
BUTEO LINEATUS	RED-SHOULDERED HAWK		E/T		G5	S1B, S2N
CLEMmys INSCULPTA	WOOD TURTLE		T		G4	S3
CLEMmys MUEHLBERGII	BOG TURTLE	LT	E		G3	S2
CROTALUS HORRIDUS HORRIDUS	TIMBER RATTLESNAKE		E		G4T4	S2
FALCO PEREGRINUS	PEREGRINE FALCON		E		G4	S1B, S7N
HALIAEETUS LEUCOCEPHALUS	BALD EAGLE	LT	E		G4	S1B, S2N
LYNX RUFUS	BOBCAT		E		G5	S3
MYOTIS LEIBII	EASTERN SMALL-FOOTED MYOTIS		U		G3	S1
NEOTOMA MAGISTER	ALLEGHENY WOODRAT		E		G3G4	S1
PETROCHELIDON PARRHONOTA	CLIFF SWALLOW		S/S		G5	S2B
PODILYMBUS PODICEPS	PIED-BILLED GREBE		E/S		G5	S1B, S3N
STRIX VARIA	BARRED OWL		T/T		G5	S3B
SYNAPTOMYS COOPERI	SOUTHERN BOG LEMMING		U		G5	S2
GLACIAL BOG	GLACIAL BOG				G4?	S1
TRAPROCK GLADE/ROCK OUTCROP COMMUNITY	TRAPROCK GLADE/ROCK OUTCROP COMMUNITY				G2	S1
ALASMIDONTA UNDULATA	TRIANGLE FLOATER		T		G4	S3
BATTUS PHILENOR	PIPEVINE SWALLOWTAIL				G5	SU
SCLORIA SELENE MYRINA	A SILVER-BORDERED FRITILLARY		T		G5T5	S2
CALLOPHYS HENRICE	HENRY'S ELFIN				G5	S3S4

*** Vertebrates

*** Ecosystems

*** Invertebrates

PASSAIC COUNTY
RARE SPECIES AND NATURAL COMMUNITIES PRESENTLY RECORDED IN
THE NEW JERSEY NATURAL HERITAGE DATABASE

NAME	COMMON NAME	FEDERAL STATUS	STATE STATUS	REGIONAL STATUS	GRANK	SRANK
ARABIS HIRSUTA VAR PYCNOCARPA	WESTERN HAIRY ROCKCRESS				G5T5	S2
ASCLEPIAS VERTICILLATA	WHORLED MILKWEED				G5	S2
CALITRICHIE PALAUSTRIS	MARSH WATER-STARWORT				G5	S2
CARDAMINE LONGII	LONG'S BITTERCRESS		E		G3	SH
CAREX BRUNNESCENS	ROUND-SPIKE BROWNISH SEDGE		E		G5T5	S1
CAREX DENEYANA	DEWEY'S SEDGE		E		G5T5	S1
CAREX LIMOSA	MUD SEDGE		E		G5	S1
CAREX SICCATA	HILLSIDE SEDGE		E		G5	S1
CAREX UTRICULATA	BOTTLE-SHAPED SEDGE				G5	S2
CAREX WILLDENOWII VAR WILLDENOWII	WILLDENOW'S SEDGE				G5T5	S2
CASTILLEJA COCCINEA	SCARLET INDIAN-PAINTBRUSH				G5	S2
CLEMATIS OCCIDENTALIS VAR OCCIDENTALIS	PURPLE CLEMATIS				G5T5	S2
DOELLINGERIA INFIRMA	CORNEL-LEAF ASTER				G5	S2
ELYMUS TRACHYCALYX	SLENDER WHEATGRASS		E		G5	S1
EQUISETUM PRATENSE	MEADOW HORSETAIL		E		G5	S1
EQUISETUM VARIEGATUM	VARIEGATED HORSETAIL		E		G5T5	S1
GAULTHERIA HISPIDULA	CREeping-SNOWBERRY		E		G5	S1
GENTIANA LINEARIS	NARROW-LEAF GENTIAN		E		G4G5	SH
HEMICARPHA MICRANTHA	SMALL-FLOWER HALFCHAFF SEDGE		E		G4	S1
ILEX MONTANA	LARGE-LEAF HOLLY		E		G5	S1
ISOETIA MEDEOLLOIDES	SMALL WHORLED POGONIA		E		G2	S1
LECHEA TENUIFOLIA	NARROW-LEAF PINWEED	IT	E		G5	S1
LEMNA PERPUSILLA	MINUTE DUCKWEED		E		G5	S1
LEMNA VALDIVIANA	PALE DUCKWEED		E		G5	S1
LIMOSELLA SUBULATA	AML-LEAF MUDWORT		E		G4G5	S1
LONICERA CANADENSIS	AMERICAN FLY-HONEYSUCKLE		E		G5	S1
NONNADA CLINOPODIA	BASIL BEEBALM		E		G5	SH
MULLENBERGIA CAPILLARIS	LONG-AWN SMOKE GRASS		E		G5T?	S1

10 AUG 2004

PASSAIC COUNTY
 RARE SPECIES AND NATURAL COMMUNITIES PRESENTLY RECORDED IN
 THE NEW JERSEY NATURAL HERITAGE DATABASE

NAME	COMMON NAME	FEDERAL STATUS	STATE STATUS	REGIONAL STATUS	GRANK	SRANK
TROLLIUS LAXUS SSP LAXUS	SPREADING GLOBE FLOWER		E		G4T3	S1
VACCINIUM OXYCOCOS	SMALL CRANEWEED		E		G5	S2
VERBENA SIMPLEX	NARROW-LEAF VERVAIN		E		G5	S1
VIBURNUM ALATIFOLIUM	WITCH-HOBBLE		E		G5	S1
VIOLA SEPTENTRIONALIS	NORTHERN BLUE VIOLET		E		G5	S1
WOLFFIELLA FLORIDANA	SWORD BROOM		E		G5	S1
XYRIS MONTANA	NORTHERN YELLOW-EYED-GRASS		E		G4	S1.1

111 Records Processed

CAUTIONS AND RESTRICTIONS ON NATURAL HERITAGE DATA

The quantity and quality of data collected by the Natural Heritage Program is dependent on the research and observations of many individuals and organizations. Not all of this information is the result of comprehensive or site-specific field surveys. Some natural areas in New Jersey have never been thoroughly surveyed. As a result, new locations for plant and animal species are continuously added to the database. Since data acquisition is a dynamic, ongoing process, the Natural Heritage Program cannot provide a definitive statement on the presence, absence, or condition of biological elements in any part of New Jersey. Information supplied by the Natural Heritage Program summarizes existing data known to the program at the time of the request regarding the biological elements or locations in question. They should never be regarded as final statements on the elements or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments. The attached data is provided as one source of information to assist others in the preservation of natural diversity.

This office cannot provide a letter of interpretation or a statement addressing the classification of wetlands as defined by the Freshwater Wetlands Act. Requests for such determination should be sent to the DEP Land Use Regulation Program, P.O. Box 401, Trenton, NJ 08625-0401.

The Landscape Project was developed by the Division of Fish & Wildlife, Endangered and Nongame Species Program in order to map critical habitat for rare animal species. Natural Heritage Database response letters will also list all species (if any) found during a search of the Landscape Project. However, this office cannot answer any inquiries about the Landscape Project. All questions should be directed to the DEP Division of Fish and Wildlife, Endangered and Nongame Species Program, P.O. Box 400, Trenton, NJ 08625-0400.

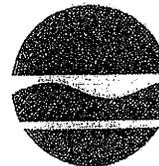
This cautions and restrictions notice must be included whenever information provided by the Natural Heritage Database is published.



NJ Department of Environmental Protection
Division of Parks and Forestry

Natural Lands Management

New York State Department of Environmental Conservation
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • FAX: (518) 402-8925
Website: www.dec.state.ny



Erin M. Crotty
Commissioner

October 19, 2005

James Morrison
EP Engineering Properties
110 Orange Ave.
Walden, NY 12586

Dear Mr. Morrison:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the proposed Touro College Project, #140.01, area as indicated on the map you provided, located at Kings Drive and Sterling Lake Rd, Town of Warwick, Orange County.

Enclosed is a report of rare or state-listed animals and plants, significant natural communities, and other significant habitats, which our databases indicate occur, or may occur, on your site or in the immediate vicinity of your site. The information contained in this report is considered sensitive and may not be released to the public without permission from the New York Natural Heritage Program.

The presence of rare species may result in this project requiring additional permits, permit conditions, or review. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, at the enclosed address.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information

Sincerely,

Heidi J. Krahling
Heidi J. Krahling, Information Services
NY Natural Heritage Program

cc: Reg. 3, Wildlife Mgr.
Reg. 3, Fisheries Mgr.
Peter Nye, Endangered Species Unit, 5th floor, Albany
NYS OPR & HP, Tom Lyons, Agency Bldg 1, Albany, NY 12238

Natural Heritage Map of Rare Species and Ecological Communities



Prepared October 17, 2005 by NY Natural Heritage Program, NYS DEC, Albany, New York

MAP BLOCKED OUT PER DEC CONFIDENTIALITY REQUIREMENTS

provide map locations for all records. Please see report for details.

Natural Heritage Report on Rare Species

NY Natural Heritage Program, NYS DEC, 625 Broadway, 5th Floor,
Albany, NY 12233-4757
(518) 402-8935



- This report contains SENSITIVE information that may not be released to the public without permission from the NY Natural Heritage Program.
- Refer to the User's Guide for explanations of codes, ranks and fields.
- We do not provide maps for species most vulnerable to disturbance.

REPTILES

Crotalus horridus

Timber Rattlesnake

NY Legal Status: Threatened

NYS Rank: Vulnerable

Office Use

6510

Federal Listing:

Global Rank: Apparently secure

County: Orange

ESU

Town:

Location:

SENSITIVE INFORMATION BLACKED OUT PER DEC INSTRUCTIONS

1 Records Processed



COMMUNITIES

Office Use

* Appalachian oak-hickory forest

This occurrence of Appalachian Oak-Hickory Forest is considered significant from a statewide perspective by the NY Natural Heritage Program. It is either an occurrence of a community type that is rare in the state or a high quality example of a more common community type. By meeting specific, documented significance criteria, the NY Natural Heritage Program considers this occurrence to have high ecological and conservation value.

NY Legal Status: Unlisted

NYS Rank: S4;

9714

Global Rank: G4G5;

Last Report: 1999-09-15

County: Orange

Town: Monroe, Tuxedo, Warwick

Location:

Directions:

General Quality and Habitat:

SENSITIVE INFORMATION BLACKED OUT PER DEC INSTRUCTIONS

7 Records Processed

Natural Heritage Report on Rare Species and Ecological Communities



NY Natural Heritage Program, NYS DEC, 625 Broadway, 5th Floor,
Albany, NY 12233-4757
(518) 402-8935

* Location displayed on map

-This report contains SENSITIVE information that may not be released to the public without permission from the NY Natural Heritage Program.

-Refer to the User's Guide for explanations of codes, ranks and fields.

-Location maps for certain species and communities may not be provided if 1) the species is vulnerable to disturbance, 2) the location and/or extent is not precisely known, and/or 3) the location and/or extent is too large to display.

DRAGONFLIES
and
DAMSELFLIES

Cordulegaster obliqua

Office Use

Arrowhead Spiketail NY Legal Status: Unlisted NYS Rank: S2S3; Imperiled 3667

Global Rank: G4; Apparently secure

EO Rank: Extant

Last Report: 1989-06-26

County: Orange

Town: Warwick

Location:

Directions:

General Quality
and Habitat:

SENSITIVE INFORMATION BLACKED OUT PER DEC INSTRUCTIONS

Gomphus rogersi

Office Use

Sable Clubtail NY Legal Status: Unlisted NYS Rank: S1; Critically imperiled 9948

Global Rank: G4; Apparently secure

EO Rank: Extant

Last Report: 1989-06-26

County: Orange

Town: Warwick

Location:

Directions:

General Quality
and Habitat:

SENSITIVE INFORMATION BLACKED OUT PER DEC INSTRUCTIONS

VASCULAR
PLANTS

Callitriche terrestris

Office Use

Terrestrial Starwort NY Legal Status: Threatened NYS Rank: S2S3; Imperiled 638

Global Rank: G5; Demonstrably secure

EO Rank: Fair

Last Report: 1999-06-02

County: Orange

Town: Warwick

Location:

Directions:

General Quality
and Habitat:

SENSITIVE INFORMATION BLACKED OUT PER DEC INSTRUCTIONS



VASCULAR
PLANTS

Myriophyllum pinnatum

Office Use

Common Parrot's-feather NY Legal Status: Endangered NYS Rank: S1; Critically imperiled 4938

Global Rank: G5; Demonstrably secure

EO Rank: Good or Fair

Last Report: 1998-09-16

County: Orange

Town: Warwick

Location:

Directions:

General Quality
and Habitat:

SENSITIVE INFORMATION BLACKED OUT PER DEC INSTRUCTIONS

Scutellaria integrifolia

Office Use

Hyssop-skullcap NY Legal Status: Endangered NYS Rank: S1; Critically imperiled 7207

Global Rank: G5; Demonstrably secure

EO Rank: Fair or Poor

Last Report: 1998-08-25

County: Orange

Town: Tuxedo

Location:

Directions:

General Quality
and Habitat:

SENSITIVE INFORMATION BLACKED OUT PER DEC INSTRUCTIONS

Sisyrinchium mucronatum

Office Use

Michaux's Blue-eyed-grass NY Legal Status: Endangered NYS Rank: S1; Critically imperiled 6015

Global Rank: G5; Demonstrably secure

EO Rank: Extant

Last Report: 1999

County: Orange

Town: Warwick

Location:

Directions:

General Quality
and Habitat:

SENSITIVE INFORMATION BLACKED OUT PER DEC INSTRUCTIONS

COMMUNITIES

Vito Spadavecchia
Manager of Operations

UNITED WATER SOUTH COUNTY SEWER
360 West Nyack Road, West Nyack New York 10994
Tel: 845.620.3354 Fax: 845.620.3311
vito.spadavecchia@unitedwater.com



December 27, 2006

Mr. Andrew L Grundy, PE
Paulus, Sokolowski and Sartor
470 Nepperhan Av., Suite 220
Yonkers, NY 10701

RE: Proposed Development of former Kings College Property
Town of Warwick, NY

Dear MR Grundy;

In response to your letter of December 20th, the above mentioned property has an allotment of 130,000 gallons per day of available treatment capacity at United Water South County's Blue Lake Wastewater Plant.

It should also be noted that at the time of the treatment plant's construction no collection main was installed from the property to the plants influent manhole.

Please keep us informed of any developments in this project.

Should you have any further questions or need any further information, please feel free to contact me at (845) 620-3354 or at the email address above.

Sincerely,

Vito Spadavecchia
Manager of Operations
United Water New York



November 5, 1991

Mr. Joseph Bars
Chairman
Town of Warwick Planning Board
Warwick, New York 10990

Re: The King's College FEIS

Dear Mr. Bars:

As part of its review of the Draft Environmental Impact Statement (DEIS) for the proposed The King's College campus, the Town's technical consultants and the New York State Department of Environmental Conservation requested documentation pertaining to the Sterling Forest Water Company (SFWC).

This letter will verify the availability of water supply from the SFWC for the college campus, and the estimates of the safe yield of Blue Lake used in the DEIS. The estimates of safe yield used in the college's DEIS were obtained with permission from the Water Supply Analysis completed for Sterling Forest Corporation by Lawler, Matusky and Skelly Engineers in March 1990 as a baseline study for the Sterling Forest Comprehensive Plan.

SFWC is not required to obtain a permit for expansion of the authorized service area to include the campus location, since the proposed site is already within the SFWC approved service area.

Yours truly,

A handwritten signature in black ink, appearing to read "Louis Heimbach". The signature is written in a cursive style and is enclosed within a large, hand-drawn oval.

Louis Heimbach
President

/vj

cc: John Cappello
Brian McMahan

Narrative for Watchtower's Proposed Use Of the Former Kings College Property

The property in question consists of several parcels totaling 257 acres, chief of which is the 168 acre parcel formerly owned by International Nickel Company. After ownership of the main parcel passed through several hands the property was purchased by The King's College. On January 5, 2000 site plan approval was given for a 1600 person college of approximately 854,000 square feet on the 168 acre portion of the present property. The plans, though approved, were not acted upon. Touro College purchased the site of the approved Kings College in 2004 along with the additional property, but made no formal applications for their own use. The entire property is now owned by of the Watchtower Bible and Tract Society of New York Inc.(Watchtower) for use as the World Headquarters of Jehovah's Witnesses.

The project is to be an integrated working and living facility for members of Watchtower's religious order. It would involve relocation of world headquarters offices from the facility in Brooklyn where there are currently nearly 1600 persons serving as adult members of a religious order. It is planned that approximately 850 of these members would be relocated to this site. These individuals will work and live on-site. As such, there is essentially no commuter traffic generated by the site. All of the volunteers must be adults (over 19 years of age) so the proposal would have no impact on the schools.

This narrative is developed in three parts as follows:

Part A – Existing Conditions	Page 2
Part B – Alternate Proposal	Page 5
Part C – Table Comparing Existing Approval with Proposal	Page 8
Part D – Similar Developments	Page 9

Part A - Existing Conditions

Land

The subject property is approximately 257 acres in the Town of Warwick, Orange County. Approximately 78 acres of the total lies northeast of Long Meadow Road (County Road 84). This land is traversed by a portion of the old sterling mine road, as well as by a portion of Ringwood Brook and is vacant of any significant structures. The land is generally wooded, and contains wetlands. The remaining acreage is southwest of the same road and contains some industrial buildings totaling approximately 200,000 square feet in area, parking lots, and a main entrance road. This portion of the property fronts on a portion of Blue Lake. It also encompasses a separate property on which is situated a water treatment plant operated by United Water. A significant portion of the property is wooded. The portion around the water treatment plant contains some wetlands. A 100 foot wide Rockland and Orange Utilities, Inc. easement bisects the properties on both sides of the road. The property is bordered on the north by a large IBM facility and on the east by a residential development. Otherwise the bordering properties are part of the NY/NJ park system.

On January 5, 2000 site plan approval was granted for a 1600 person college. This consisted of approximately 854,000 square feet of building area on the 168 acre portion of the present property. Under the approved site plan approximately 102 acres (61%) are to be disturbed. Of the 102 acres 26% of the disturbed area would be on slopes of 15-25%, and 5% would be on slopes of 25% or greater. Development would require blasting which would produce approximately 50,000 cubic yards of rock.

Zoning and Planning

The site plan approval was granted under the then existing Planned Development zone. A building height variance was also granted to allow buildings up to 60 feet and four stories in height to reduce coverage. A further variance was granted to reduce the required number of loading berths from 10 to 3.

The Kings College did not pursue construction based on their site plan approval, and since then the property has received the zoning designation LC (Land Conservation). Under this designation privately held lands are to be considered as OI or CO for allowable uses. A portion of the property (elevations over 700 feet) is subject to Ridge Overlay District regulations.

As-of-right uses include single family residences and commercial agricultural operations. Uses that are allowable with a Special Permit by the Planning Board include migrant worker dormitories, farm markets and retail establishments, processing agricultural materials, storage and sale of agricultural products, animal hospitals, commercial recreation, warehouses, offices, commercial garages, commercial lumbering and sawmill operations, dog kennels, eating and drinking establishments, mines, hotels/motels, health resorts, light manufacturing, motor vehicle sales, repair and cleaning, research and design, service establishments, membership clubs, camps, community recreation, golf courses, institutions of higher learning, nursery schools, outdoor amusement establishments, philanthropic institutions, places of worship, schools, convents & monasteries.

The maximum size of a building footprint within the Ridge Overlay is 7500 square feet and buildings cannot break the ridgeline visually.

As a density guideline, hotels, motels and health resorts require 1 acre for each 15 rooms beyond first 50 rooms. Residential hotels and tourist homes require 1 acre for every 15 rooms.

Buildings

The existing buildings include a 2 story plus basement structure originally used for laboratories and offices by the former International Nickel Corporation. A large, one story industrial building with numerous basement and mezzanine areas exists of approximately 198,000 square feet. Several utility structures exist including an Orange & Rockland substation within a portion of their easement, and a former sewage and chemical treatment plant.

Under the approved plan approximately 854,000 square feet are to be accommodated. The existing buildings, part of the former International Nickel development, are to be rehabilitated and reused and approximately 180,000 square feet of extensions are to be added. Above the 700 foot elevation six dormitories and other housing is to be built for 1200 students. 1370 surface parking spaces are provided for with 31.7 acres of impervious surface.

Utilities

Water and sewer services to the site are to be provided by United Water. A water allotment of 130,000 gpd as been granted to the site by previous agreement. The existing water plant has a Water Taking permit for 500,000 gpd. The rated capacity of plant is 650,000 gpd. The average daily demand is 119,000 gpd and maximum daily demand is 188,000 gpd. The present storage capacity is for 500,000 gallons. The plant presently supplies IBM, the Blue Lake Sewer Treatment Plant, and Woodlands Development in addition to Touro property. Sewerage is to be handled by the Blue Lake wastewater plant, which was upgraded in 2002 to a 150,000 gpd plant with tertiary treatment. The plant presently serves only the IBM facility, and has excess capacity of approximately 130,000 gpd.

Electricity is provided by the Con Edison utility. Communications services can be provided by Verizon and/or Cablevision.

Storm water is to be handled by collecting storm water in pipes and transporting it to six detention ponds and one storm water detention basin system. A Storm Water Pollution Prevention Plan was approved and there is to be no increase in storm water discharge.

Services

Fire, ambulance, and police services are provided by the Town of Warwick with an inter-municipal agreement for first response services by the Town of Tuxedo.

Other

Traffic rates during the weekday peak AM hour were approved at 129 entering and 86 exiting. Rates the during weekday peak PM hour were approved at 163 entering and 195 exiting.

Visual impacts are to be significant due to the large number of trees cut for the playing fields.

Fiscally, due to the ownership and planned uses for the property, the property has been tax-exempt for many years. To offset the absence of taxes for the approved development, a contribution of \$4,400 per year each to the Greenwood Lake Fire District and Ambulance District was approved. Additionally the school was to set up an annual scholarship fund equal to 1.5 times the value of one full time annual tuition for students residing in the Warwick and Tuxedo school districts.

Part B –Proposal

Land

The proposal by Watchtower proposes to disturb approximately 30 acres of the total 257 acres, with an impervious total of about 13 acres. The development will be largely contained within the area previously developed by International Nickel. As such the developed areas will fall almost entirely outside the area covered by the Ridge Overlay requirements. It planned that the same main access will be used for the new proposal.

Zoning and Planning

No zoning change is required. However, a Special Permit for religious use will be required. A variance will be requested for building heights to be a maximum of 60 feet to reduce coverage and preserve open space.

Buildings

A campus of buildings is proposed, with stepping floor plans suitable to the terrain and with multi-faceted building elevations. A conservative architectural style appropriate to both the use and the location would be used. All buildings would be less than 60 feet in height.

The buildings would include:

- An office building for administrative work varying from three to four floors with a main lobby for visitors. Likely integrated with this building would be a place of worship for those living on-site only. These would total approximately 195,000 square feet with parking below.
- A service building with central kitchen and dining room, central laundry, cleaning department, storage, an infirmary, and other services would be a three to four story building with approximately 137,000 square feet of floor area. The front portion of the building facing the lake would retain the existing structure built as part of the International Nickel site.
- Four separate five story residence buildings would contain rooms varying in size from approximately 350 square feet to 550 square feet, the larger being a one bedroom unit. Each would have a bathroom and small kitchenette for weekend meals. The residence buildings would be arranged along the contours and connected where possible by walkways or tunnels. These buildings have the largest total floor area, the sum being approximately 400,000 square feet of floor area.
- A two story building for maintenance shops would have approximately 106,000 square feet of floor area with parking below.
- A vehicle repair for on-site vehicles and maintenance shop structure would contain approximately 57,000 square feet of floor area.
- A heating/cooling/generator house would total approximately 27,000 square feet of floor area.
- A one story recreation service building would have approximately 2500 square feet.
- As noted above, resident parking would be provided in parking garages under the office and maintenance buildings. This is done to reduce the runoff and visual impact normally associated with surface parking and to reduce the need for deicing and snow removal.

Watchtower has a commitment to environmentally sensitive development and sustainable design. Therefore this complex would be developed in accord with many of the industry best practices with regard to sustainable design. Watchtower is a member of the Green Building Initiative, a competitor to the US Green Building Council in the field of rating sustainably developed buildings. The site development and the major buildings on this property would be planned with a goal of achieving a rating of three Green Globes, which is equivalent to LEED Gold in the USGBC system of ratings.

Surface parking of approximately 100 automobile spaces and 12 buses will be provided for visitors to the facility. Resident parking for the approximate 600 vehicles would be in enclosed, multi-story garages to reduce parking area. Convenience parking will be distributed at key areas around the site. The total number of spaces could approach 800.

Utilities

The projections for water use would be approximately 70,000 gallons per day. Water would be supplied by the United Water plant that is encompassed by the site. This water use is achievable due to the water conservation measures typically included in facilities that meet the standards for highly sustainable design. Low and ultra-low flow fixtures and use of a central kitchen and laundry contribute to the water savings on a per/person basis.

Sewer use is anticipated to be 64,000 gallons per day, which is obtainable because of the conservation measures outlined above under water use. The water use is greater than the sewer use since not all water used is discharged to the sewer. Wastewater would be discharged through a new sewer collection system into the existing Blue Lake Sewage Treatment Plant situated below the IBM facility, which has more than sufficient capacity.

Electric to the site is to be provided by Con Edison. On-site emergency and load reduction generators will supplement the electric utility. Distribution to the main buildings would be via underground piping with transformers for each major building.

Storm water is to be handled with multiple systems. Pending input from the Planning Board, it is supposed that many of the roofs would be flat roofs. Water runoff would be controlled at the source either through vegetative roofs or on-roof detention. Secondly, rain gardens would be used extensively to reduce the amount of runoff from each structure. Finally, the remaining runoff would be handled by collecting the storm water through pipes to storm water detention basin systems. There is to be no increase in storm water discharge.

Services

Fire services are to be provided to the site by the Greenwood Lake Fire Department. There is also an inter-municipal agreement for first-response from the Tuxedo Fire Department. However, all multi-story buildings and other buildings that meet one of the NYS Building Code requirements for sprinklers will be fully sprinklered. Water reserve with sufficient storage to meet the flow requirements for the largest fire area will be provided at the necessary water pressure. Additionally, a loop hydrant system will be installed to allow for fire department connection for firefighting.

Where paved roads do not provide access to the major exposures of multi-story buildings subgrade reinforced pathways will be provided for this purpose designed to accept the loading of firefighting apparatus as well as hydraulic outriggers.

Since there are no occupants of school age there would not be a detrimental effect on the schools. On-site recreation facilities would be provided to minimize impact of the occupants on the recreation and related community facilities. As has been documented at similar facilities (outlined in Part D) there will be negligible impact on ambulance and police services. The applicant would contract with a local service to handle solid waste from the facility. On-site waste separation is an integral part of Watchtower's operation for recycling purposes.

Other

Based on traffic studies done at similar sites operated by Watchtower, the trip generation rates during the weekday peak AM hour are expected to be 11 entering and 17 exiting. Rates during weekday peak PM hour are expected to be 19 entering and 58 exiting.

The applicant is a tax-exempt religious organization. The impact to the schools would be neutral since there is no impact on the schools, nor would taxes be generated for the schools. The applicant has demonstrated a willingness to work to meet various needs of towns where similar facilities operate. Therefore it is anticipated that an acceptable solution can be worked out with the Town of Warwick if this development is permitted.

Free tours to the public are provided at the three facilities that are now in use by the Watchtower Society. Last year approximately 70,000 visitors visited the facilities. This tourism generates a significant income for nearby hotels, restaurants and other service providers. There will also be a positive financial impact from jobs created and materials purchased during construction and from services and materials purchased during general operation of the facility.

Part C – Table Comparing Existing Approval with Proposed Alternate

Site Considerations	Existing Approval	Proposed Alternate
Land		
Area of disturbance (Total)	102 acres	30 acres
Disturbance of slopes 15-25%	26 acres	2 acres
Disturbance of slopes >25%	5 acres	0.5 acres
Zoning and Planning		
Zoning	Requires Special Permit	Requires Special Permit
Planning	In general conformance	In general conformance
Buildings		
Total Floor Area (except parking)	705,645	940,000
Maximum Height	60 feet	<60 feet
Minimum distance to road	980 feet	250 feet
..Parking spaces	1350	800
Utilities		
Water	145,000 GPD	70,000 GPD
Sewer	130,000 GPD	64,000 GPD
Storm water	6 detention basins	5 detention basins
Services		
Fire	Greenwood Lake District	Greenwood Lake District
Schools	Marginal effect	No school-age children
Recreation and Cmnty. Svces.	Minimal effect	Minimal effect
Police	Minimal effect	Minimal effect
Ambulance	Minimal effect	Minimal effect
Other		
Total pk am/pm trips generated	292 in – 281 out	30 in – 75 out
Visual impact	Significant	Minor
Fiscal – School	Some impact	None
Fiscal - Services	Minimal	Minimal
Fiscal - County	None	None
Fiscal - Town	Moderately positive	Moderately positive

Part D - Similar Developments

Patterson, NY – Putnam County

The Watchtower Educational Center in Patterson, NY is staffed by Jehovah's Witnesses who are members of a special religious order and reside on site. They create text, art, and electronically recorded material for religious publications; provide administration of congregations in the United States, and train missionaries, special ministers, and religious administrators. Members of the Worldwide Order perform their duties full-time without compensation, have chosen to live either unmarried or married without children, and have taken a simple vow of obedience and poverty.

The property was purchased in 1987. Much of the presently developed portion was vacant former farmland. The portion presently used as a farm was a small working farm raising beef cattle. The Educational Center is concentrated on approximately 52 acres of a total of 678 acres owned by Watchtower. This contains several residential buildings that can accommodate approximately 1,550 students and residents. The occupants eat in the common dining room and other central services, such as laundry. Other structures include offices, classrooms, maintenance facilities, and an audio/video production building. In order to reduce the coverage of the facility, the Town of Patterson provided variances so that the residences and some of the other main buildings could be built to a height of five stories. In addition, the parcel contains a water and wastewater treatment plant and garages used to store and repair vehicles. All personnel who support the school and office functions, including maintenance, cleaning, housekeeping, and food service personnel, live at the facility. The facility generally operates from 8 AM to 5 PM, Monday through Friday and Saturday morning from 8 AM until noon. Tours of the WEC are available to the public during those times. Thousands of guests and visitors arrive annually to tour the facilities and see relatives or friends. Also east of NYS Route 22 is the Patterson Inn, a separate tax-paying facility, where overnight guests can be accommodated. The Patterson Inn is located on a 12.2-acre separate parcel that is comprised of seven individual two-story buildings.

The majority of the usable property owned by the applicant are west of NYS Route 22 continues in use as a farm for raising beef cattle. This property is also transected by a New York State Electric and Gas (NYSEG) easement for power lines. Other areas comprise garden plots used by WEC residents. Barns and other farm structures, which house approximately 80 cows, are located on the parcel near NYS Route 22. The parcel also contains five houses. Behind the farm structures are a softball field, soccer field, and volleyball court. The westernmost portion of this parcel is within the Great Swamp, a state-designated wetland. The third parcel west of NYS Route 22 is a 34-acre woodlot that is not contiguous with the rest of the WEC property. The undeveloped acreage is maintained as open space, woodland, orchards and farming operations. The overall property size as compared to the area developed for the educational center and related operations is shown by the photo inserted after Page 10.

HISTORY OF THE PERMITS AND VARIANCES

- November 20, 1986: A request for rezoning of a section of the tax map number 14.-1-53 from 'I' to 'R-80' was approved by the Town Board. This allowed the project site to be eligible for a special use permit as an "educational center."
- February 17, 1988: The Zoning Board of Appeals (ZBA) granted the following approvals:
 - **Special Use Permit** for the use of the property as an "educational center."
 - **Variance** pursuant to Section 254-17 of the Town Zoning Code stating that access may be provided from a common driveway.
 - **Variance** for building heights. The variance describes the specific buildings and the maximum height that was to be allowed. The variance was conditioned on the applicant receiving approvals from the Planning Board, the Patterson Fire Department, Town and State Fire Codes, and any other involved agency (that grants permits).

On December 6, 1989, the ZBA adopted a resolution acknowledging that the conditions previously established had been met and the variance was granted.

- **Variance** for parking space dimensions allowing reduction in the width of parking aisles.
- March 9, 1989: Site plan approval received from the Patterson Planning Board.

Since the establishment of the Watchtower Educational Center there has been positive economic growth in the small hamlet nearest to the facility, which is the hamlet of Patterson. A new supermarket, restaurant, and gas station have been built. A new Town Hall, Library and Fire Department have also been built.

References contacts for Patterson (Town of Patterson, NY):

Supervisor

Name: Michael Griffin

Phone: 845-878-6564

Town Planner

Name: Richard Williams

Phone: 845-878-6500



Patterson Property

Outline indicates area of buildings related to educational center, residences, services, maintenance and parking.

Wallkill, NY – Ulster County

In 1963, a farm was purchased to begin operation as Watchtower Farms, supplying agricultural products to the primary Watchtower facility in Brooklyn, New York. In 1970, due to changes and growth in printing, a printery was built. Over the years, the operation has been frequently updated in order to keep pace with improvements in printing and environmental technology. The modern printery has been a fixture of the Watchtower Farms operation for nearly 40 years. These activities directly support the religious and charitable purposes of the Watchtower as a domestic not-for-profit corporation in support of Jehovah's Witnesses. The Watchtower Farms Facility is staffed by adult Jehovah's Witnesses who are members of a religious order. The residents perform their duties full-time, have chosen to live either unmarried or married without children, and have taken a simple vow of obedience and poverty. The facility has clustered the more intensive uses and buildings in a campus-type environment that has helped to preserve the rural character of the community.

As noted above, this facility was not designed as a unit, but grew and changed over the years as the needs changed. The initial use as a large farm raising livestock, food for the livestock, and food for the Watchtower staff in Brooklyn required a large number of farm related buildings and operations such as a grain mill, and food preparation and warehousing buildings. These buildings covered a fairly large area. Later, as the facility was developed into a main printery, a more concentrated development of buildings was added to the existing landscape of farm buildings. As such the total developed area is approximately 100 acres of the 1141 acre property. The facility can accommodate approximately 1650 persons. A central dining room and kitchen, central laundry and other central services care for the needs of the occupants.

The residents are accommodated in five residence buildings. The first, somewhat isolated building was built as part of the original farm operation. The others were built over a period of thirty years to support the growing printing operations. Two printery buildings and a third Service building house the printing equipment, offices, as well as some of the maintenance support areas. Most of the services are distributed throughout the residence buildings, with the majority being associated with one central residence. Surface parking is provided for visitors, and some resident parking. The majority of the resident parking is provided for by two multi-level garages.

The initial residences and the Services building predate the local zoning. The present zone of the property is R-Ag-4. The printery and newer residences operate under a Special Permit. The largest portion of the acreage that is not developed is open space, woodland, orchards and farmland. The overall property size as compared to the area developed for the printery and related operations is shown in the sketch inserted after Page 12.

Since the establishment of the larger printing operations at the Wallkill facility there has been positive economic growth in the small hamlet nearest to the facility, which is Pine Bush. Pine Bush is not in the same Town or County, but it is the closest hamlet to the facility. A new supermarket, a hotel, and several restaurants have been built. A new Government Center has also been built.

Reference contacts for Wallkill (Town of Shawangunk, NY):

Supervisor

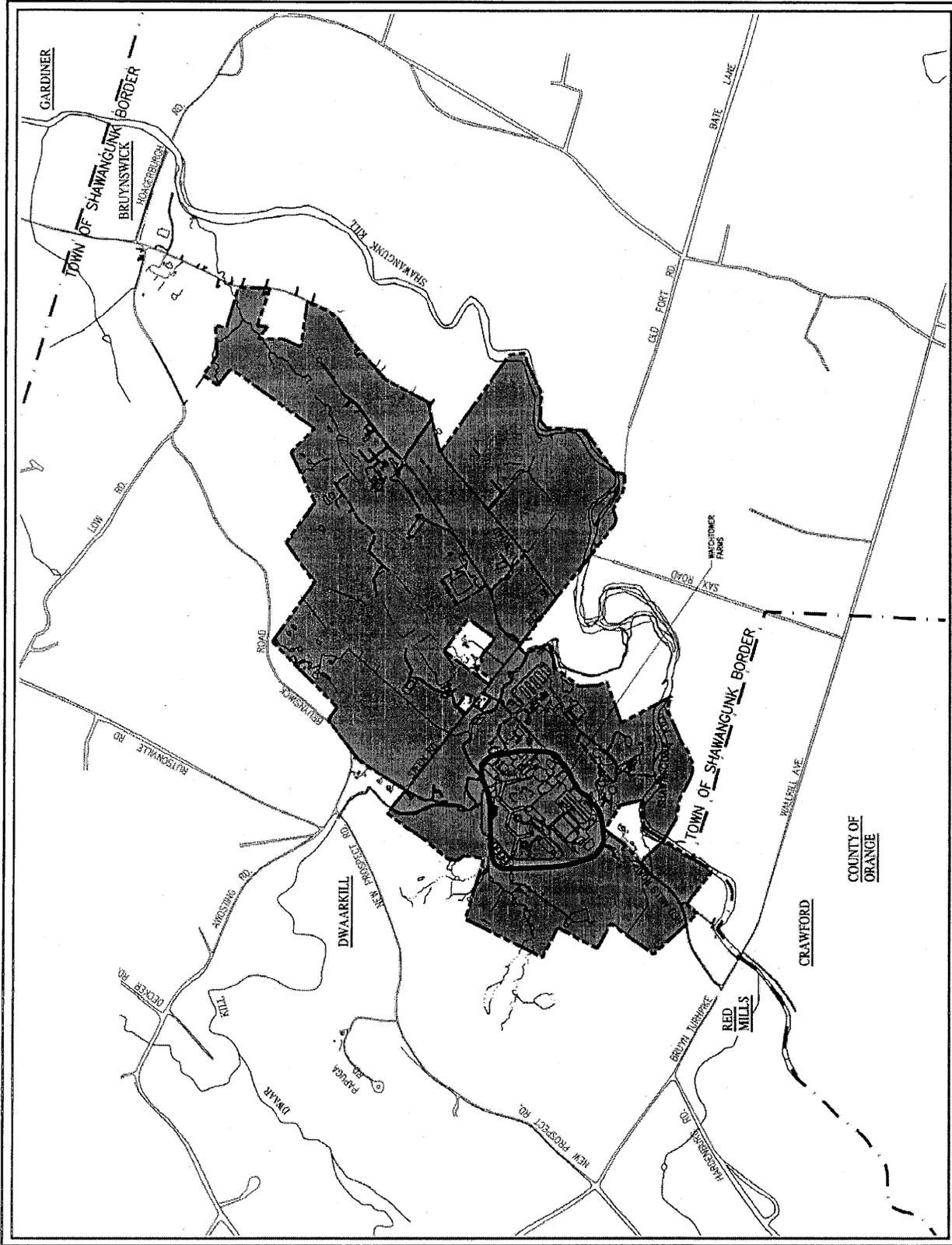
Name: John Valk Jr.

Phone: 845-895-2900

Planning Board Chairman

Name: Kris Pedersen

Phone: 845-895-33



Walkill Property

Outline indicates area of buildings related to printery, residences, services, maintenance and parking.

Kitchen/Dining Room Building

<u>Space/function</u>	<u>Area for 1,000</u>		<u>Remarks</u>
Kitchen/Dining Room	30,000		
Food Service Office	1,300		
Locker Rooms	1,300		
Public Toilet Rooms/Coatrooms	1,800		
Mechical Rooms/Chilled Water	1,000		
Home Overseers	1,750		
Bethel Office	6,263		
Finishes	700		
Conference Rooms	500		
Toilet Rooms/Coatrooms	400		
Sewing Department	2,000		
Mailing/Literature Pick-up	300		
Barber/Beauty Shops	1,000		
Subtotal Sq Ft	48,313		
Circulation 35%	16,910		
Total Sq Ft	65,223	Actual Sq Ft	66,168

Services Building

<u>Space/function</u>	<u>Area for 1,000</u>		
Infirmary	20,000		
Infirmary Services	2,000		
Optical	1,400		
Dental	3,000		
Chiropractor	800		
Furniture	2,000		
Dry Cleaning	1,800		
Laundry	7,500		
Building Services	2,500		
Dock/Recycling	2,300		
Shoe Shop	600		
Upholstery Shop	1,800		
Commissary	1,600		
Storage	5,000		
Support	1,900		
Subtotal Sq Ft	54,200		
Circulation 45%	24,390		
Total Sq Ft	78,590	Actual Sq Ft	83,308

Maintenance Departments

<u>Space/function</u>	<u>Area for 1,000</u>		
Office and Shop Spaces	61,000		
Support Spaces	11,250		
Subtotal Sq Ft	72,250		
Circulation 35%	25,288		
Total Sq Ft	97,538	Actual Sq Ft	97,948

Included in Veh/Maint Bldg;
Shop Spaces; 16500
Support Spaces; 200

Total Maint Depts = 120,083

Office Departments

<u>Space/function</u>	<u>Area for 1,000</u>		
Office Spaces and Expansion	107,400		
Support Spaces	12,150		
Subtotal Sq Ft	119,550		
Circulation 35%	41,843		
Total Sq Ft	161,393	Actual Sq Ft	177,900

Office bldg space = 85,863
Lobby bldg space = 12,853
AH bldg space = 79,184

Vehicle Services/Building Maintenance

<u>Space/function</u>	<u>Area for 1,000</u>		
Vehicle Maintenance	10,000		
Transportation Dept Spaces	3,800		
Literature Pick-up	1,500		
Vehicle Services Support Spaces	8,880		
Grounds Maintenance	2,000		
Exteriors	6,000		
Metals	5,000		
Structural/Civil	3,500		
Maintenance Support Spaces	550		
Subtotal Sq Ft	41,230		
Circulation 35%	14,431		
Total Sq Ft	55,661	Actual Sq Ft	56,846

Remarks**Residence Buildings**

<u>Space/function</u>	<u>Area for 1,000</u>		
Housing, Study, Association and Recreation Spaces	258,232		
Support Spaces	20,100		
Subtotal Sq Ft	278,332		
Circulation 45%	125,249		
Total Sq Ft	403,581	Actual Sq Ft	397,810

Residence 1; 86,090
 Residence 2; 88,440
 Residence 3; 103,450
 Residence 4; 119830

Main Lobby

<u>Space/function</u>	<u>Area for 1,000</u>		
Public Spaces with Support	6,565		
Subtotal Sq Ft	6,565		
Circulation 35%	2,298		
Total Sq Ft	8,863	Actual Sq Ft	8,848

Assembly Hall

<u>Space/function</u>	<u>Area for 1,000</u>		
Public Spaces with Support	20,400		
Subtotal Sq Ft	20,400		
Circulation 20%	4,080		
Total Sq Ft	24,480	Actual Sq Ft	24,480

Power House

<u>Space/function</u>	<u>Area for 1,000</u>		
Utility Spaces with Support	21,300		
Subtotal Sq Ft	21,300		
Circulation 25%	5,325		
Total Sq Ft	26,625	Actual Sq Ft	27,200

Parking Garages

<u>Space/function</u>	<u>Area for 1,000</u>		
Parking Spaces with Circulation	254,600		
Subtotal Sq Ft	254,600		
Circulation 15%	38,190		
Total Sq Ft	292,790	Actual Sq Ft	306,812

Maint. Bldg pkg = 209,636
 Office bldg pkg = 97,176

Site Areas

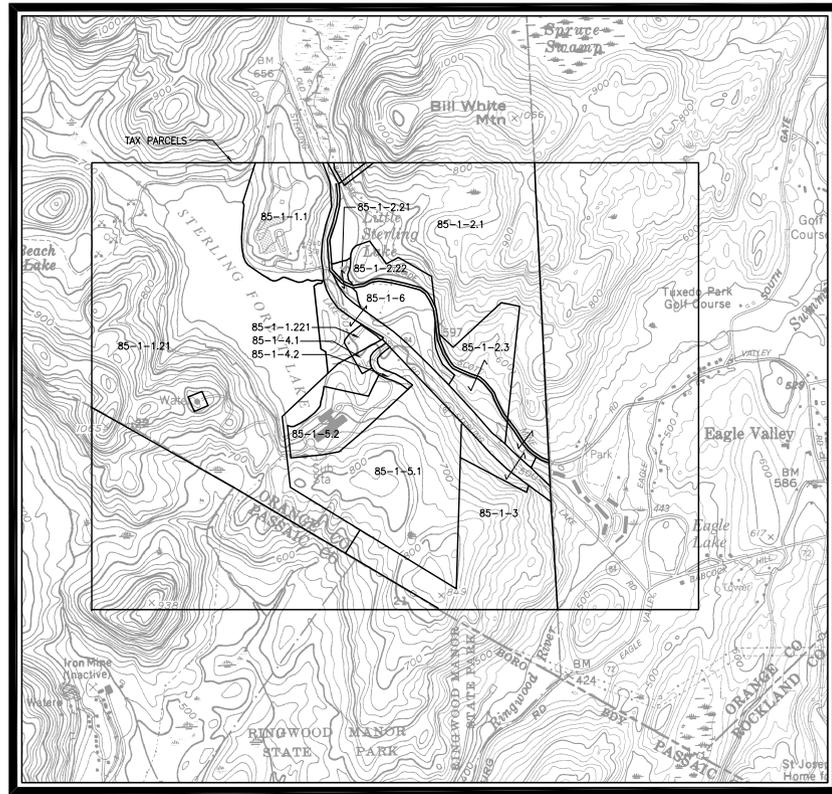
<u>Space/function</u>	<u>Area for 1,000</u>		
Utility Areas	23,000	Not figured	
Outdoor Recreation	170,000	111,087	
Outdoor Parking	83,500	101,545	
Total Sq Ft	276,500	Actual Sq Ft	212,632

Grand Totals 1,214,742 Actual Totals 1,247,320

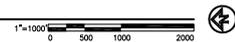
(Not including Site Areas)

WORLD HEADQUARTERS OF JEHOVAH'S WITNESSES

WARWICK, ORANGE COUNTY, NEW YORK



1 LOCATION PLAN



GENERAL NOTES

UTILITIES
ALL NEW UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.

LIGHTING
ALL OUTDOOR LIGHTS SHALL BE DESIGNED, LOCATED, INSTALLED, AND DIRECTED IN SUCH MANNER AS TO PREVENT OBJECTIONABLE LIGHT AT AND ACROSS THE PROPERTY LINES, AND TO PREVENT DIRECT GLARE AT ANY LOCATION ON OR OFF THE PROPERTY. THE PROHIBITIONS AND REQUIREMENTS LISTED IN SECTION 164-43.4 OF THE TOWN CODE SHALL APPLY TO ALL PROPOSED AND EXISTING OUTDOOR LIGHTING FIXTURES.

RIDGELINE OVERLAY NOTES
BEING THAT A PORTION OF THIS PROJECT IS LOCATED WITHIN THE RIDGELINE OVERLAY DISTRICT, IT IS SUBJECT TO THE REQUIREMENTS OF SECTION 164-47.1 OF THE TOWN CODE, SUMMARIZED BELOW:

1. PLACEMENT - CONSTRUCTED STRUCTURES SHALL NOT DIFFER MORE THAN 20 FEET IN ANY DIRECTION FROM THE APPROVED LOCATIONS.
2. HEIGHT RESTRICTIONS - STRUCTURE(S) WITH A BUILDING HEIGHT GREATER THAN 25 FEET SHALL NOT BE CONSTRUCTED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF WARWICK BUILDING DEPARTMENT BASED UPON A VISUAL ANALYSIS PRESENTED BY THE APPLICANT.
3. COLORS - STRUCTURES SHALL BLEND WITH THE NATURAL SURROUNDINGS.
4. VEGETATION - EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
5. LIGHTING - EXTERIOR LIGHTING SHALL BE CONTROLLED IN BOTH HEIGHT AND INTENSITY.
6. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE RIDGELINE OVERLAY DISTRICT WHERE WAIVERS HAVE NOT BEEN GRANTED.

PRIVATE ROAD NOTES
1. PRIVATE ROADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION A168 ATTACHMENT 2 (APPENDIX E) OF THE TOWN CODE.

2. NO CONSTRUCTION SHALL COMMENCE UNTIL THE PLANS HAVE BEEN SIGNED BY THE PLANNING BOARD CHAIRMAN AND THE SITE CONTRACTOR HAS ATTENDED A PRE-CONSTRUCTION MEETING WITH THE TOWN ENGINEER, PROVIDING A SCHEDULE FOR CONSTRUCTION. SCHEDULE MUST BE REGULARLY UPDATED AS CONSTRUCTION PROGRESSES.

3. NO BUILDING PERMITS SHALL BE ISSUED UNTIL THE PRIVATE ROAD AND DRAINAGE INFRASTRUCTURE IS CONSTRUCTED, IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND CERTIFIED AS COMPLETE BY THE TOWN ENGINEER.

A DECLARATION SETTING FORTH THIS PRIVATE ROAD NOTE AND THE PRIVATE ROAD AND DRAINAGE MAINTENANCE AGREEMENT HAS BEEN RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE IN LIBER XXXX AT PAGE XXX ON X/X/XXXX.

SIGNS
SIGNS SHALL NOT BE ERECTED UNTIL A SIGN PERMIT IS SUBMITTED AND APPROVED BY THE TOWN OF WARWICK BUILDING DEPARTMENT IN ACCORDANCE WITH SECTION 164-43.1 OF THE TOWN CODE.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
CONSISTENT WITH THE NYSDEC REQUIREMENTS FOR SPDES GENERAL PERMIT #07-02-01 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES, THE APPLICANT SHALL COMPLETE, SIGN AND SUBMIT TO THE TOWN OF WARWICK BUILDING INSPECTOR COPIES OF THE "MONTHLY SUMMARY OF SITE INSPECTION ACTIVITIES" AND "QUARTERLY SUMMARY OF SITE INSPECTION ACTIVITIES" REPORTS.

DRIVEWAY NOTES
1. DRIVEWAYS SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH SECTION A168-19 OF THE TOWN CODE.

2. DRIVEWAY GRADE FOR THE FIRST 25 FEET SHALL NOT EXCEED 8%.

3. THE DRIVEWAY SHALL BE PAVED IN ITS ENTIRETY.

4. ALL DRIVEWAYS OVER 1000 FEET IN LENGTH SHALL INSTALL DRIVEWAY MARKERS AS PRESCRIBED BY THE FIRE DEPARTMENT BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.

5. OCCUPANTS ARE AWARE THAT AMBULANCE, POLICE AND FIRE PROTECTION SERVICES MAY ENCOUNTER DIFFICULTY OR DELAY IN RESPONSE TO EMERGENCIES WHERE THE LENGTH OF THE DRIVE IS OVER 1000 FT OR THE GRADE IS GREATER THAN 10%.

ZONING NOTES

PROPERTY: FORMER KINGS COLLEGE FACILITY LOCATED ON 257 ACRES. 30 ACRES PROPOSED FOR DEVELOPMENT. PLAN WILL REQUIRE LOT MERGE FOR LOTS 85-1-5.1, 85-1-5.2, 85-1-4.1 AND 85-1-4.2.

LOCATION: LONG MEADOW ROAD (COUNTY ROUTE 84), WARWICK, NEW YORK

ZONING: LAND CONSERVATION (LC) DISTRICT. PRIVATELY OWNED LANDS WITHIN THE LC DISTRICT ARE SUBJECT TO THE REQUIREMENTS OF THE OI (OFFICE INDUSTRIAL PARK) AND CO (CONSERVATION) DISTRICTS.

BULK REGULATIONS:

Minimum Required	Proposed	
Lot area:	20 acres	257 acres
Front setback:	30 feet	30 ft minimum
Rear setback:	30 feet	30 ft minimum
Side setback:	30 feet	30 ft minimum
Maximum Required	Proposed	
Lot coverage:	None listed	2.5 percent
Building height:	None listed	60 feet maximum
Number of stories:	None listed	5 maximum
Impervious surfaces:	None listed	5.1 percent
Area of disturbance:	None listed	11.6 percent

DRAWING INDEX

A-1	PROJECT COVER SHEET
A-2	COMPOSITE PRELIMINARY SITE PLAN
A-3	PARTIAL PRELIMINARY SITE PLAN
A-4	PARTIAL PRELIMINARY SITE PLAN
A-5	PARTIAL PRELIMINARY SITE PLAN
1 OF 2	BOUNDARY SURVEY
2 OF 2	BOUNDARY SURVEY

APPROVED FOR FILING:

OWNER _____ DATE _____

APPROVED AS A FINAL PLAT BY A RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WARWICK ON:

CHAIRMAN _____ DATE _____



1 COMPOSITE PRELIMINARY SITE PLAN



WATCHTOWER
 LANDSCAPE ARCHITECTURE
 1000 WEST 10TH STREET
 ROCKLAND COUNTY, NY 10986
 TEL: (845) 964-4800
 FAX: (845) 964-5651
 www.watchtower.com

ISSUE DATE: 12 AUG 08
 DRAWN BY: JMT

257 ACRES TOTAL
 ALL IN LC ZONE

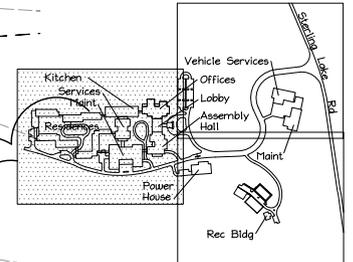
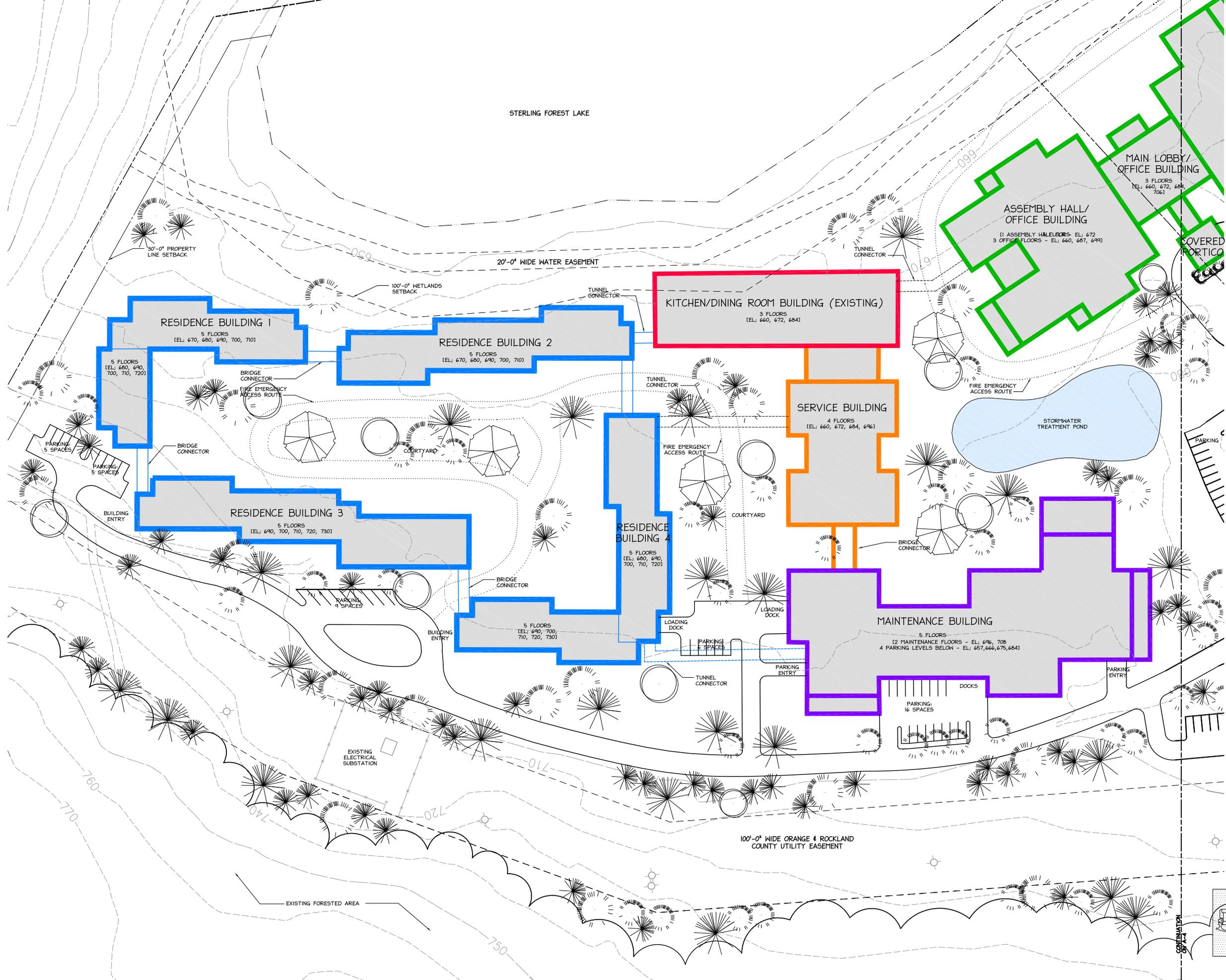
COMPOSITE PRELIMINARY SITE PLAN
WORLD HEADQUARTERS OF JEHOVAH'S WITNESSES
 MARBLE, ORANGE COUNTY, NY

PROJECT TITLE

PROJECT No.
 CS000492

SHEET No.
 A-2

FILE PATH: \\Bentley\projects\services\cs000492\Blue_Lake\PROJECT STUDIES\1.0 Pre-Design\1.3 Feasibility Studies\Architectural\PRELIMINARY SITE PLAN.L2 AUG 09.DWG
 PLOT DATE: 11 AUG 09



1 PARTIAL PRELIMINARY SITE PLAN

1:40
 0 1.25 2.5 5

NOT FOR CONSTRUCTION

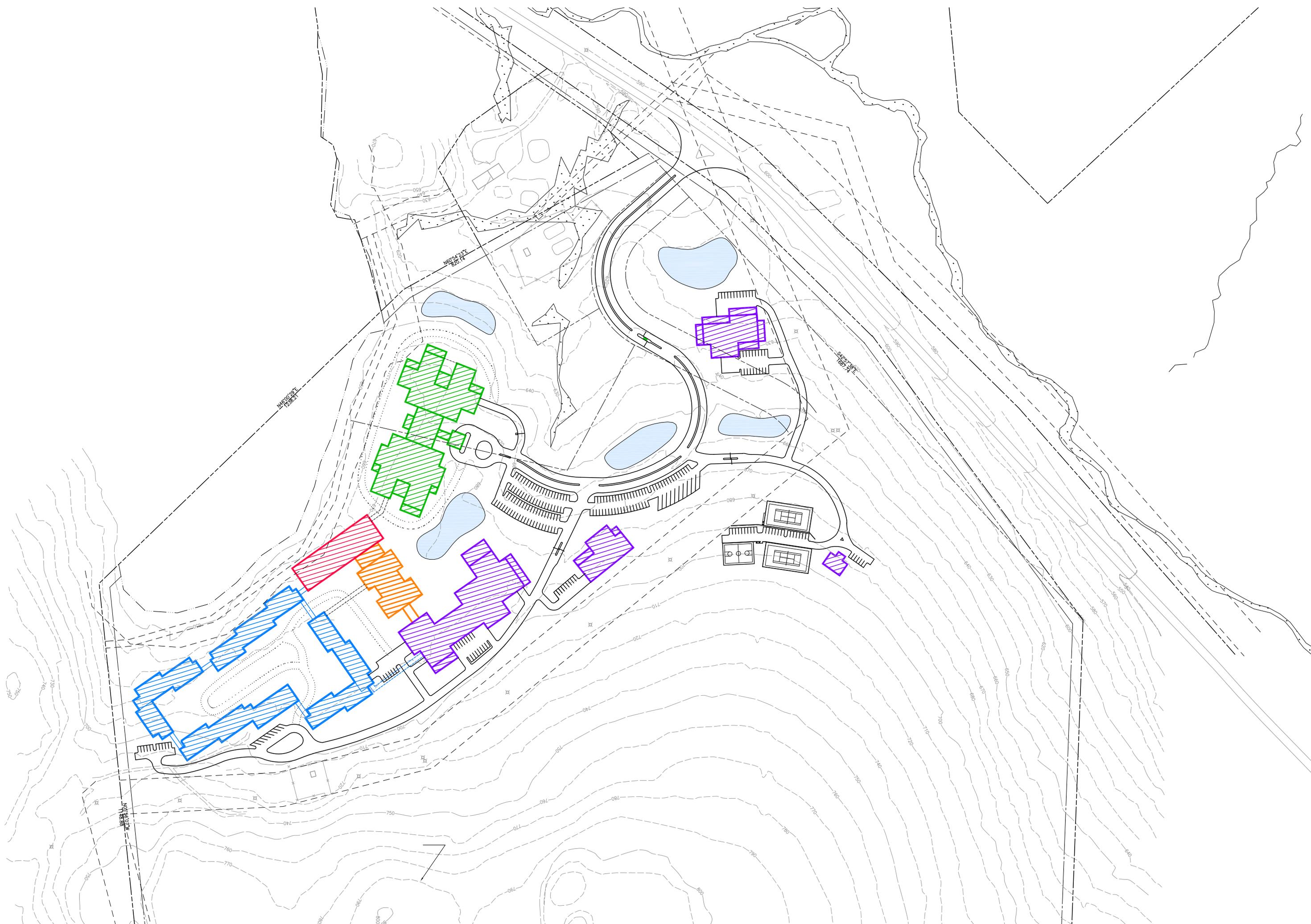
WATCHTOWER
 25 COLUMBIA HEIGHTS
 BROADWAY, 11th FLOOR
 FALLS CHURCH, VA 22034
 TEL: (703) 890-8901
 FAX: (703) 890-8901
 WWW.WATCHTOWER.COM

ISSUE DATE: 12 AUG 09
 DRAWN BY: KTY/AV

267 ACRES TOTAL
FULL IN T.C. ZONE

PARTIAL PRELIMINARY SITE PLAN
WORLD HEADQUARTERS OF JEHOVAH'S WITNESSES
 WASHINGTON, GEORGIA COUNTY, GEORGIA

PROJECT TITLE: PROJECT No. CS000492
 SHEET No. A-3



Appendix A-4

ATTN: TED + Bob Pollock
Re: Watchtower

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 3
21 South Putt Corners Road, New Paltz, New York 12561-1620
Phone: (845) 256-3054 FAX: (845) 255-4659
Website: www.dec.ny.gov



Alexander B. Grannis
Commissioner

November 30, 2009

MS. Connie Sardo
TOWN OF WARWICK PLANNING BOARD
132 KINGS HIGHWAY
WARWICK, NY 10990

RECEIVED
DEC 02 2009

Re: WORLW HEADQUARTERS FOR JEHOVAH'S WITNESSES TOWN OF WARWICK
Project: RELIGIOUS ADMINISTRATIVE CAMPUIS
Town: WARWICK County: DRANGE

Dear MS. SARDO

We have reviewed the SEQR lead agency coordination request for the above referenced project which our office received on September 2, 2009.

Department Jurisdiction

Based upon our review of the circulated documents, it appears that the project will require the Department permits that are indicated below by a checked box:

- Article 15, Protection of Waters:** For physical disturbance to the bed or banks of a protected stream, excavation or fill within a navigable waterbody, or repair/construction of a dam (see enclosed map).
STERLING FOREST LAKE NJ-13-2 P1021C CLASS A
- Article 24, Freshwater Wetlands:** For physical disturbance proposed within or near State-designated Freshwater Wetland _____, or its 100-foot adjacent area (see enclosed map). If the project sponsors have not already done so, they should contact the Department to have the wetland boundary field inspected and validated by DEC staff, as noted in the enclosed sheet entitled "Delineating and Surveying Freshwater Wetland Boundaries". The applicant will be required by DEC to demonstrate that the project meets the permit issuance standards contained in the Freshwater Wetland Permit Requirements Regulations (6 NYCRR Part 663.5; copy available upon request or on-line at "<http://www.dec.ny.gov/regs/4613.html>").
- Compliance with the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities (GP-0-08-001):** For proposed disturbance of 5000 square feet or more of land within the NYC Department of Environmental Protection East of Hudson Watershed or for proposed disturbance of 1 acre or more of land outside the NYC DEP Watershed. If this site is within an MS4 area (Municipal Separate Storm Sewer System), the SWPPP must be reviewed and accepted by the municipality and the MS-4 Acceptance Form must be submitted to the Department. If the site is not within an MS4 area and other DEC permits are required, the sponsor must provide two copies of the required Stormwater Pollution Prevention Plan (SWPPP) with their permit application for DEC review and approval. Other permits will not be issued until the SWPPP is approved. Authorization for coverage under the SPDES General Permit is not granted until the Department issues any other necessary DEC permits.
- Other:** private inholding by Sterling Forest State Park
- Other:** POSSIBLE CORP. WETLANDS

By copy of this letter, we are advising project representatives of the potential need for these permits. It is possible that the New York State Department of Environmental Conservation permit requirements noted above may change based upon additional information received or as project modifications occur.

Additional Comments

In addition to the permit requirements noted above, the resources that are indicated below by a checked box should be evaluated during the review of this project under SEQR:

Threatened & Endangered Species: According to Department records, the following state-listed threatened or endangered species has(have) been recorded within or near the project site:

Species: Timber Rattlesnake NYS Status:

Threatened

Species: Eastern Small-footed Myotis NYS Status:

Special concern

The potential impacts of the proposed project on this (these) species should be fully evaluated during the review of the project pursuant to SEQR. In addition, project modifications may be needed to adequately mitigate any potential impacts identified. For further guidance on this matter, please contact the undersigned analyst.

Cultural Resources: We have reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation. These records indicate that the project is located within an area considered to be sensitive with regard to archaeological resources. Therefore, the DEC review of the project will require preparation of a cultural resources assessment and the review of the New York State Office of Parks, Recreation and Historic Preservation. Sterling Forest State Park

Other: _____

In addition to transmitting the above comments, this letter also serves to confirm that we have no objection to your board/agency assuming lead agency status for this project.

Questions pertaining to the Department's jurisdiction or related matters should be directed to the undersigned analyst assigned to the project. Please refer to the DEC project number identified above in all correspondence to the Department. Thank you.

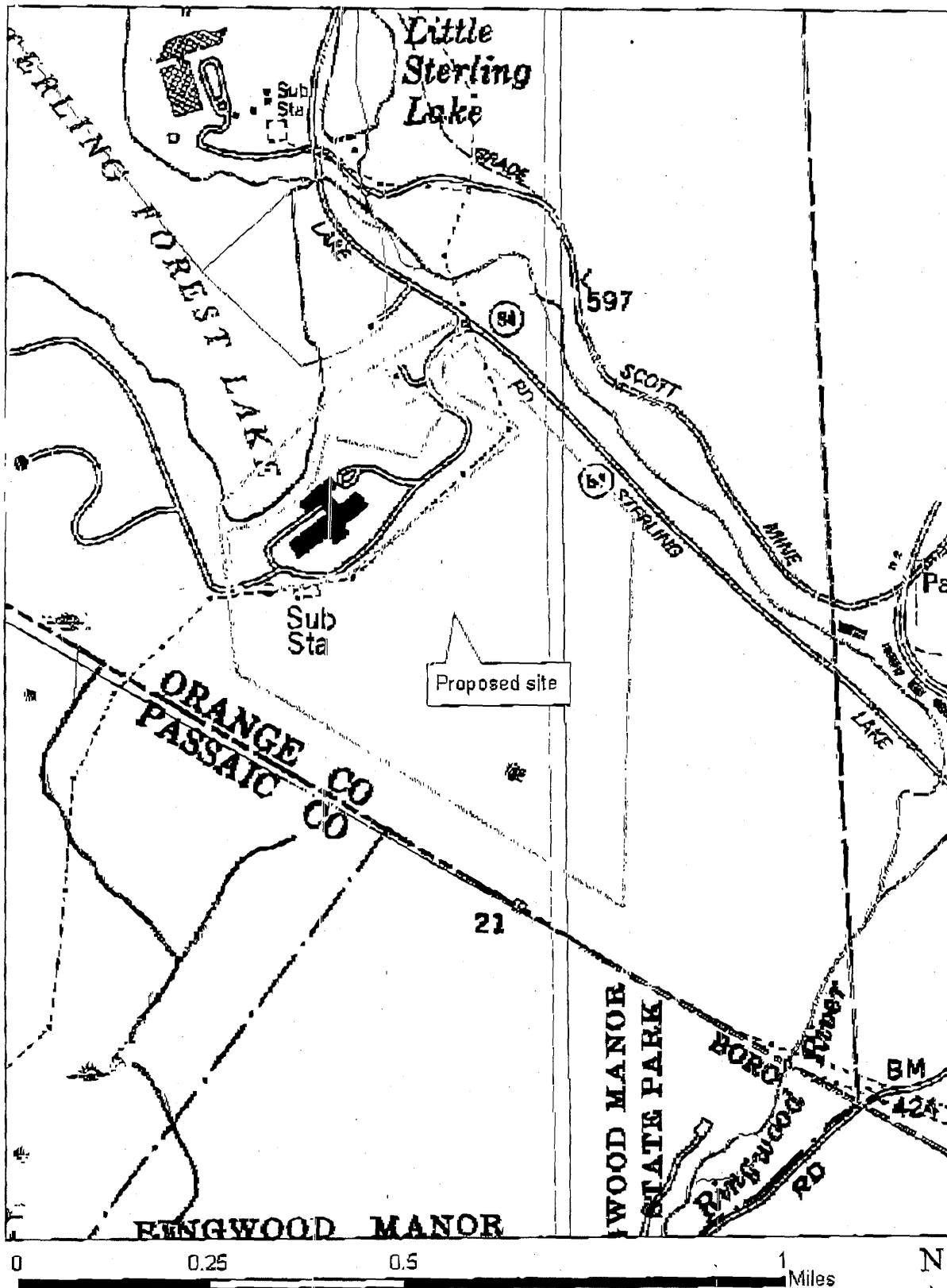
Sincerely,

Rebecca Crist MC

Environmental Analyst
Division of Environmental Permits
(845) 256- 3014

Enclosures as Indicated MAP
cc Project Sponsor (w/enclosures):

World Headquarters for Jehovah's Witnesses Town of Warwick, Orange County



Map by M. Sheehan
 NYS DEC - Division of Environmental Permits
 For Reference Only

Appendix A-5



DEPARTMENT OF THE ARMY
NEW YORK DISTRICT, CORPS OF ENGINEERS
JACOB K. JAVITS FEDERAL BUILDING
NEW YORK, N.Y. 10278-0090

REPLY TO
ATTENTION OF:
CENAN-OP-RE

DATE: **SEP 21 2010**

SUBJECT: Permit Application File Number **NAN-2010-01081-ESO**
by Watchtower Bible and Tract Society of New York, Inc.

MEMORANDUM FOR: Watchtower Bible and Tract Society of New York,
Inc., Attn: Robert May, 900 Red Mills Rd, Wallkill, NY 12589

This office has received your application for a Department of the Army permit; and in accordance with Title 33 of the Code of Federal Regulations Part 325.2(a) (1) it has been assigned the 18-character application file number shown above. To avoid misfiled and lost correspondence, please put this unique 18-character application number on all correspondence, (mail, fax, and e-mail) regarding this application.

2. Your application file is assigned to application reviewer / project manager: Ahmed Soliman 917-790- 8518
Our facsimile machine number is 212-264-4260.

3. In accordance with Title 33 of the Code of Federal Regulations Part 325.2, within fifteen business days of the date of this acknowledgement memorandum, you, or your permit application agent, should be receiving via facsimile machine correspondence specifying what additional items or information, if any, must be submitted to the application reviewer in order for this office to find your permit application "complete for Federal processing".

4. The Corps of Engineers strives to make a final permit application decision as soon as reasonably possible. For example, for non-controversial individual Standard Permit applications, the USACE National Performance goal is to make that decision within 120 calendar days of our receipt of the final item or information which makes the specific permit application file "complete for Federal processing".

5. You are advised not to undertake any activity in regulated waters and/or wetlands of the United States until after you have received the required Department of the Army permit.

EASTERN PERMITS
REGULATORY BRANCH

Copy furnished to:

Watchtower Bible &
Tract Society of New York, Inc.
Attn: Robert May
Fax: 845-744-9892

REQUEST FOR A JURISDICTIONAL DETERMINATION

For:

WATERS OF THE UNITED STATES

Submitted for:

Section 85, Block 1 (Lots 4.1, 4.2, 5.1 and 5.2)
Town of Warwick, Orange County, New York

Submitted by:

**WATCHTOWER BIBLE AND TRACT SOCIETY
OF NEW YORK, INC.**

900 Red Mills Road
Wallkill, New York 12589-3223

PS&S
integrating design & engineering

67B Mountain Boulevard Extension
Warren, Somerset County, New Jersey



67B Mountain Boulevard Extension
P.O. Box 4039
Warren, NJ 07059
Tel 732.560.9700

September 3, 2010
03171.004.010

US Army Corps of Engineers,
Attention: Regulatory Branch – New York District
Room 1937
26 Federal Plaza
New York, NY 10278-0090

Re: Request for Jurisdictional Determination for
Waters of the United States
Section 85, Block 1 (Lots 4.1, 4.2, 5.1 and 5.2)
Town of Warwick, Orange County, New York

On behalf of the Watchtower Bible and Tract Society of New York, Inc. (the Applicant), Paulus, Sokolowski and Sartor, LLC (PS&S) is submitting this Request for a Jurisdictional Determination (JD) for Waters of the United States. The Applicant is seeking verification of the location of waters of the United States including Federally regulated wetlands a portion of Section 85 Block 1 (Lots 4.1, 4.2, 5.1 and 5.2) in the Township of Warwick (Town of Warwick), Orange County, New York. The total size of the property is 257 acre and the total area of the JD is approximately 70.26 acres. This Request for JD includes the information required on the “CHECKLIST ON INFORMATION TO INCLUDE WITH REQUESTS FOR JURISDICTIONAL DETERMINATIONS (JD)”, presented below:

1. Property Ownership Information

Section 85 Block 1, Lots 4.1, 4.2, 5.1 and 5.2

Watchtower Bible and Tract Society of New York, Inc.
900 Red Mills Road
Wallkill, NY 12589-3223

Contact: Robert S. May
Number: 845-744-9878

2. Applicant

Watchtower Bible and Tract Society of New York, Inc.
900 Red Mills Road
Wallkill, NY 12589-3223

Contact: Robert S. May
Number: 845-744-9878

3. Authorization to access property

Representatives of the US Army Corps of Engineers, New York District, are authorized to access the subject property (Warwick Township property) to assess the jurisdictional waters of the United States boundary, as shown on the Wetland Survey attached to this document. The US Army Corps of Engineers representatives are requested to contact Brian Kirkpatrick of PS&S (phone number 732-584-0436) prior to the site visit in order for providing adequate security notice for site representatives:

Authorized by:

Robert S. May, Watchtower Purchasing
900 Red Mills Road
Wallkill, NY 12589-3223
Direct Tele: 845.744.9878
Main Tele: 845.744.6000 ext 40736
Direct Fax: 845.744.9892

4. Wetland Delineation

The waters of the United States were delineated on the site by:

Brian Kirkpatrick, Senior Associate
Paulus, Sokolowski, and Sartor, LLC
67B Mountain Boulevard Ext.
Warren, New Jersey 07059

The qualifications of the wetland delineator are attached to this document (Attachment A).

5. Location Map

A USGS topographic map showing the project site is included (Attachment B, Project Maps).

6. Purpose

The Applicant seeks to confirm the extent of waters of the United States on a 70.26 acre portion of the subject property.

7. Delineation Report:

a. Maps

A USGS Site Location map, DEC Wetlands map, County Soil Survey map, and a National Wetlands Inventory map can be located in Attachment B.

b. Land Use

The project site is located within the Township of Warwick (Town of Warwick). Past land use of this site includes Kings College, deciduous forest and reservoir. This was up until the 1960's. Kings College is currently vacant and the current owner is preparing the site for future development.

c. Watershed Information

The site contains unnamed tributaries and an impoundment of the Ringwood River. The total drainage area of the Ringwood River is approximately 46.6 square kilometers. The weighted mean annual precipitation for the site is 1,272.7811 mm per year. The source is the *National Hydrography Dataset Plus, 2005*. Areas bounded by flags 1201 through 1216 and EWC-1 through EWC-36 identify ephemeral watercourses that are supported primarily by stormwater runoff after precipitation or snowmelt. These ephemeral watercourses have contributory drainage areas of less than 1 square kilometer and are not Waters of the United States.

d. Tributary Connections

The entire site drains to the Sterling Lake (an impoundment of the Ringwood River) and the Ringwood River. The Ringwood River is ultimately a tributary of the Passaic River. Two ephemeral watercourse were observed onsite that appear to periodically fill from runoff after large storm events

e. Potential Pollutants

No known pollutants were found on site. Based on the potential pollutants found on site the sand filter beds were removed as a precaution.

f. Potential habitat for species

The site contains habitat for a variety of terrestrial and aquatic wildlife typical of the Highlands region of New York State. No Federally listed threatened or endangered species are known to occur on the site.

g. Justification for "Isolated" or non-jurisdictional determination

None of the wetlands or open waters on the site is isolated.

h. Vegetative Cover Type

Dominant wetland plant communities on the site include:

- Palustrine forested, broad leaf deciduous (PF01);

- Palustrine open water (POW);
- Palustrine scrub/shrub (PSS1);
- Lacustrine, limnetic open waters (L1OW)

Wetland Line 01 and 02 - Palustrine forested wetland (PF01) located south of the existing buildings. It is dominated by spice bush (*Lindera benzoin*), sensitive fern (*Onoclea sensibilis*) and red maple (*Acer rubrum*). This wetland originates from a storm sewer pipe under the parking area. The northern portion of this ditch which is relatively steep does not have hydric soils and is not identified as wetlands. As the terrain becomes more level, wetland vegetation and hydric soils define the narrow wetland channel which flows toward the abandoned treatment facility. This wetland area ends at a culvert under the access road to the existing wastewater treatment facility.

Immediately south of the access road wetland lines 03 and 04 originate. This area is a palustrine emergent wetland (PEM), which is dominated by jewel weed (*Impatiens capensis*), cattail (*Typha latifolia*), purple loosestrife (*Lythrum salicaria*), tear-thumb (*Polygonum sagittatum*) and nut sedge (*Cyperus esculentus*). Water from this wetland area flows into a small basin dominated by common reed (*Phragmites australis*) and then flows east onto property owned by the water authority. Wetland line 05 connects the off property boundary of the wetland with wetland line 04 completing the wetland polygon.

Wetland lines 06 and 07 are a continuation of the off site wetlands. These are PF01 wetlands which follow the small stream bed to a culvert under Sterling Forest Road. Wetland area 08 is located between the water authority access road and the AT&T access road. This wetland area was ponded in the spring as is a vernal pond. Vegetation within the wetland area includes jewel weed, spicebush, skunk cabbage (*Symplocarpus foetidus*) and sensitive fern.

Wetland area 09 defines the edge of Sterling Forest Lake and is waters of the United States. Wetland areas 10 and 11 originate at the base of the earthen dam as a small creek and flow into the property owned by the water company. This small creek connects to wetland area 03 and 05 and 06 and 07 at property boundaries. Vegetation within these wetlands includes skunk cabbage, jewel weed and spicebush. Wetlands and open waters bounded by the 0100 through 1100 flag series are waters of the United States

Areas bounded by flags 1201 through 1216 and EWC-1 through EWC-36 identify ephemeral watercourses that are supported primarily by stormwater runoff after precipitation or snowmelt. These ephemeral watercourses are not Waters of the United States. Vegetation in these areas is similar to the adjacent uplands.

i. Wetland Delineation Forms

Wetland delineation forms are provided in Attachment C.

j. Photographs

Photographs illustrating the site and representative of the vegetative cover types are presented in Attachment D

8. Survey of Delineation

A topographic property boundary survey of the site illustrating the delineated wetland is provided as Wetland Location Plan (Attachment E).

a. Title Block and Surveyor Information

Title block information, drawing date, scale reference, north arrow, topographic contours and licensed surveyor stamp are provided on the Wetland Location Plan.

b. Boundary Lines

Boundary lines of the project site are indicated on the Wetland Location Plan.

c. Delineation Flags

Numbered wetland delineation flags indicating the wetland/upland boundary corresponding to the flagging placed on the delineated boundary are shown on the Wetland Location Plan.

d. Wetland Acreage

The site contains 6.218 acres of wetlands and other waters of the United States. A table summarizing acreage of wetlands and waters of the United States on the site is presented on the Wetland Location Plan (Attachment E).

We trust that the enclosed information will enable the Corps to process this request for a JD. Please contact the undersigned should you require additional information, or to schedule an inspection of the delineated waters of the United States.

Very truly yours,

PAULUS, SOKOLOWSKI AND SARTOR, LLC



Brian Kirkpatrick
Senior Associate

ATTACHMENT A

Qualifications of Wetland Delineator

Brian Kirkpatrick

Senior Associate, Environmental Project Manager

Mr. Kirkpatrick is a Senior Associate and Wetlands Specialist in the Environmental Permitting and Compliance Division of the Environmental Department at Paulus, Sokolowski and Sartor (PS&S). He is responsible for the preparation of various state and federal environmental permits such as those required under the U.S. Army Corps of Engineers Section 404 Program, New Jersey Freshwater Wetlands Protection Act Rules, CAFRA, Waterfront Development and Stream Encroachment.

With 20 years of professional experience Mr. Kirkpatrick is PS&S' senior wetlands scientist and wildlife biologist. He is responsible for completing wetlands delineations, threatened and endangered species habitat evaluations and identification of critical habitats. Mr. Kirkpatrick is also responsible for design and implementation of wetlands and habitat restoration plans and monitoring construction activities on a variety of projects throughout the Northeast.

REPRESENTATIVE EXPERIENCE:

Town of Westport, MA: Wetlands delineation for a Town owned site evaluated for re-development.

Greenwood Lake Turnpike - County of Passaic, NJ: Responsible for monitoring construction activities impacts to adjacent threatened and endangered species. Prepared wetlands mitigation plans and stream relocation plans. Monitored construction activities and reviewed contractor submittals to ensure environmental plans and specifications were implemented appropriately.

Pennsauken Waterfront Redevelopment Projects: Mr. Kirkpatrick prepared threatened and endangered species surveys for the redevelopment of this large waterfront Brownfield, as well as provided wetland delineation services and the preparation of state and federal permits. Mr. Kirkpatrick also prepared a wetland mitigation proposal for the site to be implemented concurrently with remediation and construction.

KeySpan Corporation – Suffolk County, NY: A Gas Transmission Main Reinforcement Project from Brookhaven and Riverhead. The document evaluated the environmental impacts for five alternatives along an 8.5-mile corridor within the Pine Barrens. Mr. Kirkpatrick conducted threatened and endangered species identification and delineation, wetland delineation and other terrestrial and aquatic resource identification for the preparation of a SEQR EAF, DEIS and FEIS.

Honeywell International – East Rutherford, NJ: Obtained State and Federal approvals for redevelopment of a former "superfund" site.

NJ Turnpike Authority Secaucus Interchange: Performed Wetlands Functional Analysis and designed Conceptual Wetlands Mitigation Plan.

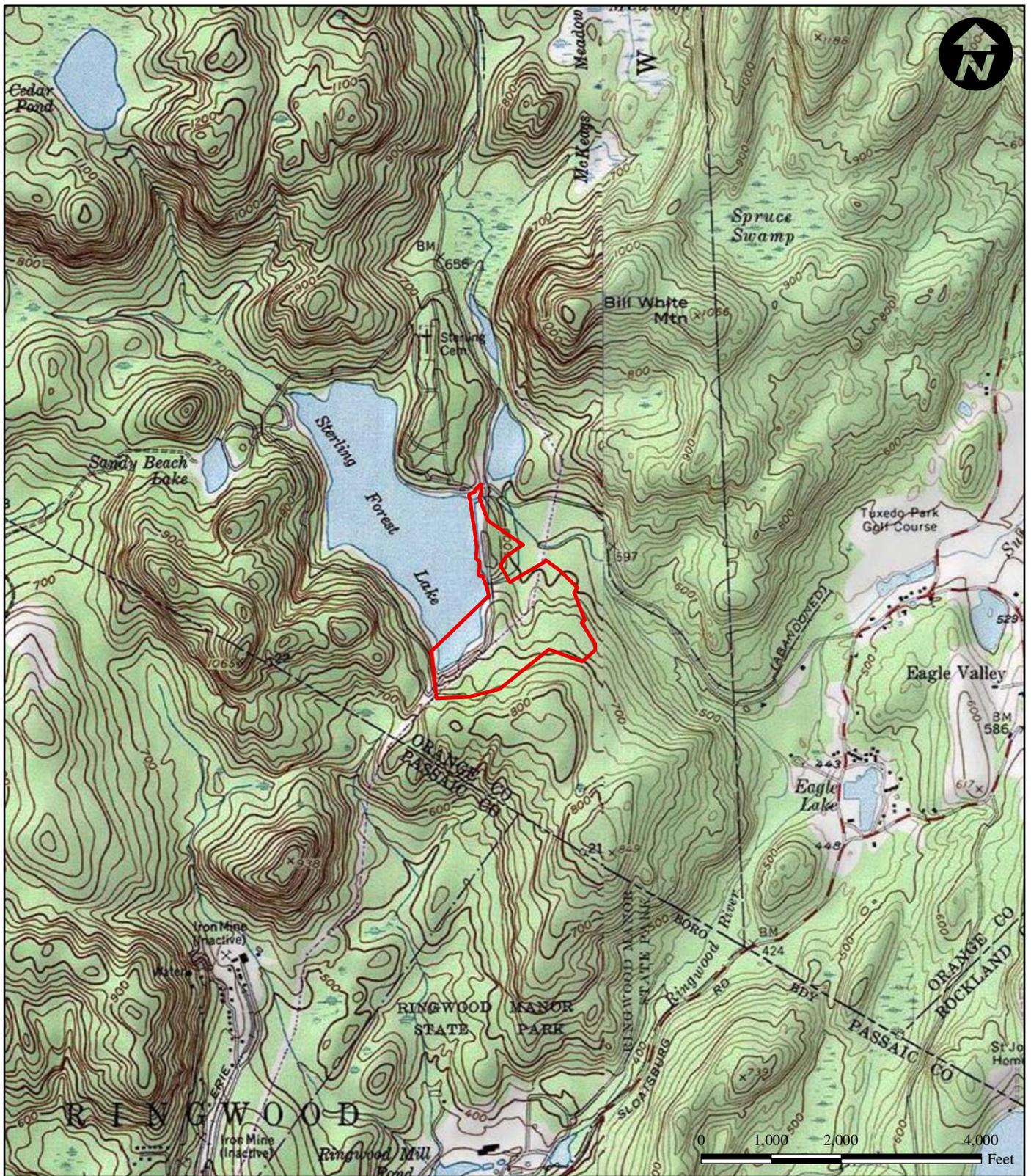


Education:

West Virginia University-
B.S. Wildlife Resources/1986
Rutgers University– continuing education courses:
wetlands creation and analysis

ATTACHMENT B

Project Maps



Legend

 Project Boundary

Source:
 Project Boundary from plan by PS&S Survey
 entitled "Wetland Survey Parcel B4 and Part
 of Parcel A-13", dated 6/4/2010.
 USGS Topographic Map
 7.5 Minute Series
 Greenwood Lake, 1961
 Sloatsburg, 1961
 STATE PLANE COORDINATES
 E 559682
 N 847414

USGS SITE LOCATION MAP
 World Headquarters for Jehova's Witnesses
 Warwick Property
 Township of Warwick, Orange County, New York



Drawn By: EB

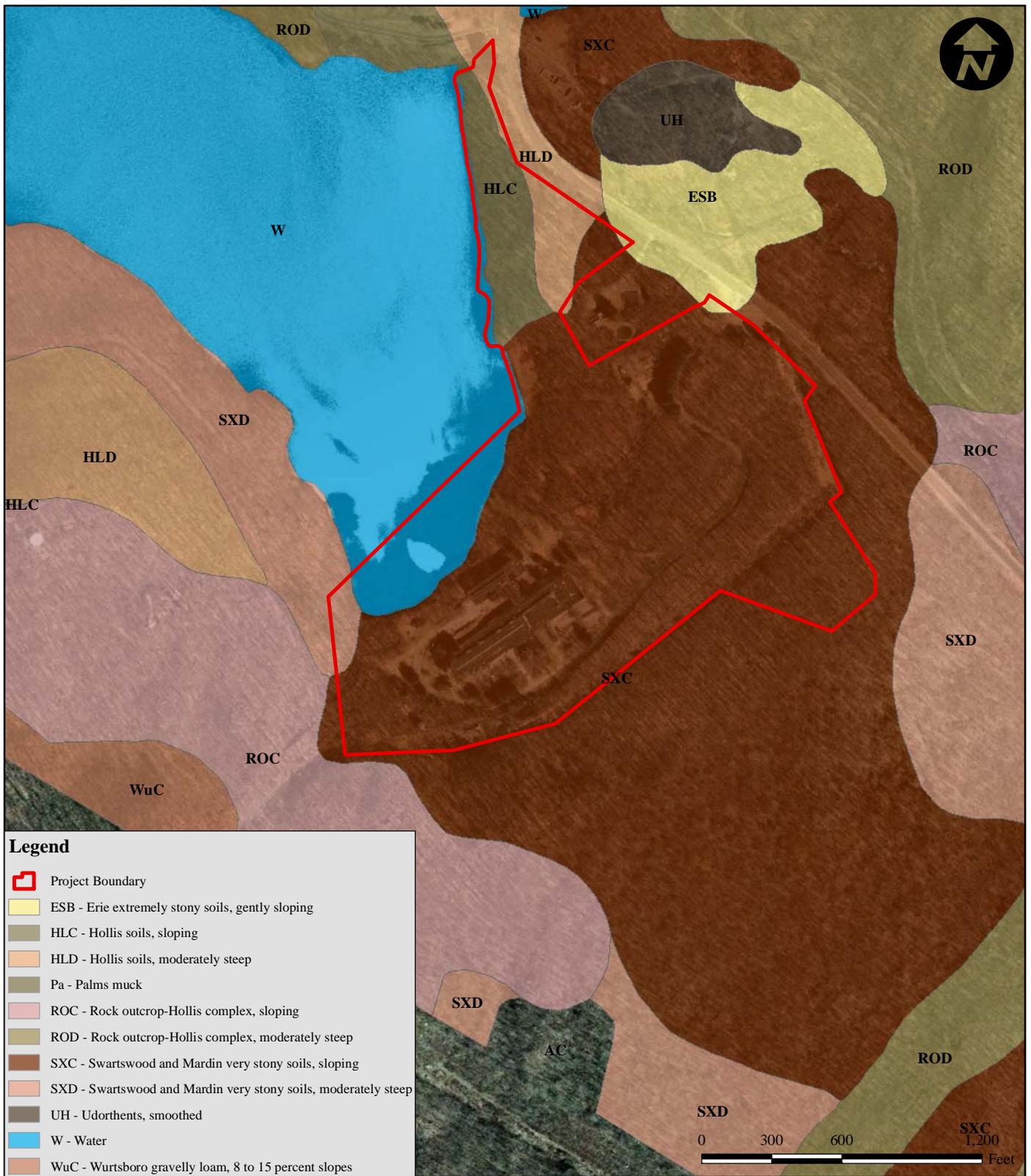
Scale: 1" = 2,000'

Project No. 02400.244.010

Chk'd By: HL

Date: 7/30/2010

Figure No. 1



Legend

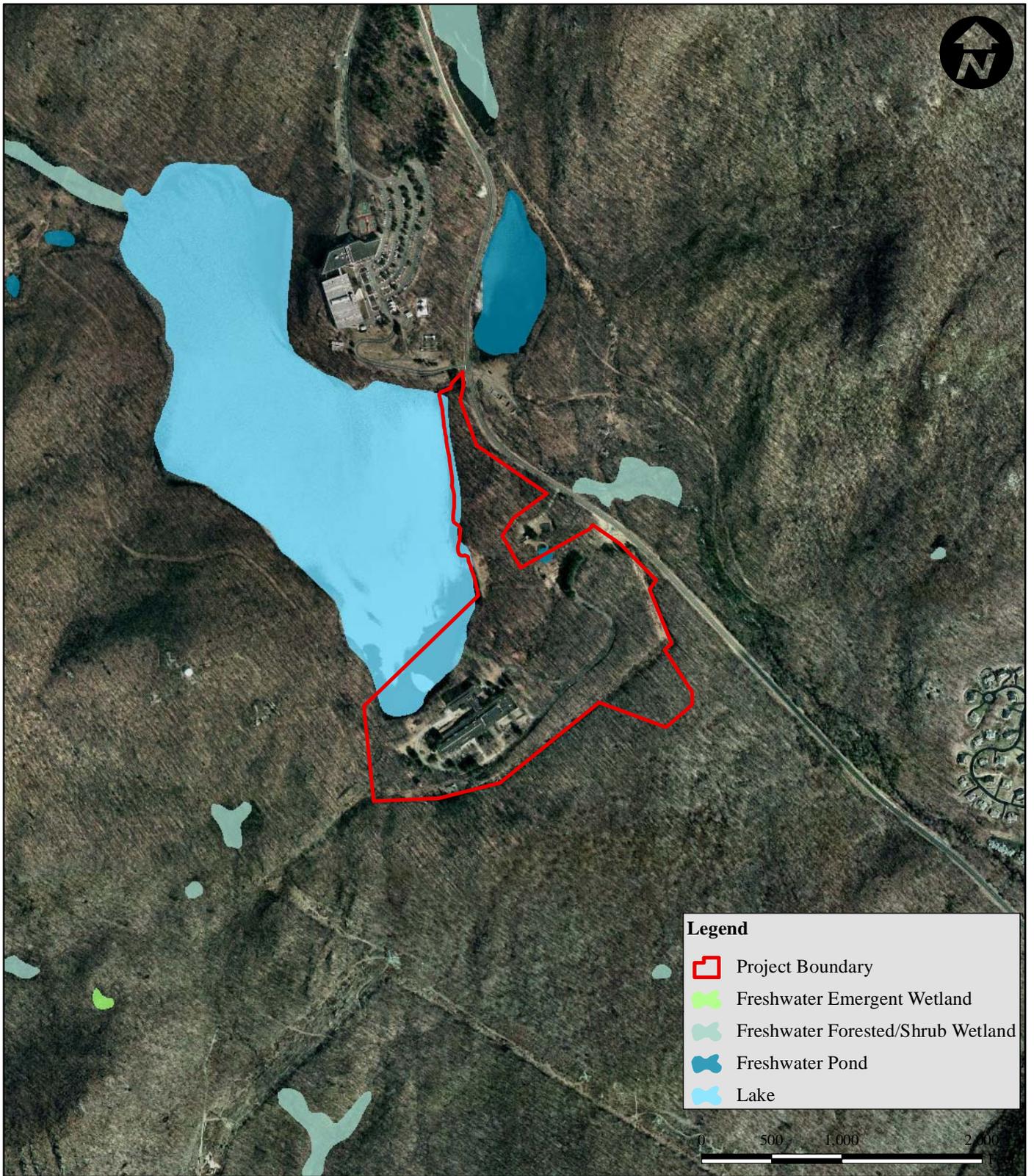
	Project Boundary
	ESB - Erie extremely stony soils, gently sloping
	HLC - Hollis soils, sloping
	HLD - Hollis soils, moderately steep
	Pa - Palms muck
	ROC - Rock outcrop-Hollis complex, sloping
	ROD - Rock outcrop-Hollis complex, moderately steep
	SXC - Swartswood and Mardin very stony soils, sloping
	SXD - Swartswood and Mardin very stony soils, moderately steep
	UH - Udorthents, smoothed
	W - Water
	WuC - Wurtsboro gravelly loam, 8 to 15 percent slopes

SOILS MAP
 World Headquarters for Jehova's Witnesses
 Warwick Property
 Township of Warwick, Orange County, New York



Source:
 Project Boundary from plan by PS&S Survey
 entitled "Wetland Survey Parcel B4 and Part
 of Parcel A-13", dated 6/4/2010.
 U.S. Department of Agriculture, Natural
 Resources Conservation Service, 2006.

Drawn By: EB	Scale: 1" = 600'	Project No. 02400.244.010
Chk'd By: HL	Date: 7/30/2010	Figure No.



Legend

-  Project Boundary
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake



NATIONAL WETLANDS INVENTORY MAP
 World Headquarters for Jehova's Witnesses
 Warwick Property
 Township of Warwick, Orange County, New York



Source:
 Project Boundary from plan by PS&S Survey
 entitled "Wetland Survey Parcel B4 and Part
 of Parcel A-13", dated 6/4/2010.
 U.S. Fish and Wildlife Service, 2009.

Drawn By: EB	Scale: 1" = 1,000'	Project No. 03423.006.050
Chk'd By: HL	Date: 7/30/2010	Figure No.

ATTACHMENT C

Wetland Delineation Forms

**DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetland Delineation Manual)**

Project/Site: Section 85, Block 1, Lots 4.1, 4.2, 51., and 5.2 Applicant/Owner: Watchtower Bible and Tract Society of New York, Inc. Investigator: Brian Kirkpatrick	Date: March 24, 2010 County: Orange State: NY
Do Normal Circumstances exist on the site? Yes Is the site significantly disturbed (Atypical Situation)? No Is the area a potential Problem Area? No (If needed, explain in the Wetland Determination remarks section.)	Community ID: Transect ID: Plot ID: 0115 UPL

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Cornus amomum</i>	Shrub	FACW	9.		
2. <i>Celastrus orbiculatus</i>	Vine	UPL	10.		
3.			11.		
4.			12.		
5.			13.		
6.			14.		
7.			15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC⁻): 100

Remarks:

HYDROLOGY

<p><input type="checkbox"/> Recorded Data (Describe in Remarks):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <p><input type="checkbox"/> No Recorded Data Available</p> <p>Field Observations:</p> <p>Depth of Surface Water: <input style="width: 50px;" type="text"/> inches</p> <p>Depth to Free Water in Pit: <input style="width: 50px;" type="text"/> inches</p> <p>Depth to Saturated Soil: <input style="width: 50px;" type="text" value=">18"/> inches</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <p>Secondary Indicators (2 or more required):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Oxidized Root Channels in Upper 12inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<p>Remarks:</p>	

**DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetland Delineation Manual)**

Project/Site: Section 85, Block 1, Lots 4.1, 4.2, 51., and 5.2 Applicant/Owner: Watchtower Bible and Tract Society of New York, Inc. Investigator: Brian Kirkpatrick	Date: March 24, 2010 County: Orange State: NY
Do Normal Circumstances exist on the site? Yes Is the site significantly disturbed (Atypical Situation)? No Is the area a potential Problem Area? No (If needed, explain in the Wetland Determination remarks section.)	Community ID: Transect ID: Plot ID: 0115 WET

VEGETATION

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1. <i>Cornus amomum</i>	Shrub	FACW	9.		
2.			10.		
3.			11.		
4.			12.		
5.			13.		
6.			14.		
7.			15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC): 100

Remarks:

HYDROLOGY

<p><input type="checkbox"/> Recorded Data (Describe in Remarks):</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other </div> <p><input type="checkbox"/> No Recorded Data Available</p> <p>Field Observations:</p> <p style="margin-left: 20px;">Depth of Surface Water: <input type="text"/> inches</p> <p style="margin-left: 20px;">Depth to Free Water in Pit: <input type="text"/> inches</p> <p style="margin-left: 20px;">Depth to Saturated Soil: <input type="text" value="12"/> inches</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Inundated <input checked="" type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands </div> <p>Secondary Indicators (2 or more required):</p> <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks) </div>
<p>Remarks:</p> <p>Saturated to surface</p>	

**DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetland Delineation Manual)**

Project/Site: Section 85, Block 1, Lots 4.1, 4.2, 51., and 5.2 Applicant/Owner: Watchtower Bible and Tract Society of New York, Inc. Investigator: Brian Kirkpatrick	Date: March 24, 2010 County: Orange State: NY
Do Normal Circumstances exist on the site? Yes Is the site significantly disturbed (Atypical Situation)? No Is the area a potential Problem Area? No (If needed, explain in the Wetland Determination remarks section.)	Community ID: Transect ID: Plot ID: 0215 UPL

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Acer rubrum</i>	Tree	FAC	9.		
2. <i>Fraxinus americana</i>	Tree	FACU	10.		
3. <i>Rosa multiflora</i>	Shrub	FACU	11.		
4. <i>Cornus amomum</i>	Shrub	FACW	12.		
5. <i>Celastrus orbiculatus</i>	Vine	UPL	13.		
6.			14.		
7.			15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC⁻): 100

Remarks:

HYDROLOGY

<p><input type="checkbox"/> Recorded Data (Describe in Remarks):</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other </div> <p><input type="checkbox"/> No Recorded Data Available</p> <p>Field Observations:</p> <p style="margin-left: 20px;">Depth of Surface Water: <input style="width: 50px;" type="text"/> inches</p> <p style="margin-left: 20px;">Depth to Free Water in Pit: <input style="width: 50px;" type="text"/> inches</p> <p style="margin-left: 20px;">Depth to Saturated Soil: <input style="width: 50px;" type="text" value=">12"/> inches</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands </div> <p>Secondary Indicators (2 or more required):</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Oxidized Root Channels in Upper 12inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks) </div>
<p>Remarks:</p>	

**DATA FORM
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Project/Site: Section 85, Block 1, Lots 4.1, 4.2, 51., and 5.2 Applicant/Owner: Watchtower Bible and Tract Society of New York, Inc. Investigator: Brian Kirkpatrick	Date: March 24, 2010 County: Orange State: NY
Do Normal Circumstances exist on the site? Yes Is the site significantly disturbed (Atypical Situation)? No Is the area a potential Problem Area? No (If needed, explain in the Wetland Determination remarks section.)	Community ID: Transect ID: Plot ID: 0215 WET

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Cornus amomum</i>	Shrub	FACW	9.		
2.			10.		
3.			11.		
4.			12.		
5.			13.		
6.			14.		
7.			15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC⁻): 100

Remarks:

HYDROLOGY

<p><input type="checkbox"/> Recorded Data (Describe in Remarks):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <p><input type="checkbox"/> No Recorded Data Available</p> <p>Field Observations:</p> <p>Depth of Surface Water: <input type="text"/> inches</p> <p>Depth to Free Water in Pit: <input type="text"/> inches</p> <p>Depth to Saturated Soil: <input type="text" value="12"/> inches</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Inundated <input checked="" type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <p>Secondary Indicators (2 or more required):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<p>Remarks:</p> <p>Saturated to surface</p>	

**DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetland Delineation Manual)**

Project/Site: Section 85, Block 1, Lots 4.1, 4.2, 51., and 5.2 Applicant/Owner: Watchtower Bible and Tract Society of New York, Inc. Investigator: Brian Kirkpatrick	Date: March 24, 2010 County: Orange State: NY
Do Normal Circumstances exist on the site? Yes Is the site significantly disturbed (Atypical Situation)? No Is the area a potential Problem Area? No (If needed, explain in the Wetland Determination remarks section.)	Community ID: Transect ID: Plot ID: 0617 UPL

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Rosa multiflora</i>	Shrub	FACU	9.		
2. <i>Crataegus douglasii</i>	Shrub	FAC	10.		
3. <i>Celastrus orbiculatus</i>	Vine	UPL	11.		
4. <i>Lonicera japonica</i>	Vine	FAC-	12.		
5. <i>Dichanthelium clandestinum</i>	Herb	FAC+	13.		
6.			14.		
7.			15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC⁺): 100

Remarks:

HYDROLOGY

Recorded Data (Describe in Remarks):

- Stream, Lake, or Tide Gauge
- Aerial Photographs
- Other

No Recorded Data Available

Field Observations:

Depth of Surface Water: inches

Depth to Free Water in Pit: inches

Depth to Saturated Soil: inches

Wetland Hydrology Indicators:

Primary Indicators:

- Inundated
- Saturated in Upper 12 inches
- Water Marks
- Drift Lines
- Sediment Deposits
- Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):

- Oxidized Root Channels in Upper 12 inches
- Water-Stained Leaves
- Local Soil Survey Data
- FAC-Neutral Test
- Other (Explain in Remarks)

Remarks:

SOILS

Map Unit Name(Series and Phase): SXC			Drainage Class:		
Soil Taxonomy (Subgroup):			Field Observations: Confirm Mapped Type?		No Yes X
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-12					Organic
12+		10YR 4/4			Sandy/gravelly Loam
Hydric Soil Indicators:					
<input type="checkbox"/>	Histosol		<input type="checkbox"/>	Concretions	
<input type="checkbox"/>	Histic Epipedon		<input type="checkbox"/>	High Organic Content in Surface Layer in Sandy Soils	
<input type="checkbox"/>	Sulfidic Odor		<input type="checkbox"/>	Organic Streaking in Sandy Soils	
<input type="checkbox"/>	Aquic Moisture Regime		<input type="checkbox"/>	Listed on Local Hydric Soils List	
<input type="checkbox"/>	Reducing Conditions		<input type="checkbox"/>	Listed on National Hydric Soils List	
<input type="checkbox"/>	Gleyed or Low-Chroma Colors		<input type="checkbox"/>	Other (Explain in Remarks)	
Remarks:					

WETLAND DETERMINATION

Hydrophytic Vegetation Present? No Wetland Hydrology Present? No Hydric Soils Present? No	Is this Sampling Point Within a Wetland? No
Remarks:	

**DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetland Delineation Manual)**

Project/Site: Section 85, Block 1, Lots 4.1, 4.2, 51., and 5.2 Applicant/Owner: Watchtower Bible and Tract Society of New York, Inc. Investigator: Brian Kirkpatrick	Date: March 24, 2010 County: Orange State: NY
Do Normal Circumstances exist on the site? Yes Is the site significantly disturbed (Atypical Situation)? No Is the area a potential Problem Area? No (If needed, explain in the Wetland Determination remarks section.)	Community ID: Transect ID: Plot ID: 0617 WET

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Ulmus rubra</i>	Shrub	FAC	9.		
2. <i>Salix nigra</i>	Shrub	FACW+	10.		
3. <i>Lindera benzoin</i>	Shrub	FACW-	11.		
4. <i>Onoclea sensibilis</i>	Herb	FACW	12.		
5. <i>Cuscuta gronovii</i>	Herb	OBL	13.		
6.			14.		
7.			15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-): 100

Remarks:

HYDROLOGY

<p> <input type="checkbox"/> Recorded Data (Describe in Remarks): <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input type="checkbox"/> No Recorded Data Available </p> <p>Field Observations:</p> <p>Depth of Surface Water: <input type="text"/> inches</p> <p>Depth to Free Water in Pit: <input type="text"/> inches</p> <p>Depth to Saturated Soil: <input type="text" value="12"/> inches</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <p><input type="checkbox"/> Inundated</p> <p><input checked="" type="checkbox"/> Saturated in Upper 12 inches</p> <p><input type="checkbox"/> Water Marks</p> <p><input type="checkbox"/> Drift Lines</p> <p><input type="checkbox"/> Sediment Deposits</p> <p><input type="checkbox"/> Drainage Patterns in Wetlands</p> <p>Secondary Indicators (2 or more required):</p> <p><input checked="" type="checkbox"/> Oxidized Root Channels in Upper 12 inches</p> <p><input type="checkbox"/> Water-Stained Leaves</p> <p><input type="checkbox"/> Local Soil Survey Data</p> <p><input type="checkbox"/> FAC-Neutral Test</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
Remarks:	

SOILS

Map Unit Name(Series and Phase): SXC			Drainage Class:		
Soil Taxonomy (Subgroup):			Field Observations: Confirm Mapped Type?		No Yes X
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-12		10YR 4/2	7.5YR 4/6		
Hydric Soil Indicators:					
<input type="checkbox"/>	Histosol		<input type="checkbox"/>	Concretions	
<input type="checkbox"/>	Histic Epipedon		<input type="checkbox"/>	High Organic Content in Surface Layer in Sandy Soils	
<input type="checkbox"/>	Sulfidic Odor		<input type="checkbox"/>	Organic Streaking in Sandy Soils	
<input type="checkbox"/>	Aquic Moisture Regime		<input type="checkbox"/>	Listed on Local Hydric Soils List	
<input checked="" type="checkbox"/>	Reducing Conditions		<input type="checkbox"/>	Listed on National Hydric Soils List	
<input checked="" type="checkbox"/>	Gleyed or Low-Chroma Colors		<input type="checkbox"/>	Other (Explain in Remarks)	
Remarks:					

WETLAND DETERMINATION

Hydrophytic Vegetation Present? Yes Wetland Hydrology Present? Yes Hydric Soils Present? Yes	Is this Sampling Point Within a Wetland? Yes
Remarks:	

**DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetland Delineation Manual)**

Project/Site: Section 85, Block 1, Lots 4.1, 4.2, 51., and 5.2 Applicant/Owner: Watchtower Bible and Tract Society of New York, Inc. Investigator: Brian Kirkpatrick	Date: March 24, 2010 County: Orange State: NY
Do Normal Circumstances exist on the site? Yes Is the site significantly disturbed (Atypical Situation)? No Is the area a potential Problem Area? No (If needed, explain in the Wetland Determination remarks section.)	Community ID: Transect ID: Plot ID: 0302 UPL

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Panicum rigidulum</i>	Herb.	FACW+	9.		
2. <i>Rosa multiflora</i>	Shrub	FACU	10.		
3. <i>Phragmites australis</i>	Shrub	FACU	11.		
4.			12.		
5.			13.		
6.			14.		
7.			15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC⁻): 100

Remarks:

HYDROLOGY

<p><input type="checkbox"/> Recorded Data (Describe in Remarks):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <p><input type="checkbox"/> No Recorded Data Available</p> <p>Field Observations:</p> <p>Depth of Surface Water: <input style="width: 50px;" type="text"/> inches</p> <p>Depth to Free Water in Pit: <input style="width: 50px;" type="text"/> inches</p> <p>Depth to Saturated Soil: <input style="width: 50px;" type="text" value=">18"/> inches</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <p>Secondary Indicators (2 or more required):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Oxidized Root Channels in Upper 12inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<p>Remarks:</p>	

**DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetland Delineation Manual)**

Project/Site: Section 85, Block 1, Lots 4.1, 4.2, 51., and 5.2 Applicant/Owner: Watchtower Bible and Tract Society of New York, Inc. Investigator: Brian Kirkpatrick	Date: March 24, 2010 County: Orange State: NY
Do Normal Circumstances exist on the site? Yes Is the site significantly disturbed (Atypical Situation)? No Is the area a potential Problem Area? No (If needed, explain in the Wetland Determination remarks section.)	Community ID: Transect ID: Plot ID: 0302W

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Phragmites australis</i>	Herb.	FACW	9.		
2.			10.		
3.			11.		
4.			12.		
5.			13.		
6.			14.		
7.			15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC~): 100

Remarks:

HYDROLOGY

<p><input type="checkbox"/> Recorded Data (Describe in Remarks):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <p><input type="checkbox"/> No Recorded Data Available</p> <p>Field Observations:</p> <p>Depth of Surface Water: <input style="width: 50px; text-align: center;" type="text" value="< 1"/> inches</p> <p>Depth to Free Water in Pit: <input style="width: 50px;" type="text"/> inches</p> <p>Depth to Saturated Soil: <input style="width: 50px; text-align: center;" type="text" value="< 1"/> inches</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Inundated <input checked="" type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <p>Secondary Indicators (2 or more required):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Oxidized Root Channels in Upper 12inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<p>Remarks:</p> <p>Saturated to surface</p>	

SOILS

Map Unit Name(Series and Phase): SXC			Drainage Class:				
Soil Taxonomy (Subgroup):			Field Observations: Confirm Mapped Type?		No Yes X		
Profile Description:							
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.		
0-6	O				Organic		
6-12	A	10 YR 2/1			Muck		
<p>Hydric Soil Indicators:</p> <table style="width:100%; border: none;"> <tr> <td style="width:50%; vertical-align: top;"> <input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input checked="" type="checkbox"/> Gleyed or Low-Chroma Colors </td> <td style="width:50%; vertical-align: top;"> <input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks) </td> </tr> </table>						<input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input checked="" type="checkbox"/> Gleyed or Low-Chroma Colors	<input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input checked="" type="checkbox"/> Gleyed or Low-Chroma Colors	<input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)						
Remarks:							

WETLAND DETERMINATION

Hydrophytic Vegetation Present? Yes Wetland Hydrology Present? Yes Hydric Soils Present? Yes	Is this Sampling Point Within a Wetland? Yes
Remarks:	

**DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetland Delineation Manual)**

Project/Site: Section 85, Block 1, Lots 4.1, 4.2, 51., and 5.2 Applicant/Owner: Watchtower Bible and Tract Society of New York, Inc. Investigator: Brian Kirkpatrick	Date: March 24, 2010 County: Orange State: NY
Do Normal Circumstances exist on the site? Yes Is the site significantly disturbed (Atypical Situation)? No Is the area a potential Problem Area? No (If needed, explain in the Wetland Determination remarks section.)	Community ID: Transect ID: Plot ID: 0402 UPL

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Pinus strobus</i>	Tree	FACU	9.		
2. <i>Fraxinus americana</i>	Shrub	FACU	10.		
3. <i>Acer rubrum</i>	Shrub	FAC	11.		
4. <i>Rosa multiflora</i>	Shrub	FACU	12.		
5. <i>Solidago spp.</i>	Herb	FACU	13.		
6.			14.		
7.			15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC⁻): 100

Remarks:

HYDROLOGY

<p><input type="checkbox"/> Recorded Data (Describe in Remarks):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <p><input type="checkbox"/> No Recorded Data Available</p> <p>Field Observations:</p> <p>Depth of Surface Water: <input type="text"/> inches</p> <p>Depth to Free Water in Pit: <input type="text"/> inches</p> <p>Depth to Saturated Soil: <input type="text" value=">18"/> inches</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands <p>Secondary Indicators (2 or more required):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
<p>Remarks:</p>	

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetland Delineation Manual)

Project/Site: Section 85, Block 1, Lots 4.1, 4.2, 51., and 5.2 Applicant/Owner: Watchtower Bible and Tract Society of New York, Inc. Investigator: Brian Kirkpatrick	Date: March 24, 2010 County: Orange State: NY
Do Normal Circumstances exist on the site? Yes Is the site significantly disturbed (Atypical Situation)? No Is the area a potential Problem Area? No (If needed, explain in the Wetland Determination remarks section.)	Community ID: Transect ID: Plot ID: 0825 WET

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Acer rubrum</i>	Tree	FAC	9.		
2. <i>Lindera benzoin</i>	Shrub	FACW -	10.		
3.			11.		
4.			12.		
5.			13.		
6.			14.		
7.			15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC): 100

Remarks:

HYDROLOGY

<p><input type="checkbox"/> Recorded Data (Describe in Remarks):</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other </div> <p><input type="checkbox"/> No Recorded Data Available</p> <p>Field Observations:</p> <p style="margin-left: 20px;">Depth of Surface Water: <input type="text"/> inches</p> <p style="margin-left: 20px;">Depth to Free Water in Pit: <input type="text"/> inches</p> <p style="margin-left: 20px;">Depth to Saturated Soil: <input type="text" value="12"/> inches</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Inundated <input checked="" type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands </div> <p>Secondary Indicators (2 or more required):</p> <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks) </div>
<p>Remarks:</p> <p>Saturated to surface</p>	

**DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetland Delineation Manual)**

Project/Site: Section 85, Block 1, Lots 4.1, 4.2, 51., and 5.2 Applicant/Owner: Watchtower Bible and Tract Society of New York, Inc. Investigator: Brian Kirkpatrick	Date: March 24, 2010 County: Orange State: NY
Do Normal Circumstances exist on the site? Yes Is the site significantly disturbed (Atypical Situation)? No Is the area a potential Problem Area? No (If needed, explain in the Wetland Determination remarks section.)	Community ID: Transect ID: Plot ID: 1104 WET-See Photo#3

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. <i>Acer rubrum</i>	Tree	FAC	9.		
2. <i>Ulmus rubra</i>	Tree	FAC	10.		
3. <i>Lindera benzoin</i>	Shrub	FACW -	11.		
4.			12.		
5.			13.		
6.			14.		
7.			15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC): 100

Remarks:

HYDROLOGY

<p><input type="checkbox"/> Recorded Data (Describe in Remarks):</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other </div> <p><input type="checkbox"/> No Recorded Data Available</p> <p>Field Observations:</p> <p style="margin-left: 20px;">Depth of Surface Water: <input type="text"/> inches</p> <p style="margin-left: 20px;">Depth to Free Water in Pit: <input type="text"/> inches</p> <p style="margin-left: 20px;">Depth to Saturated Soil: <input type="text" value="12"/> inches</p>	<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators:</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Inundated <input checked="" type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands </div> <p>Secondary Indicators (2 or more required):</p> <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks) </div>
<p>Remarks:</p>	

ATTACHMENT D

Photographs



Photograph Number 1 – The view looking east across the wetland near data point 0616 on March 25, 2010.



Photograph Number 2 – The view looking southwest across open water near data point 0920 on March 25, 2010.



Photograph Number 3 – The view looking northeast across the wetland near data point 1104W on March 25, 2010.



Photograph Number 4 – The view looking Northwest across the wetland near data point 0307 on March 25, 2010.



Photograph Number 5 – The view looking northwest across the wetland near Sterling Lake Road or County Road 84 on March 25, 2010.



Photograph Number 6 – The view looking north across the wetland, near data point 0401 on March 25, 2010.



Photograph Number 7 – The view looking southwest across the wetland near data point 0116 on March 25, 2010.



Photograph Number 8 – The view looking southwest across a stormwater discharge, near data point 1202 on March 25, 2010.



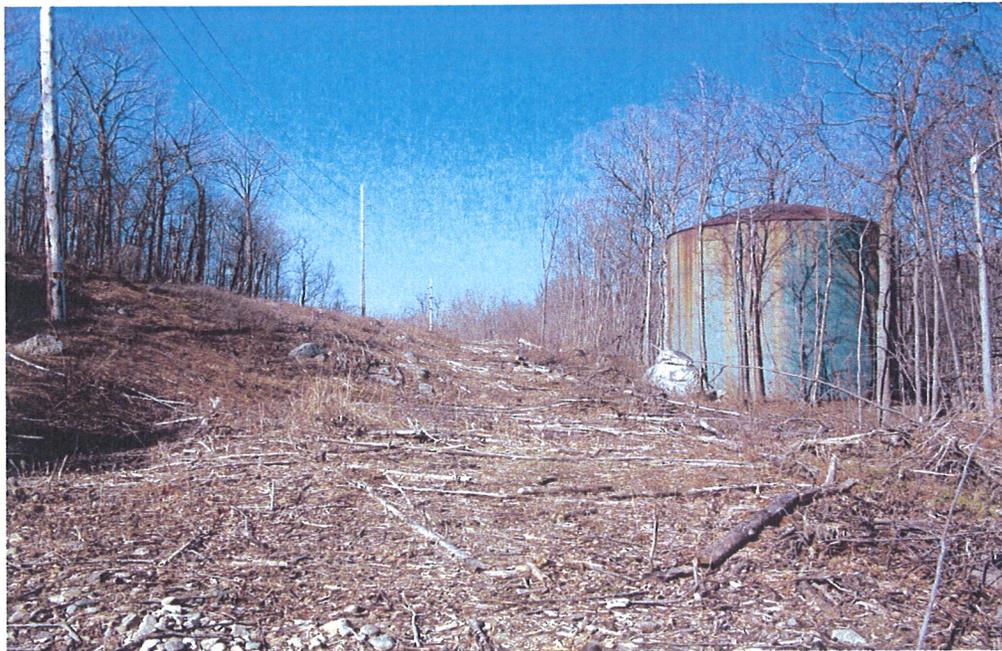
Photograph Number 9 – The view looking north near data point 0203 on March 25, 2010.



Photograph Number 10 – The view looking north across a near data point EWC-32 on March 25, 2010.



Photograph Number 11 – The view looking south near data point EWC-23 on March 25, 2010.



Photograph Number 12 – The view looking west near a water tank on March 25, 2010.



Photograph Number 13 – The view looking northwest across an open water body on March 25, 2010.

ATTACHMENT E

Wetland Location Plan



Legend

 Project Boundary

Note:
There are no wetlands in the vicinity of project site.

Source:
New York State Department of Environmental Conservation (NYSDEC), 2009.
Project Boundary from plan by PS&S Survey entitled "Wetland Survey Parcel B4 and Part of Parcel A-13", dated 6/4/2010.
Aerial from ArcGIS Online - NAIP Imagery, 2008.

NYS DEC WETLANDS MAP
World Headquarters for Jehova's Witnesses
Warwick Property
Township of Warwick, Orange County, New York



Drawn By: EB

Scale: 1" = 600'

Project No. 02400.244.010

Chk'd By: HL

Date: 7/30/2010

Figure No. 5

ATTACHMENT F

**Army Corps of Engineers, NY District
JURISDICTIONAL DETERMINATIONS (JD) Checklist**

CHECKLIST OF INFORMATION INCLUDED WITH REQUESTS FOR JURISDICTIONAL DETERMINATIONS (JD)*

1. Names (including POC if a corporation or other entity), complete mailing addresses and phone numbers of the following:
 - CURRENT PROPERTY OWNER (include a letter granting ACOE access to review the parcel)
 - APPLICANT (Project Sponsor)
 - WETLAND DELINEATOR (Consultant)

2. 8 ½-inch x 11-inch Size Location Map (preferably a copy of the USGS Quad or DEC Wetlands Map with site identified on it), coordinates of the approximate center point of site AND of each potentially jurisdictional waters of the U.S. feature on the site (either Latitude/Longitude or UTM Grid Coordinate), showing the stream orders of all streams in the vicinity of the site AND the location of each stream reach associated with the project review area. Please provide the coordinates of the start and end points of these reaches, and identify them as traditionally navigable waters [TNWs], non-navigable perennial relatively permanent waters [perennial RPWs], non-navigable seasonal relatively permanent waters [seasonal RPWs], or non-navigable tributaries that do not typically flow year-round or have continuous flow at least seasonally [non-RPWs]

3. Cover letter describing the purpose of the request, a general description of the proposed project, the size (acres) of the parcel, and the size of the limits of the project site or review area (if smaller than the parcel)**

4. Delineation report, including the following supporting information:
 - Description of any current and/or historic land uses on the site
 - DEC Wetlands Maps, NWI Maps, Soil Survey Maps
 - Watershed size, drainage area size (for each stream reach), average annual rainfall/snowfall
 - Discussion of whether tributaries (streams) on the site are TNWs, perennial RPWs, seasonal RPWs, or non-RPWs. Include a description of general flow patterns, volume and frequency ***
 - Description of whether each wetland on the site either abuts or is adjacent to a tributary, identify which tributary (e.g. Wetland A directly abuts an unnamed tributary to Kayaderosseras Creek), and provide a discussion of the justification for this determination
 - Description of tributary connections to a TNW for each aquatic resource on the site, including a discussion of wetland and/or other connections (e.g. Wetland B connects to Wetland A via a culvert under Elm St. Wetland B abuts an unnamed tributary to Kayaderosseras Creek, which is a TNW)
 - River miles to a TNW; aerial (straight) miles to a TNW
 - Description of tributary substrate composition (e.g. silts, sands, gravel, etc.)
 - Identify potential pollutants
 - Identify potential habitat for species
 - Justification for proposed "isolated" (SWANCC) or non-jurisdictional determinations on any wetlands or streams
 - Description of vegetative cover types on the site
 - Wetland Delineation Forms for each cover type
 - Color photographs of all representative areas of the site (taken during the growing season), including any connections between tributaries or between tributaries and wetlands

5. Surveyed delineation drawing, including the following:
 - Title block, including drawing date, scale, revision dates, north arrow, existing topographic contours (if available), benchmarks, and the stamp of a licensed surveyor or a narrative describing how the GPS data were obtained
 - Boundary lines of the parcel, AND of the project site, clearly marked with the acres shown on the drawing
 - Delineation flags shown as points that are connected by straight lines (or extend off-site at parcel boundaries), and are identified on the drawing with the corresponding number and/or letter that is written on the flag in the field ****
 - Appropriate hatching and/or shading to identify the extent of waters of the US, including jurisdictional wetlands, and any "isolated" or non-jurisdictional waterbodies or wetlands
 - All defined tributaries on the site, identified either via flagging or a standard tributary symbol that is in the legend, and locations of any other connections between waters (e.g. culverts, ditches and/or swales)
 - Table outlining the acres of the waters of the US, and "isolated" or non-jurisdictional waters, in addition to the linear feet of all tributaries within the boundaries of the project site or parcel

* A JD is a determination of the extent of jurisdictional waterbodies and/or wetlands within the boundaries of a parcel of land *or* a project site

** A project site is the limits of all lands expected to be disturbed for a single and complete project, or the initial phases of a phased project such as a subdivision

*** For seasonal RPWs, non-RPWs and wetlands adjacent to RPWs and non-RPWs that require a significant nexus determination, please also provide information regarding whether the stream and/or wetland has more than an insubstantial or speculative effect on the chemical, physical and/or biological integrity of TNWs, such as a functional assessment of the aquatic resource functions that the stream and its adjacent wetlands provides

**** Delineation flags may need to be replaced on a site prior to scheduling a site inspection with the ACOE

Appendix A-6



**PUTNAM COUNTY
OFFICE OF THE SHERIFF
AND
CORRECTIONAL FACILITY
THREE COUNTY CENTER
CARMEL, NEW YORK 10512**



DONALD B. SMITH
Brigadier General, U.S. Army (Ret.)
SHERIFF

TELEPHONE
(845) 225 - 4300

PETER H. CONVERY
UNDERSHERIFF

October 2, 2008

Mr. Steven Gates
AKRF
Environmental and Planning Consultants
34 South Broadway – Suite 314
White Plains, NY 10601

RE: PROPOSED WATCHTOWER SITE EXPANSION IN PATTERSON, NY

Dear Mr. Gates:

In response to your letter dated September 22, 2008, the Putnam County Sheriff's Department, along with the New York State Police, provides police services to the Town of Patterson including the Proposed Watchtower Expansion.

The Sheriff's Department has a minimum of one patrol assigned to a sector that includes the Town of Patterson 24 hours a day. The Sheriff's Department answers all 911 emergency calls within the Town of Patterson. Additional assistance, if required, is provided by the New York State Police.

The Putnam County Sheriff's Department has 83 full time law enforcement officers. The service ratio is one deputy to 1,200 persons for the County of Putnam, for the Sheriff's Department alone. Our headquarters is located at Three County Center, Carmel, New York.

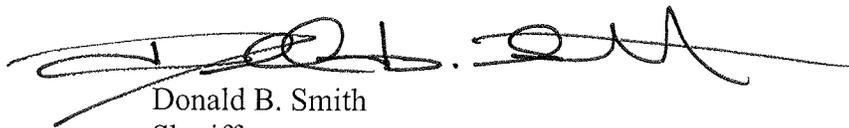
The approximate response time of responding units is anywhere from 5 minutes to 20 minutes depending on the location of the patrol unit in relation to the call for service. We do not anticipate a great impact to the Putnam County Sheriff's Department in providing police protection to the future residents of the Watchtower Site Expansion Project.

Ms. Denker
September 5, 2008
Page 2

However, with Putnam County being one of the fastest growing counties in New York State, the collective impact of many new developments on law enforcement would most certainly require more law enforcement resources in future years. If you need information pertaining to the New York State Police and your development's impact on their agency, please contact the Brewster Barracks via telephone at (845) 279-6161, or by mail at Route, 22, Brewster, NY 10509.

I hope the above information is helpful to your project. Should you need any additional information, please do not hesitate to contact me or Captain Gary T. Hosmer, who heads our Road Patrol Division, at (845) 225-4300, Ext. 226.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald B. Smith". The signature is stylized with a large initial "D" and a long horizontal stroke extending to the right.

Donald B. Smith
Sheriff

DBS/chh

Appendix A-7

TTUx0001
0.13



PATTERSON FIRE DEPT. NO. 1, INC.

Box 334
Patterson, New York 12563
845-878-6047
www.pattersonfiredept.com



ATTN: TED
Laura
Bob Pollock

REC'D

APR 27 2010

TOWN OF WARWICK

April 20, 2009

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

Re: Watchtower
SBL# 85-1-4.1

Dear Sirs:

The Watchtower Bible and Tract Society of New York, Inc. has informed us that they have a proposed redevelopment plan for property on Longmeadow Road in the Town of Warwick. As part of the environmental review process, they have asked us to submit a letter to your committee, explaining the impact that the Watchtower Educational Center, located in Patterson, NY, has had on the Patterson Fire Department.

According to our records, we have responded to approximately twelve fire calls and approximately fifteen EMS calls at this facility in the last ten years. These records were obtained through an address query of our NYFIRS (Fire Records) database. Of these, at least half of the fire and EMS runs were for motor vehicle accidents in the vicinity of the facility, which is located along a stretch of busy State Route 22. The remaining fire calls were for good intent, smoke investigation, rubbish, hazardous condition, and one building fire. All of these were minor in nature, lasting between 15 minutes and about one hour, with the exception of the building fire. The building fire, which occurred on 11/8/06, required the response of three fire departments, operating for approximately three hours. It started from a work light, accidentally knocked over into blown cellulose insulation in the attic of one of the office buildings. The fire was detected by the building's automatic fire alarm system, was small in nature, but required extensive overhaul and salvage operations due to the cellulose insulation and location of the fire in the attic. The facility has its own fire brigade and ambulance; typically the Fire Department ambulance is only called to provide emergency medical care/transport to guests of the facility, as an additional unit if necessary, or if the facility ambulance is out of service. The EMS runs all lasted approximately one- to one and one-half hours, from dispatch to back in service from the hospital.

I would characterize our responses to the facility over the last ten years as infrequent. All responses to the facility that I am aware of were met by security/site personnel, who quickly and professionally briefed the responders on the situation, and escorted them to the area.

In addition, the staff at the Watchtower Educational Center has been extremely cooperative with the Patterson Fire Department, allowing us access to their facilities/properties for training purposes and to conduct our annual hose testing. In short, they have been good neighbors to the Patterson Fire Department.

If you have any questions, or if we can be of further assistance, please feel free to contact us.

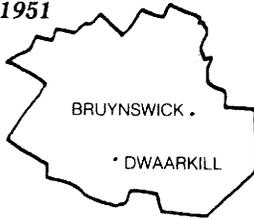
Sincerely,



Matthew J. Szpindor
2nd Assistant Chief

Appendix A-8

Established 1951



SHAWANGUNK VALLEY FIRE DISTRICT

P.O. BOX 440

Wallkill, New York 12589

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

Watchtower Bible and Tract Society
900 Red Mills Road
Wallkill, NY 12589

March 10, 2010

Subject: Information on Impact Watchtower Bible and Tract Society has on the
Shawangunk Valley Volunteer Fire Company

The purpose of this correspondence is to describe the impact that the Watchtower Bible and Tract Society (Watchtower Farms) has on the volunteer fire and ambulance services provided by the Shawangunk Valley Volunteer Company. Our experiences with the Watchtower Farms have included a spirit of cooperation and of support from the Watchtower Farm administration and personnel to our fire company. On average, the Shawangunk Valley Fire Company response history is minimal and may incur an average of only once per year. Our information does not include any statistical data on matters that the Watchtower Farm manages within the ability of their own resources.

We find the Watchtower Farms to be very self-sufficient and most willing to contribute and participate in community projects. Overall, we find the Watchtower Farms brings a positive presence to our community.

Sincerely;

A handwritten signature in cursive that reads "Gerald Pratt".

Gerald Pratt

Chairman, Board of Fire Commissioners

SMOKE DETECTORS SAVE LIVES

Appendix A-9

91-20-2 (1/89)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
State Pollutant Discharge Elimination System (SPDES)

DISCHARGE PERMIT
Special Conditions (Part I)

Industrial Code: 8999
Discharge Class (CL): 02
Toxic Class (TX): N
Major Drainage Basin: 15
Sub Drainage Basin: 01
Water Index Number: NJ-13
Compact Area: _____

SPDES Number: NY-0028827
DEC Number: 3-3354-00199/00003
Effective Date (EDP): 12/01/99
Expiration Date (ExDP): 12/01/04
Modification Date(s): _____
Attachment(s): General Conditions (Part II) Date: 11/90

This SPDES permit is issued in compliance with Title 8 of Article 17 of the Environmental Conservation Law of New York State and in compliance with the Clean Water Act as amended, (33 U.S.C. Section 1251 et. seq.) (hereafter referred to as "the Act").

PERMITTEE NAME AND ADDRESS

Attention: James A. Riley

Name: South County Sewer Corporation
Street: 16 Sterling Lake Road, Box 803
City: Tuxedo

State: NY Zip Code: 10987

is authorized to discharge from the facility described below:

FACILITY NAME AND ADDRESS

Name: Blue Lake Wastewater Treatment Plant

Location (C,T,V): Warwick (T)

County: Orange

Facility Address: County Route 84

State: NY Zip Code: 10987

City: Tuxedo

NYTM - E: _____ NYTM - N: 4

From Outfall No.: 001 at Latitude: 41° 09' 50" & Longitude: 74° 15' 15"

into receiving waters known as: Ringwood River Class: C(T)

and; (list other Outfalls, Receiving Waters & Water Classifications)

Proposed Outfall 002 - Ringwood River - 300 ft. downstream of Outfall 001

in accordance with the effluent limitations, monitoring requirements and other conditions set forth in Special Conditions (Part I) and General Conditions (Part II) of this permit.

DISCHARGE MONITORING REPORT (DMR) MAILING ADDRESS

Mailing Name: _____

Street: _____

City: _____

State: _____

Zip Code: _____

Phone: () - _____

Responsible Official or Agent: _____

This permit and the authorization to discharge shall expire on midnight of the expiration date shown and the permittee shall not discharge after the expiration date unless this permit has been renewed, or extended pursuant to law. To be authorized to discharge beyond the expiration date, the permittee shall apply for a permit renewal no less than 180 days prior to the expiration date shown above.

DISTRIBUTION: J. Marcogliese
R. Hannaford
B. Ghandi
Orange Co. Dept. of Health
USEPA Region II
NJ DEP - R. OBERTHUR

Permit Administrator:	<u>Alexander F. Ciesluk, Jr.</u>
Address:	<u>21 South Putt Corners Road</u> <u>New Paltz, New York 12561</u>
Signature:	<u>Alexander F. Ciesluk, Jr.</u>
Date:	<u>11/1/99</u>

11/1/99

INITIAL EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS

During the period beginning EDP - Nov. 1, 1999 and lasting until See Page 4 the discharges from the permitted facility shall be limited and monitored by the permittee as specified below:

LIMITATIONS APPLY: [X] All Year [] Seasonal from to

Outfall Number: 001

EFFLUENT LIMITATIONS

Table with columns for parameter, frequency, and units. Includes rows for Flow, BOD, TSS, UOD, Solids, Disinfection, pH, and Settleable solids.

MONITORING REQUIREMENTS

Table with columns for Parameter, Frequency, Sample Type, and Sample Location (Influent, Effluent). Lists parameters like Flow, BOD, Solids, Disinfection, pH, and Temperature.

NOTES: (1) and effluent values shall not exceed 15% and 15% of influent values for BOD5 & TSS respectively. (2) Ultimate Oxygen Demand shall be computed as follows: UOD = 1 1/2 x CBOD5 + 4 1/2 x TKN (Total Kjeldahl Nitrogen) (3) Monitoring of these parameters is only required during the period when disinfection is required.

11/1/99

FINAL EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS

During the period beginning See Page 4 and lasting until Expiration of Permit the discharges from the permitted facility shall be limited and monitored by the permittee as specified below:

LIMITATIONS APPLY: All Year Seasonal from _____ to _____

Outfall Number 002

EFFLUENT LIMITATIONS

<input checked="" type="checkbox"/> Flow	30 day arithmetic mean	<u>0.15</u>	<input checked="" type="checkbox"/> MGD	<input type="checkbox"/> GPD
<input checked="" type="checkbox"/> CBOD, 5 - Day	Daily	<u>10</u>	mg/l and	<u>12.5</u> lbs/day ⁽¹⁾⁽⁴⁾
<input checked="" type="checkbox"/> CBOD, 5 - Day	Daily	<u>30</u>	mg/l and	<u>37.5</u> lbs/day ⁽¹⁾⁽⁵⁾
<input type="checkbox"/> UOD ⁽²⁾			mg/l and	_____ lbs/day
<input checked="" type="checkbox"/> Solids, Suspended	Daily	<u>10</u>	mg/l and	<u>12.5</u> lbs/day ⁽¹⁾⁽⁴⁾
<input checked="" type="checkbox"/> Solids, Suspended	Daily	<u>30</u>	mg/l and	<u>37.5</u> lbs/day ⁽¹⁾⁽⁵⁾
<input checked="" type="checkbox"/> Effluent disinfection required: <input checked="" type="checkbox"/> All Year <input type="checkbox"/> Seasonal from _____ to _____				
<input checked="" type="checkbox"/> Coliform, Fecal	30 day geometric mean shall not exceed 200/100 ml			
<input checked="" type="checkbox"/> Coliform, Fecal	7 day geometric mean shall not exceed 400/100 ml			
<input checked="" type="checkbox"/> Chlorine, Total Residual	Daily Maximum	<u>0.1</u>		mg/l
<input checked="" type="checkbox"/> pH	Range	<u>6.5 - 8.5</u>		SU
<input checked="" type="checkbox"/> Solids, Settleable	Daily Maximum	<u>0.1</u>		m/l
<input checked="" type="checkbox"/> Ammonia	30 Day Average	<u>2.0</u>	mg/l as NH ₃	⁽⁴⁾
<input checked="" type="checkbox"/> Temperature	Daily Maximum	<u>70</u>		°F
<input checked="" type="checkbox"/> Phosphorus	30 Day Average	<u>0.5</u>	mg/l Total as P	
<input type="checkbox"/>				mg/l
<input type="checkbox"/>				
<input type="checkbox"/>				

MONITORING REQUIREMENTS

Parameter	Frequency	Sample Type	Sample Location	
			Influent	Effluent
<input checked="" type="checkbox"/> Flow, <input checked="" type="checkbox"/> MGD <input type="checkbox"/> GPD	<u>Continuous</u>	<u>N/A</u>		<u>X</u>
<input checked="" type="checkbox"/> CBOD, 5 - Day, mg/l	<u>1/Month</u>	<u>6 Hr Composite</u>	<u>X</u>	<u>X</u>
<input checked="" type="checkbox"/> Solids, Suspended, mg/l	<u>1/Month</u>	<u>6 Hr Composite</u>	<u>X</u>	<u>X</u>
<input checked="" type="checkbox"/> Coliform, Fecal, No./100 ml ⁽³⁾	<u>1/Month</u>	<u>Grab</u>		<u>X</u>
<input type="checkbox"/> Nitrogen, TKN (as N), mg/l				
<input checked="" type="checkbox"/> Ammonia (as NH ₃), mg/l	<u>1/Month</u>	<u>6 Hr Composite</u>		<u>X</u>
<input checked="" type="checkbox"/> pH, SU (standard units)	<u>1/Day</u>	<u>Grab</u>	<u>X</u>	<u>X</u>
<input checked="" type="checkbox"/> Solids, Settleable, m/l	<u>1/Day</u>	<u>Grab</u>	<u>X</u>	<u>X</u>
<input checked="" type="checkbox"/> Chlorine, Total Residual, mg/l ⁽⁵⁾⁽⁶⁾	<u>1/Day</u>	<u>Grab</u>		<u>X</u>
<input checked="" type="checkbox"/> Phosphorus, Total (as P), mg/l	<u>1/Month</u>	<u>6 Hr Composite</u>		<u>X</u>
<input checked="" type="checkbox"/> Temperature, Deg.F	<u>1/Day</u>	<u>1/Day</u>	<u>X</u>	<u>X</u>
<input type="checkbox"/>				

- NOTES: (1) and effluent value shall not exceed 15 % and 15 % of influent values for BOD₅ & TSS respectively.
 (2) Ultimate Oxygen Demand shall be computed as follows:
 UOD = 1 1/2 x CBOD₅ + 4 1/2 x TKN (Total Kjeldahl Nitrogen)
 (3) Monitoring of these parameters is only required during the period when disinfection is required.
 (4) June 1 - October 31
 (5) November 1 - May 31
 (6) If chlorine is used for disinfection

11/1/99

SCHEDULE OF COMPLIANCE

a) The permittee shall comply with the following schedule.

Action Code	Outfall Number(s)	Compliance Action	Due Date
		<p>Effluent limitations on Page 2 of 7 are the current limits for the existing wastewater treatment plant (Outfall 001).</p> <p>Plan approval for plant expansion (Page 3 - Outfall 002) must be obtained from the Tarrytown Office of the New York State Department of Environmental Conservation prior to start of construction.</p>	

- b) The permittee shall submit a written notice of compliance or non-compliance with each of the above schedule dates no later than 14 days following each elapsed date, unless conditions require more immediate notice under terms of the General Conditions (Part II), Section 5. All such compliance or non-compliance notification shall be sent to the locations listed under the section of this permit entitled RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS. Each notice of non-compliance shall include the following information:
1. A short description of the non-compliance;
 2. A description of any actions taken or proposed by the permittee to comply with the elapsed schedule requirements without further delay and to limit environmental impact associated with the non-compliance;
 3. A description of any factors which tend to explain or mitigate the non-compliance; and
 4. An estimate of the date the permittee will comply with the elapsed schedule requirement and an assessment of the probability that the permittee will meet the next scheduled requirement on time.
- c) The permittee shall submit copies of any document required by the above schedule of compliance to NYSDEC Regional Water Engineer at the location listed under the section of this permit entitled RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS, unless otherwise specified in this permit or in writing by the Department.

DISCHARGE NOTIFICATION REQUIREMENTS

- (a) Except as provided in (c), (f) and (g) of these Discharge Notification Act requirements, the permittee shall install and maintain identification signs at all outfalls to surface waters listed in this permit. Such signs shall be installed within 90 days of the Effective Date of this Modification.
- (b) Subsequent modifications to or renewal of this permit does not reset or revise the deadline set forth in (a) above, unless a new deadline is set explicitly by such permit modification or renewal.
- (c) The Discharge Notification Requirements described herein do not apply to outfalls from which the discharge is composed exclusively of storm water, or discharges to ground water.
- (d) The sign(s) shall be conspicuous, legible and in as close proximity to the point of discharge as is reasonably possible while ensuring the maximum visibility from the surface water and shore. The signs shall be installed in such a manner to pose minimal hazard to navigation, bathing or other water related activities. If the public has access to the water from the land in the vicinity of the outfall, an identical sign shall be posted to be visible from the direction approaching the surface water.

The signs shall have minimum dimensions of eighteen inches by twenty four inches (18" x 24") and shall have white letters on a green background and contain the following information:

N.Y.S. PERMITTED DISCHARGE POINT

SPDES PERMIT No.: NY _____

OUTFALL No. : _____

For information about this permitted discharge contact:

Permittee Name: _____

Permittee Contact: _____

Permittee Phone: () - ### - ####

OR:

NYSDEC Division of Water Regional Office Address :

NYSDEC Division of Water Regional Phone: () - ### - ####

- (e) For each discharge required to have a sign in accordance with a), the permittee shall, concurrent with the installation of the sign, provide a repository of copies of the Discharge Monitoring Reports (DMRs), as required by the **RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS** page of this permit. This repository shall be open to the public, at a minimum, during normal daytime business hours. The repository may be at the business office repository of the permittee or at an off-premises location of its choice (such location shall be the village, town, city or county clerk's office, the local library or other location as approved by the Department). In accordance with the **RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS** page of your permit, each DMR shall be maintained on record for a period of three years.

(continued)

- (f) If, upon November 1, 1997, the permittee has installed signs that include the information required by 17-0815-a(2)(a) of the ECL, but do not meet the specifications listed above, the permittee may continue to use the existing signs for a period of up to five years, after which the signs shall comply with the specifications listed above.
- (g) All requirements of the Discharge Notification Act, including public repository requirements, are waived for any outfall meeting any of the following circumstances, provided Department notification is made in accordance with (h):
- (i) such sign would be inconsistent with any other state or federal statute;
 - (ii) the Discharge Notification Requirements contained herein would require that such sign could only be located in an area that is damaged by ice or flooding due to a one-year storm or storms of less severity;
 - (iii) instances in which the outfall to the receiving water is located on private or government property which is restricted to the public through fencing, patrolling, or other control mechanisms. Property which is posted only, without additional control mechanisms, does not qualify for this provision;
 - (iv) instances where the outfall pipe or channel discharges to another outfall pipe or channel, before discharge to a receiving water; or
 - (v) instances in which the discharge from the outfall is located in the receiving water, two-hundred or more feet from the shoreline of the receiving water.
- (h) If the permittee believes that any outfall which discharges wastewater from the permitted facility meets any of the waiver criteria listed in (g) above, notification (form enclosed) must be made to the Department's Bureau of Water Permits, Central Office, of such fact, and, provided there is no objection by the Department, a sign and DMR repository for the involved outfall(s) are not required. This notification must include the facility's name, address, telephone number, contact, permit number, outfall number(s), and reason why such outfall(s) is waived from the requirements of discharge notification. The Department may evaluate the applicability of a waiver at any time, and take appropriate measures to assure that the ECL and associated regulations are complied with.
- (i) The permittee shall periodically inspect the outfall identification signs in order to ensure that they are maintained, are still visible and contain information that is current and factually correct.

RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS

- a) The permittee shall also refer to the General Conditions (Part II) of this permit for additional information concerning monitoring and reporting requirements and conditions.
- b) The monitoring information required by this permit shall be summarized, signed and retained for a period of three years from the date of the sampling for subsequent inspection by the Department or its designated agent. Also;
 - (If box is checked) monitoring information required by this permit shall be summarized and reported by submitting completed and signed Discharge Monitoring Report (DMR) forms for each _____ month reporting period to the locations specified below. Blank forms are available at the Department's Albany office listed below. The first reporting period begins on the effective date of this permit and the reports will be due no later than the 28th day of the month following the end of each reporting period.

Send the original (top sheet) of each DMR page to:

Department of Environmental Conservation
 Division of Water
 Bureau of Watershed Compliance Programs
 60 Wolf Road
 Albany, New York 12233-3506
 Phone: (518) 457-3790

Send the first copy (second sheet) of each DMR page to:

Department of Environmental Conservation
 Regional Water Engineer
 200 White Plains Road - 5th Floor
 Tarrytown, New York 10591
 (914) 332-1935 *914.428.2505*

- c) A monthly "Wastewater Facility Operation Report..." (form 92-15-7) shall be submitted (if box is checked) to the Regional Water Engineer and/or County Health Department or Environmental Control Agency listed above.
- d) Noncompliance with the provisions of this permit shall be reported to the Department as prescribed in the attached General Conditions (Part II).
- e) Monitoring must be conducted according to test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit.
- f) If the permittee monitors any pollutant more frequently than required by this permit, using test procedures approved under 40 CFR Part 136 or as specified in this permit, the results of this monitoring shall be included in the calculations and recording on the Discharge Monitoring Reports.
- g) Calculations for all limitations which require averaging of measurements shall utilize an arithmetic mean unless otherwise specified in this permit.
- h) Unless otherwise specified, all information recorded on the Discharge Monitoring Report shall be based upon measurements and sampling carried out during the most recently completed reporting period.
- i) Any laboratory test or sample analysis required by this permit for which the State Commissioner of Health issues certificates of approval pursuant to section five hundred two of the Public Health Law shall be conducted by a laboratory which has been issued a certificate of approval. Inquiries regarding laboratory certification should be sent to the Environmental Laboratory Accreditation Program, New York State Health Department Center for Laboratories and Research, Division of Environmental Sciences, The Nelson A. Rockefeller State Plaza, Albany, New York 12201.

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NOTICE OF COMPLETE APPLICATION**



March 31, 1999

APPLICANT: South County Sewer Corporation

ADDRESS: P.O. Box 803, 16 Sterling Road
Tuxedo, NY 10987

LOCATION: 16 Sterling Road
Town of Warwick, Orange County

PERMIT(S) APPLIED FOR: Private/Commercial/Institutional SPDES, Use & Protection of Waters

APPLICATION NUMBER(S): DEC# 3-3354-00199/00003, SPDES# NY-0028827

PROJECT DESCRIPTION: The Department has made a tentative determination to approve this application for a SPDES permit to discharge up to 150,000 gallons per day (gpd) of treated sanitary wastewater into the Ringwood River [Class C(T)], which is an increase of 130,000 gpd above the currently permitted amount of 20,000 gpd. An expansion of the existing Blue Lake Sewage Treatment plant is proposed to process the additional sanitary waste, which will be generated by the proposed King's College Sterling Forest Campus. The plant expansion will involve the installation of an 8-inch diameter outfall pipe on a bank of the Ringwood River, and the relocation of approximately 400 linear feet of an unnamed tributary to the Ringwood River (Class C). The permittee will be required to maintain records and report data to verify compliance with the SPDES permit conditions and discharge limits. A draft SPDES permit is available for review at the NYSDEC Region 3 office.

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) ACT DETERMINATION: SEQR-4
A draft environmental impact statement (DEIS) has been prepared on this project and is on file.

SEQR LEAD AGENCY: Town of Warwick Planning Board

STATE HISTORIC PRESERVATION ACT (SHPA) DETERMINATION: SHPA-1
No registered, eligible, or inventoried archaeological or historic sites were identified at the project location.

AVAILABILITY FOR PUBLIC COMMENT:

The application and draft permit may be reviewed at the below address. Written comments on the project must be submitted to the Contact Person no later than May 7, 1999.

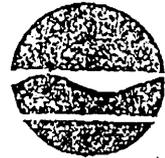
CONTACT PERSON: Scott E. Sheeley *SES*
New York State Department of Environmental Conservation
Division of Environmental Permits
21 S. Putt Corners Rd., New Paltz, NY 12561-1696
(914) 256-3050

1. **THIS IS NOT A PERMIT**
2. This is to advise you that your application is complete and a review has commenced. Additional information may be requested from you at a future date, if deemed necessary, in order to reach a decision on your application.
3. Your project is classified MAJOR. Accordingly, a decision will be made within 90 days of the date of this Notice. If a public hearing is necessary, you will be notified within 60 days and the hearing will commence within 90 days of the date of this notice. If a hearing is held, the final decision will be made within 60 days after the hearing is completed.
4. Your project is also the subject of a positive declaration and draft environmental impact statement review under State Environmental Quality Review Act. Therefore, the time frame specified for a final decision under the Uniform Procedures Act in Item Number 3 above will be suspended not less than 35 days prior to the date the final decision is required, pending receipt from the lead agency of either a final environmental impact statement, or a determination of non-significance. Upon receipt either of these materials, the time periods specified in Item Number 3 above shall resume.
5. Publication of this Notice in a newspaper is required.

cc: Environmental Notice Bulletin (sent by e-mail on 3/31/99)
USEPA - Region II (w/draft)
J. Marcogliese, NYSDEC Region 3
J. Isaacs, NYSDEC Region 3
L. Suprenant, NYSDEC Region 3 (w/draft)
R. Oberthaler, NJDEP

North Jersey Water District
Orange Co. Dept. of Health (w/draft)
Chief Executive Officer, Town of Warwick
B. Gandhi (w/draft)
United Water - NJ

New York State Department of Environmental Conservation
 Division of Environmental Permits
 21 South Putt Corners Rd., New Paltz, NY 12561-1696
 Telephone: (914) 256-3000
 FAX (914) 255-3042



Date: MARCH 31, 1999

DEC No.: 3-3354-00199/00003

Dear Applicant:

Enclosed is a "Notice of Complete Application" which you are to have published in the Legal Notice Section in the Town/Village/City of WARWICK official newspaper once during the week of APRIL 5, 1999 on any day Monday through Friday. Please contact the clerk of that municipality to determine which is the official newspaper.

Please instruct the newspaper to publish only the material within the large black bordered box on the Notice. You are responsible for paying the cost of this publication.

Please request the newspaper publisher to provide you with a "Affidavit of Publication" of the Notice. Upon receipt of the proof, promptly forward it to this office for filing with your application. Any delay or failure to comply with this requirement for publication will result in delay in processing or issuance of a permit.

APPLICABLE ONLY IF BOX IS CHECKED:

- Enclosed for your review and comment, if any, is a copy of the Draft SPDES permit which this Department intends to issue to you. This draft permit contains effluent limitations and monitoring requirements with which you will be required to comply. A SPDES fact sheet is enclosed, if applicable, for your facility.
- A reclamation bond or other suitable surety is required for each mining operation permitted under the Mined Land Reclamation Act to guarantee that funds will be available to reclaim affected lands. Suitable alternatives to a bond include either; an escrow account, a certificate of deposit or an irrevocable letter of credit. The Department requires submission of this bond or surety prior to final approval of any application. Based upon the type of operation and the number of acres affected, the bond or surety requirement for your proposal has been established at \$. Failure to submit surety in this amount will result in delay in processing or issuance of a permit.

If you have any questions regarding this matter, please contact me at (914) 256-3050.

Sincerely,

Scott E. Sheeley
 Division of Environmental Permits
 Region 3

DRSJ:UPA/NEWSNOTE.FRM 5/98
 Enc.: Notice

Draft Permit (if box checked)

Distribution: B. GANDHI (w/DRAFT SPDES)

91-20-2 (1/89)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
State Pollutant Discharge Elimination System (SPDES)

DISCHARGE PERMIT
Special Conditions (Part I)



DRAFT

Industrial Code: 8999
Discharge Class (CL): 02
Toxic Class (TX): N
Major Drainage Basin: 15
Sub Drainage Basin: 01
Water Index Number: NJ-13
Compact Area: _____

SPDES Number: NY-0028827
DEC Number: _____
Effective Date (EDP): / /
Expiration Date (ExDP): / /
Modification Date(s): _____
Attachment(s): General Conditions (Part II) Date: /

This SPDES permit is issued in compliance with Title 8 of Article 17 of the Environmental Conservation Law of New York State and in compliance with the Clean Water Act as amended, (33 U.S.C. Section 1251 et. seq.) (hereafter referred to as "the Act").

PERMITTEE NAME AND ADDRESS

Attention: James A. Riley

Name: South County Sewer Corporation
Street: 16 Sterling Lake Road, Box 803
City: Tuxedo

State: NY Zip Code: 10987

is authorized to discharge from the facility described below:

FACILITY NAME AND ADDRESS

Name: Blue Lake Wastewater Treatment Plant

Location (C,T,V): Warwick (T) County: Orange

Facility Address: County Route 84

City: Tuxedo State: NY Zip Code: 10987

NYTM - E: _____ NYTM - N: 4

From Outfall No.: 001 at Latitude: 41° 09' 50" & Longitude: 74° 15' 15"

into receiving waters known as: Ringwood River Class: C(T)

and; (list other Outfalls, Receiving Waters & Water Classifications)

Proposed Outfall 002 - Ringwood River - 300 ft. downstream of Outfall 001

in accordance with the effluent limitations, monitoring requirements and other conditions set forth in Special Conditions (Part I) and General Conditions (Part II) of this permit.

DISCHARGE MONITORING REPORT (DMR) MAILING ADDRESS

Mailing Name: _____
Street: _____
City: _____ State: _____ Zip Code: _____
Responsible Official or Agent: _____ Phone: () - _____

This permit and the authorization to discharge shall expire on midnight of the expiration date shown and the permittee shall not discharge after the expiration date unless this permit has been renewed, or extended pursuant to law. To be authorized to discharge beyond the expiration date, the permittee shall apply for permit renewal no less than 180 days prior to the expiration date shown above.

DISTRIBUTION: J. Marcogliese
R. Hannaford

Permit Administrator:	
Address: <u>21 South Putt Corners Road</u> <u>New Paltz, New York 12561</u>	
Signature: _____	Date: <u>/ /</u>

91-20-2b (1/89)

SPDES No.: NY 0028827

Part 1, Page 2 of 6

DRAFT

INITIAL EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS

During the period beginning EDP and lasting until See Page 4 the discharges from the permitted facility shall be limited and monitored by the permittee as specified below:

LIMITATIONS APPLY: [X] All Year [] Seasonal from to

Outfall Number: 001

EFFLUENT LIMITATIONS

Table with columns for parameter, frequency, and limits. Includes rows for Flow, BOD (5-day), UOD, Solids (Suspended), Effluent disinfection (Coliform, Chlorine), pH, and Solids (Settleable).

MONITORING REQUIREMENTS

Table with columns for Parameter, Frequency, Sample Type, and Sample Location (Influent, Effluent). Lists monitoring parameters like Flow, BOD, Solids, Coliform, Nitrogen, Ammonia, pH, Chlorine, Phosphorus, and Temperature.

NOTES: (1) and effluent values shall not exceed 15 % and 15 % of influent values for BOD5 & TSS respectively. (2) Ultimate Oxygen Demand shall be computed as follows: UOD = 1 1/2 x CBOD5 + 4 1/2 x TKN (Total Kjeldahl Nitrogen) (3) Monitoring of these parameters is only required during the period when disinfection is required.

91-20-2b (1/89)

DRAFT

SPDES No.: NY 0028827

Part 1, Page 3 of 6

FINAL EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS

During the period beginning See Page 4 and lasting until Expiration of Permit the discharges from the permitted facility shall be limited and monitored by the permittee as specified below:

LIMITATIONS APPLY: All Year Seasonal from _____ to _____

Outfall Number 002

EFFLUENT LIMITATIONS

<input checked="" type="checkbox"/> Flow	30 day arithmetic mean	<u>0.15</u>	<input checked="" type="checkbox"/> MGD	<input type="checkbox"/> GPD	
<input checked="" type="checkbox"/> CBOD, 5 - Day	Daily	<u>10</u>	mg/l and	<u>12.5</u>	lbs/day ⁽¹⁾⁽⁴⁾
<input checked="" type="checkbox"/> CBOD, 5 - Day	Daily	<u>30</u>	mg/l and	<u>37.5</u>	lbs/day ⁽¹⁾⁽⁵⁾
<input type="checkbox"/> UOD ⁽²⁾			mg/l and		lbs/day
<input checked="" type="checkbox"/> Solids, Suspended	Daily	<u>10</u>	mg/l and	<u>12.5</u>	lbs/day ⁽¹⁾⁽⁴⁾
<input checked="" type="checkbox"/> Solids, Suspended	Daily	<u>30</u>	mg/l and	<u>37.5</u>	lbs/day ⁽¹⁾⁽⁵⁾
<input checked="" type="checkbox"/> Effluent disinfection required:	<input checked="" type="checkbox"/> All Year <input type="checkbox"/> Seasonal from _____ to _____				
<input checked="" type="checkbox"/> Coliform, Fecal	30 day geometric mean shall not exceed	200/100 ml			
<input checked="" type="checkbox"/> Coliform, Fecal	7 day geometric mean shall not exceed	400/100 ml			
<input checked="" type="checkbox"/> Chlorine, Total Residual	Daily Maximum	<u>0.1</u>			mg/l
<input checked="" type="checkbox"/> pH	Range	<u>6.5 - 8.5</u>			SU
<input checked="" type="checkbox"/> Solids, Settleable	Daily Maximum	<u>0.1</u>			ml/l
<input checked="" type="checkbox"/> Ammonia	30 Day Average	<u>2.0</u>	mg/l as NH ₃		⁽⁴⁾
<input checked="" type="checkbox"/> Temperature	Daily Maximum	<u>70</u>			°F
<input checked="" type="checkbox"/> Phosphorus	30 Day Average	<u>0.5</u>	mg/l Total as P		
<input type="checkbox"/>					mg/l
<input type="checkbox"/>					
<input type="checkbox"/>					

MONITORING REQUIREMENTS

Parameter	Frequency	Sample Type	Sample Location	
			Influent	Effluent
<input checked="" type="checkbox"/> Flow, <input checked="" type="checkbox"/> MGD <input type="checkbox"/> GPD	<u>Continuous</u>	<u>N/A</u>		<u>X</u>
<input checked="" type="checkbox"/> CBOD, 5 - Day, mg/l	<u>1/Month</u>	<u>6 Hr Composite</u>	<u>X</u>	<u>X</u>
<input checked="" type="checkbox"/> Solids, Suspended, mg/l	<u>1/Month</u>	<u>6 Hr Composite</u>	<u>X</u>	<u>X</u>
<input checked="" type="checkbox"/> Coliform, Fecal, No./100 ml ⁽³⁾	<u>1/Month</u>	<u>Grab</u>		<u>X</u>
<input type="checkbox"/> Nitrogen, TKN (as N), mg/l				
<input checked="" type="checkbox"/> Ammonia (as NH ₃), mg/l	<u>1/Month</u>	<u>6 Hr Composite</u>		<u>X</u>
<input checked="" type="checkbox"/> pH, SU (standard units)	<u>1/Day</u>	<u>Grab</u>	<u>X</u>	<u>X</u>
<input checked="" type="checkbox"/> Solids, Settleable, ml/l	<u>1/Day</u>	<u>Grab</u>	<u>X</u>	<u>X</u>
<input checked="" type="checkbox"/> Chlorine, Total Residual, mg/l ⁽³⁾⁽⁶⁾	<u>1/Day</u>	<u>Grab</u>		<u>X</u>
<input checked="" type="checkbox"/> Phosphorus, Total (as P), mg/l	<u>1/Month</u>	<u>6 Hr Composite</u>		<u>X</u>
<input checked="" type="checkbox"/> Temperature, Deg.F	<u>1/Day</u>	<u>1/Day</u>	<u>X</u>	<u>X</u>
<input type="checkbox"/>				

NOTES: ⁽¹⁾ and effluent value shall not exceed 15 % and 15 % of influent values for BOD₅ & TSS respectively.
⁽²⁾ Ultimate Oxygen Demand shall be computed as follows:
 UOD = 1 1/2 x CBOD₅ + 4 1/2 x TKN (Total Kjeldahl Nitrogen)
⁽³⁾ Monitoring of these parameters is only required during the period when disinfection is required.
⁽⁴⁾ June 1 - October 31
⁽⁵⁾ November 1 - May 31
⁽⁶⁾ If chlorine is used for disinfection

SCHEDULE OF COMPLIANCE

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a) The permittee shall comply with the following schedule.

Action Code	Outfall Number(s)	Compliance Action	Due Date
		<p>Effluent limitations on Page 3 of 7 are the current limits for the existing wastewater treatment plant (Outfall 001).</p> <p>Plan approval for plant expansion (Page 4 - Outfall 002) must be obtained from the Tarrytown Office of the New York State Department of Environmental Conservation prior to start of construction.</p>	

DRAFT

- b) The permittee shall submit a written notice of compliance or non-compliance with each of the above schedule dates no later than 14 days following each elapsed date, unless conditions require more immediate notice under terms of the General Conditions (Part II), Section 5. All such compliance or non-compliance notification shall be sent to the locations listed under the section of this permit entitled RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS. Each notice of non-compliance shall include the following information:
1. A short description of the non-compliance;
 2. A description of any actions taken or proposed by the permittee to comply with the elapsed schedule requirements without further delay and to limit environmental impact associated with the non-compliance;
 3. A description of any factors which tend to explain or mitigate the non-compliance; and
 4. An estimate of the date the permittee will comply with the elapsed schedule requirement and an assessment of the probability that the permittee will meet the next scheduled requirement on time.
- c) The permittee shall submit copies of any document required by the above schedule of compliance to NYSDEC Regional Water Engineer at the location listed under the section of this permit entitled RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS, unless otherwise specified in this permit or in writing by the Department.

mifcrmod.wpd (12/98)

SPDES Permit No.: NY 0028827

Part 1, Page 5 of 6

Effective Date of Modification: _____

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DISCHARGE NOTIFICATION REQUIREMENTS

- (a) Except as provided in (c), (f) and (g) of these Discharge Notification Act requirements, the permittee shall install and maintain identification signs at all outfalls to surface waters listed in this permit. Such signs shall be installed within 90 days of the Effective Date of this Modification.
- (b) Subsequent modifications to or renewal of this permit does not reset or revise the deadline set forth in (a) above, unless a new deadline is set explicitly by such permit modification or renewal.
- (c) The Discharge Notification Requirements described herein do not apply to outfalls from which the discharge is composed exclusively of storm water, or discharges to ground water.
- (d) The sign(s) shall be conspicuous, legible and in as close proximity to the point of discharge as is reasonably possible while ensuring the maximum visibility from the surface water and shore. The signs shall be installed in such a manner to pose minimal hazard to navigation, bathing or other water related activities. If the public has access to the water from the land in the vicinity of the outfall, an identical sign shall be posted to be visible from the direction approaching the surface water.

The signs shall have minimum dimensions of eighteen inches by twenty four inches (18" x 24") and shall have white letters on a green background and contain the following information:

N.Y.S. PERMITTED DISCHARGE POINT

SPDES PERMIT No.: NY _____

OUTFALL No. : _____

For information about this permitted discharge contact:

Permittee Name: _____

Permittee Contact: _____

Permittee Phone: () - ### - ####

OR:

NYSDEC Division of Water Regional Office Address :

NYSDEC Division of Water Regional Phone: () - ### - ####

- (e) For each discharge required to have a sign in accordance with a), the permittee shall, concurrent with the installation of the sign, provide a repository of copies of the Discharge Monitoring Reports (DMRs), as required by the **RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS** page of this permit. This repository shall be open to the public, at a minimum, during normal daytime business hours. The repository may be at the business office repository of the permittee or at an off-premises location of its choice (such location shall be the village, town, city or county clerk's office, the local library or other location as approved by the Department). In accordance with the **RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS** page of your permit, each DMR shall be maintained on record for a period of three years.

(continued)

SPDES Permit No.: NY

Part 1. Page _____ of _____

- (f) If, upon November 1, 1997, the permittee has installed signs that include the information required by 17-0815-a(2)(a) of the ECL, but do not meet the specifications listed above, the permittee may continue to use the existing signs for a period of up to five years, after which the signs shall comply with the specifications listed above.
- (g) All requirements of the Discharge Notification Act, including public repository requirements, are waived for any outfall meeting any of the following circumstances, provided Department notification is made in accordance with (h):
- (i) such sign would be inconsistent with any other state or federal statute;
 - (ii) the Discharge Notification Requirements contained herein would require that such sign could only be located in an area that is damaged by ice or flooding due to a one-year storm or storms of less severity;
 - (iii) instances in which the outfall to the receiving water is located on private or government property which is restricted to the public through fencing, patrolling, or other control mechanisms. Property which is posted only, without additional control mechanisms, does not qualify for this provision;
 - (iv) instances where the outfall pipe or channel discharges to another outfall pipe or channel, before discharge to a receiving water; or
 - (v) instances in which the discharge from the outfall is located in the receiving water, two-hundred or more feet from the shoreline of the receiving water.
- (h) If the permittee believes that any outfall which discharges wastewater from the permitted facility meets any of the waiver criteria listed in (g) above, notification (form enclosed) must be made to the Department's Bureau of Water Permits, Central Office, of such fact, and, provided there is no objection by the Department, a sign and DMR repository for the involved outfall(s) are not required. This notification must include the facility's name, address, telephone number, contact, permit number, outfall number(s), and reason why such outfall(s) is waived from the requirements of discharge notification. The Department may evaluate the applicability of a waiver at any time, and take appropriate measures to assure that the ECL and associated regulations are complied with.
- (i) The permittee shall periodically inspect the outfall identification signs in order to ensure that they are maintained, are still visible and contain information that is current and factually correct.

91-20-21 (5/94)

SPDES No.: NY 0028827

Part 1, Page 6 of 6

RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS

- a) The permittee shall also refer to the General Conditions (Part II) of this permit for additional information concerning monitoring and reporting requirements and conditions.
- b) The monitoring information required by this permit shall be summarized, signed and retained for a period of three years from the date of the sampling for subsequent inspection by the Department or its designated agent. Also;
- (if box is checked) monitoring information required by this permit shall be summarized and reported by submitting completed and signed Discharge Monitoring Report (DMR) forms for each _____ month reporting period to the locations specified below. Blank forms are available at the Department's Albany office listed below. The first reporting period begins on the effective date of this permit and the reports will be due no later than the 28th day of the month following the end of each reporting period.

Send the original (top sheet) of each DMR page to:

Department of Environmental Conservation
Division of Water
Bureau of Watershed Compliance Programs
50 Wolf Road
Albany, New York 12233-3506
Phone: (518) 457-3790

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Send the first copy (second sheet) of each DMR page to:

Department of Environmental Conservation
Regional Water Engineer
200 White Plains Road - 5th Floor
Tarrytown, New York 10591
(914) 332-1835

- c) A monthly "Wastewater Facility Operation Report..." (form 92-15-7) shall be submitted (if box is checked) to the Regional Water Engineer and/or County Health Department or Environmental Control Agency listed above.
- d) Noncompliance with the provisions of this permit shall be reported to the Department as prescribed in the attached General Conditions (Part II).
- e) Monitoring must be conducted according to test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit.
- f) If the permittee monitors any pollutant more frequently than required by this permit, using test procedures approved under 40 CFR Part 136 or as specified in this permit, the results of this monitoring shall be included in the calculations and recording on the Discharge Monitoring Reports.
- g) Calculations for all limitations which require averaging of measurements shall utilize an arithmetic mean unless otherwise specified in this permit.
- h) Unless otherwise specified, all information recorded on the Discharge Monitoring Report shall be based upon measurements and sampling carried out during the most recently completed reporting period.
- i) Any laboratory test or sample analysis required by this permit for which the State Commissioner of Health issues certificates of approval pursuant to section five hundred two of the Public Health Law shall be conducted by a laboratory which has been issued a certificate of approval. Inquiries regarding laboratory certification should be sent to the Environmental Laboratory Accreditation Program, New York State Health Department Center for Laboratories and Research, Division of Environmental Sciences, The Nelson A. Rockefeller State Plaza, Albany, New York 12201.

Appendix A-10



Turner Miller Group
planning consensus community

January 18, 2010

Thomas McGovern, Jr.
Town of Warwick, Chief of Police
132 Kings Highway
Warwick, NY 10990
Re: Jehovah's Witnesses World Headquarters

Dear Chief McGovern:

Thank you for responding to our request for information and comment by phone on Friday January 14, 2011. I am writing you this letter to follow up and to provide a record of our conversation. Please let me know if you would like to clarify any of this information further.

1. The Warwick Police Department employs six part-time and 27 full-time police officers. This is equal to 30 full-time equivalent officers.
2. Based on New York State standard this is ten officers short of the recommended staffing level based on the number of calls for service received.
3. The department has not recently expanded nor are there any plans for expansion.
4. It is unlikely that additional resources will be required to maintain service to the area if the proposed development is constructed.
5. The patrol area for this site includes all of the Town east of Mount Peter, a significantly large area.
6. Although all persons employed on the site will be residents, the project will increase traffic in the area to some degree and therefore will increase the need for police services.
7. The site has been the target of vandals in the past and your department has had to respond to the site multiple times over the years.
8. Because of the remoteness of this area of the Town, the patrol car assigned to this area is equipped with a defibrillator and the patrol officer is trained in its use.

We hope that an open dialog will be maintained between the project and your department now and into the future. If we or our client may be of additional assistance, please do not hesitate to contact us.

Sincerely,
TURNER MILLER GROUP

Maximilian Stach, AICP
Principal Planner

Appendix A-11

TOWN OF WARWICK

ASSESSMENT DEPARTMENT
Richard H. Hubner, F.I.A.O., Assessor
Deborah A. Eurich, I.A.O., Assistant Assessor

132 Kings Highway
Warwick, New York 10990
845.986.1123

August 23, 2010

Watchtower Bible Tract Society of New York, Inc.
Real Property Department
900 Red Mills Road
Wallkill, NY 12589-3223

Re: Exempt status - Town of Warwick parcels:

85-1-2.22	85-1-5.1
85-1-2.3	85-1-5.2
85-1-4.1	85-1-6
85-1-4.2	

Dear Mr. Rice:

Please accept this letter as confirmation of exempt status for the above referenced parcels. Previously filed applications with this office were approved, and these parcels are wholly exempt from taxes beginning in 2010.

If you have any further questions, please feel free to contact the office.

Sincerely,



Richard H. Hubner, FIAO
Assessor

Appendix A-12



January 7, 2011

Eileen Diffley, President
Greenwood Lake Ambulance Corps, President
74 Windermere Avenue
Greenwood Lake, NY 10990

Dear Ms. Diffley:

We are the planning and environmental consultants for the proposed World Headquarters of Jehovah's Witnesses. The subject property is located at the former Kings College (International Nickel) site just south of IBM on Long Meadow Road in the Town of Warwick (we have attached a vicinity map and site plan for your reference).

We have been directed by the Town Planning Board to study the impacts of the project in the form of a Draft Environmental Impact Statement (DEIS). Our study will address the redevelopment of the property which will consist of a campus of multiple buildings on approximately 30 acres of the total 253-acre site. The proposal contemplates a 195,000 square foot office building attached to a 137,000 service building with kitchen, laundry, storage and infirmary; four residential buildings housing 588 one- and two-bedroom units for approximately 1,000 residents (although approximately 88 units for 150 residents will initially be used for storage and turnover space and are only being proposed in order to avoid further site disturbance and disruption should more residential units be required in the future); a vehicle repair building; a waste sorting building; a powerhouse/maintenance building and a recreational facility. The majority of parking is proposed to be within attached underground parking structures.

The proposed campus will be staffed by Jehovah's Witnesses who are all over the age of nineteen, who are members of a special religious order, and reside on-site. As such, there will be essentially no commuter traffic generated by the site. Residents will perform their duties full-time, have chosen to live either unmarried or married without children, and have taken a simple vow of obedience and poverty. Should members become pregnant, they leave the order in order to raise their family.

The site will be staffed with full-time security guards and the site will contain a video monitoring system. The site will contain an on-site infirmary staffed with physicians and registered nurses. On-site emergency medical technicians and an ambulance will be present on-site. The applicant's Medical Unit has developed its ambulance policies and procedures in harmony with the NYS EMS Code (Part 800) and Article 30 of the NYS Public Health Law for EMS. In addition, the applicant will locate several automatic defibrillators in various buildings and has trained its registered nursing staff

in advanced cardiac life support. Many dozens of occupants also receive regular refresher training in cardio-pulmonary resuscitation (CPR).

As an example of the typical response process, the applicant's 24-hour on-site medical dispatch desk immediately informs the on-site responders who include emergency medical technicians, doctors, and registered nurses. If necessary, 911 is called for additional help.

A similar facility is present at the Watchtower's Patterson Facility. The Patterson Fire Department No. 1, Inc., provided the following comments dated April 20, 2009 concerning its interactions with the applicant's facility in the Town of Patterson: "The facility has its own fire brigade and ambulance; typically the [Patterson] Fire Department ambulance is only called to provide emergency medical care/transport to guests of the facility, as an additional unit if necessary, or if the facility ambulance is out of service."

The proposed project designates major access to all the residence buildings as no parking—fire zones in order to allow access to these areas by emergency vehicles at all times.

The Warwick Planning Board has directed us to analyze the proposed project's potential impacts on ambulance services. Part of that evaluation is an assessment of existing conditions as well as providing a description of anticipated impacts. To that end we have the following questions:

1. How many volunteers does your corps have? Equipment? Paid staff?

2. Is there an existing need to expand the Corps, (in terms of staff, officers, or equipment)?

3. Have there been any recent expansions or are any are planned for the future?

4. Do you believe that additional resources will be required to maintain service to the area, if the proposed development is constructed?

If you need more information to provide a full assessment of the impacts of the proposed project, please do not hesitate to contact us at your convenience. We are interested in working with you to arrive at solutions that will help your department provide adequate service to the proposed development, and will do our best to incorporate your suggestions into the DEIS to be used as a tool to provide guidance in the development of the project as the process moves forward.

If you have any questions about our request or the project, please call me at (845) 368-1472, or I can be reached by e-mail at maxstach@turnermillergroup.com.

Thank you in advance for your cooperation.

Sincerely,

TURNER MILLER GROUP

Maximilian Stach, AICP
Principal Planner

Enclosures

Appendix A-13



RE: Watchtower Preliminary DEIS

Monday, February 28, 2011 11:32 PM

From: "Barca, Laura A." <Laura.Barca@hdrinc.com>
To: "Connie Sardo, 261" <towplanning@yahoo.com>
Cc: "Ted Fink" <JTFink@greenplan.org>
1 File (265KB)



02-28-11...

Connie –

Attached are my comments; please forward to the Applicant now that you have both sets of comments.

Thanks –

- Laura

From: Ted Fink [mailto:JTFink@greenplan.org]
Sent: Monday, February 28, 2011 2:46 PM
To: Connie Sardo, 261
Cc: Barca, Laura A.
Subject: Watchtower Preliminary DEIS

Hi Connie,

I've completed my preliminary review of the Watchtower Draft EIS and have prepared a Memo to the Planning Board. Once Laura has completed her review, our comments should be distributed to the Planning Board and applicant. My comments are attached.

Ted

THESE COMMENTS ARE BEING PREPARED AT THE REQUEST OF THE APPLICANT AND ARE CONSIDERED DRAFT COMMENTS AT THIS TIME.

February 28, 2011

Mr. Ben Astorino, Chairman
 Town of Warwick Planning Board
 123 Kings Highway
 Warwick, New York 10990

**Re: Watchtower Site Plan
 1 Kings Drive**

Task: PB001

Tax Map Reference: 85-1-2.22, 2.3, 4.1, 4.2, 5.1, 5.2 & 6

Area = 253± acres

Dear Mr. Astorino:

Introduction: This project proposes a campus of buildings on approximately 41 acres of a 253-acre site. The proposal includes an office building; services building with kitchen, laundry, storage and infirmary; four residential buildings housing 588 1- and 2-bedroom units for approximately 1,000 residents; a vehicle repair building; a waste sorting building; a powerhouse/maintenance building; and a recreational facility. The majority of parking is proposed to be within attached underground parking structures.

Correspondence: The Applicant has submitted the following materials and requested draft comments prior to a formal submittal to the Planning Board:

1. Preliminary DEIS, issue date January 28, 2011

After reviewing the materials submitted, we have the following comments that identify the comment number, original date of comment, the comment itself, and the current status of the comments (i.e., whether they have been answered or if it is still outstanding). This is the initial review of the materials received, thus all comments are marked incomplete; this should not be misunderstood as the Applicant being non-responsive to our comments.

Comments:

No.	Date	Comment	Status
1	02/25/11	Application Information: The first and last tax ID numbers listed are incorrect (85-1-2.22 and 85-1-6).	Incomplete.
2	02/25/11	Chapter 2.B: The 100-ft wide Orange and Rockland easement must be shown on all drawings; any disturbance within this easement area must be approved by the easement holder.	Incomplete.

Henningson, Durham & Richardson Architecture and Engineering P.C.
 in association with HDR Engineering, Inc.

C:\pwworking\pitt\0377946\02-28-11 Watchtower Draft P-DEIS Comments HDR.doc

Eastgate Corporate Park
 7 Coates Drive, Suite 2
 Goshen, NY 10924

Phone: (845) 294-2789
 Fax: (845) 294-5893
 www.hdrinc.com

No.	Date	Comment	Status
3	02/25/11	Chapter 2.B: The area of the parcel with the wastewater treatment facility (85-1-2.21) is 4 acres, not 14 acres.	Incomplete.
4	02/25/11	Chapter 2.B: When discussing the surrounding properties, the following information should be added: tax parcel 85-1-1.221 (3.5 acres) is owned by the Sterling Forest Water Company.	Incomplete.
5	02/25/11	Figure 2-3: Although this figure is still under development, the figure should clearly call out what the yellow portion in New Jersey is currently zoned as (not just the zoning name, but what possible uses are allowed there).	Incomplete.
6	02/25/11	Table 2-1: Should the second line item refer to King's College instead of Warwick College, with a date of 01/05/00 instead of March 1999?	Incomplete.
7	02/25/11	Tax Map Information: The same errors with the tax id numbers are continued on this page (85-1-2.22 and 85-1-6) – in the text and Table 2.2.	Incomplete.
8	02/25/11	Tax Map Information: It is stated that lots 4.1, 4.2, 5.1, 5.2, and 6 are proposed to be merged as part of this process; why are 2.22 and 2.3 not also being merged?	Incomplete.
9	02/25/11	Zoning Information: Figure 2-11 SWBP must be written out before it is abbreviated (or it can be shortened to Biodiversity Overlay) and 700-ft Overlay District should be revised to state 700-ft Ridgeline Overlay District.	Incomplete.
10	02/25/11	Zoning Information: Philanthropic and eleemosynary institutions (both words mean charity) are listed as allowed by the Code as special use; I will confirm with the planner that the use groups presented is the best selection for this application.	Incomplete.
11	02/25/11	Easements and Right of Ways: This section should be renamed Easements and Rights of Way.	Incomplete.
12	02/25/11	Easements and right of ways: There should be a drawing where all of the existing easements and rights of way are clearly shown; the only easement visible on Figure 2-5 is the O&R easement.	Incomplete.
13	02/25/11	C. Project Sponsor (page 2-19): After a discussion about the amount of disturbed area, there are references to how much of the disturbed area will be in the Ridgeline Overlay and Biodiversity Overlay – it would be helpful reference Figure 2-11 here.	Incomplete.
14	02/25/11	C. Project Sponsor: There is a reference made to §164-47.1 – this should refer to the most current version; the 2002 version has already been updated. (The current version can be reviewed on the Town's webpage).	Incomplete.

No.	Date	Comment	Status
15	02/25/11	Description of Project: There seems to be difference between a cellar and a basement; this difference should be explained.	Incomplete.
16	02/25/11	Description of Project: Figure 2-8 labels Public Spaces but does not label Entry Lobby; Entry Lobby is discussed in the text and Public Spaces is not – are these are areas that same; this should be clarified.	Incomplete.
17	02/25/11	Figure 2-8: The regulatory agency with jurisdiction over the wetlands should be noted (NYSDEC or Federal).	Incomplete.
18	02/25/11	Description of Project (page 2-25): The locations of the main loading docks are not shown on Figure 2-8.	Incomplete.
19	02/25/11	Description of Project (page 2-25): Philanthropic and eleemosynary institutions are discussed again; need to verify this in the Town Code.	Incomplete.
20	02/25/11	Description of Project (page 2-25): The phases of construction are discussed in Section E of this report, not Section D.	Incomplete.
21	02/25/11	Landscaping: A dam is discussed in this section, but this is the first reference to this site feature; the dam should be noted on a figure and/or described in further detail somewhere in the text. The owner and NYSDEC classification of the dam should be specifically stated. The date of the last annual inspection should also be noted and the inspection form included in an appendix, if applicable.	Incomplete.
22	02/25/11	Landscaping: There is a statement that “The use of vegetated roofs will increase the vegetated area of the site by X acres.” This statement should be rephrased; the applicant may be decreasing the impervious area proposed but this doesn’t necessarily increase the amount of vegetated area.	Incomplete.
23	02/25/11	Proposed Utilities, Open Spaces, and Impervious Area: A statement is made that 130,000gpd of water from United Water was granted when the property was purchased. This documentation should be included in an appendix to the report.	Incomplete.
24	02/25/11	Proposed Utilities, Open Spaces, and Impervious Area: There is a reference that the residences would have low-water dishwashers and washing machines. Do the residences have individual kitchens and laundry facilities, in addition to the main kitchen and laundry services?	Incomplete.
25	02/25/11	Figure 2-10: Are all the easements shown existing? Why does O&R have a different line type? The light blue line type is very difficult to see.	Incomplete.

No.	Date	Comment	Status
26	02/25/11	Proposed Utilities, Open Spaces, and Impervious Area: It is stated that an indoor swimming pool is proposed; where will the water come from to fill this pool; where will the chemicals be stored; building permit required.	Incomplete.
27	02/25/11	Proposed Utilities, Open Spaces, and Impervious Area: It states that approximately 220 acres will be undeveloped; what mechanism will be used to restrict development in these areas in the future?	Incomplete.
28	02/25/11	F. Permit and Approvals: Table 2-4 should reflect that the Town needs to sign-off on the MS4 municipal acceptance of the Stormwater Plan.	Incomplete.
29	02/25/11	Chapter 3.A states that limited blasting is anticipated; if this is the case, §63 of the Code must be complied with and a permit is required from the Town. Table 2-4 should be updated with this information.	Incomplete.
30	02/25/11	Chapter 3.B states that borings were advanced at the project site; there should be a reference to a drawing and/or report with the locations and boring results.	Incomplete.
31	02/25/11	Chapter 3.B the last sentence in the Geology section states that the Geotechnical Report recommends bearing pressures of 20,000 lbs/sf for shallow foundation; what does this mean to the average person reading this DEIS?	Incomplete.
32	02/25/11	3.B Former Mining: identified two on-site mines, is the Applicant proposing to close or restore these mines?	Incomplete.
33	02/25/11	Figure 3-1 does not have a legend explaining the soil type abbreviations.	Incomplete.
34	02/25/11	Figure 3-4 and the supporting text show/describe four areas where soil remediation is planned; however the figure identifies four areas A, B, C, and D and there is no legend stating what these four areas are and the text describes that four areas, but does not identify the areas as A, B, C, and D.	Incomplete.
35	02/25/11	3.D. Mitigation Measures, Geology: it is stated that a blasting plan will be submitted; when is this plan expected to be submitted?	Incomplete.
36	02/25/11	3.D. Mitigation Measures, Geology: rock crushing is allowed in the OI, not in the CO, as an accessory use (A.25) to extractive operations (39) with a special use permit from the planning board (this should be added to Table 2-4).	Incomplete.
37	02/25/11	3.D. Mitigation Measures, Geology: the rock crushing would have to comply with use group (p) and §164-46.J. (45, 53, 81, 82, 97, 110, 124, 127, 131 – 137, 140 & 145).	Incomplete.

No.	Date	Comment	Status
38	02/25/11	3.D. Mitigation Measures, Geology: states that excess material will need to be exported from the site, is there an estimate of how much material there is and where this material will be going?	Incomplete.
39	02/25/11	3.D. Blasting Procedures: a figure should be included to show where the blasting is expected to take place and the location of the Blue Lake dam. NYSDEC would need to be notified prior to any blasting near the dam.	Incomplete.
40	02/25/11	4.B. Existing GW: It is stated that two underground storage tanks were removed during the King's College proposal; documentation of the NYSDEC soil remediation should be included in this DEIS as an appendix.	Incomplete.
41	02/25/11	4.B. Mitigation Measures: If salt is not proposed to be used during winter storm events, this should be included as a note on the drawings.	Incomplete.
42	02/25/11	4.B. Mitigation Measures: The Applicant should elaborate on the "underground snow melt systems" that will be utilized at the project site.	Incomplete.
43	02/25/11	4.B. Mitigation Measures: We have not seen the drawings yet, but are curbing and catch basins being proposed or is the applicant proposing to use low impact designs?	Incomplete.
44	02/25/11	4.C. Surface Water, Existing: County Road 84 is described, but all the drawings show Long Meadow Road; the Applicant should state that CR-84 is the same as Long Meadow Road.	Incomplete.
45	02/25/11	Figure 4-1: Blue Lake and Little Sterling Lake do not appear to be classified on this figure.	Incomplete.
46	02/25/11	Figure 4-2: NYSDEC wetland jurisdiction is one of the items listed in the legend, but are there any NYSDEC wetlands on the property? If there are none, this should be clearly stated in the legend.	Incomplete.
47	02/25/11	4.C. Existing, Blue Lake: What type of treatment is currently used for the water supply from Blue Lake?	Incomplete.
48	02/25/11	4.C. Existing, Ringwood River: Are there classifications for the New Jersey water bodies?	Incomplete.
49	02/25/11	4.C. pages 4-4, 4-6, 4-8, 4-10, 4-12, 4-14, and 4-16 appear to be missing from my document.	Incomplete.
50	02/25/11	4.C. Potential Impacts: Figure 4-3 does not appear to be referenced in the text.	Incomplete.
51	02/25/11	6.A. Introduction: states that there are proposed improvements and ongoing maintenance to the Blue Lake Dam; what are these improvements and what is the on-going maintenance being conducted now?	Incomplete.

No.	Date	Comment	Status
52	02/25/11	6.B. Existing Conditions: Habitat assessments by PS&SPC and Klemens are stated as being attached to the DEIS; the exact location should be stated.	Incomplete.
53	02/25/11	6.B. Existing Conditions: HDR would like to review the rattlesnake study on behalf of the planning board.	Incomplete.
54	02/25/11	Page 6-8 appears to be missing.	Incomplete.
55	02/25/11	Table 6-2: What does NOS mean?	Incomplete.
56	02/25/11	8.A. Introduction: Since it is stated specifically that children 18 and under will not permanently reside at the project site and there was no school analysis completed, notes must be added to the plan stating that under no circumstances will children from this site attend local public schools without proper studies being conducted and approvals being granted (in case the internal structure of the organization changes in the future).	Incomplete.
57	02/25/11	Pages 8-6, 8-12, and 8-14 appear to be missing.	Incomplete.
58	02/25/11	9.B. Existing Conditions: The wastewater treatment facility was previously upgraded from 20,000gpd to 130,000gpd; however this facility never received the increased flow. Are there anticipated repairs that would be required to have this system up and running to accommodate flows from this project site?	Incomplete.
59	02/25/11	9.C. Potential Impacts: It is stated that this project will generate 80,000gpd; calculations must be included to substantiate this number.	Incomplete.
60	02/25/11	Page 9-4 appears to be missing.	Incomplete.
61	02/25/11	10.B. Existing Conditions: The entire existing treatment train for this water supply system should be described.	Incomplete.
62	02/25/11	10.B. Existing Conditions: Calculations must be provided to show that adequate fire protection can be provided without the use of booster pumps.	Incomplete.
63	02/25/11	10.C. Potential Impacts: It is stated that this project will use 85,000gpd of water; calculations must be provided to substantiate this number.	Incomplete.
64	02/25/11	10.C. Potential Impacts: The willingness to service letter dated 10/25/10 from United Water should be provided as an appendix to the DEIS and should be referenced here.	Incomplete.
65	02/25/11	Pages 10-2 and 10-4 appear to be missing.	Incomplete.
66	02/25/11	11.C. Potential Impacts: The DEIS should state specifically whether or not the town will be expected to provide garage and recycling pickup from this property.	Incomplete.

No.	Date	Comment	Status
67	02/25/11	12.A Introduction: "...and therefore the Warwick Fire District will [not] experience a change in revenue or cost associated with the action." The word "not" appears to be missing from this sentence.	Incomplete.
68	02/25/11	12.B. Existing Conditions: If the Applicant has received full tax exemption for all parcels, when will this become effective (taxes were paid in 2010)?	Incomplete.
69	02/25/11	Chapter 13: several even numbered pages appear to be missing.	Incomplete.
70	02/25/11	Chapter 14: some even numbered pages appear to be missing.	Incomplete.
71	02/25/11	Chapter 16: some even numbered pages appear to be missing.	Incomplete.

Note: At the request of the Applicant, we have reviewed the Preliminary Draft Environmental Impact Statement (P-DEIS) and provided draft comments prior to a formal submittal to the Planning Board.

Miscellaneous: The Applicant's response letter should contain an itemized explanation of how the plans have been revised or modified in order to address these items with specific references to where the changes appear in the plans. In the event that the Applicant should disagree with a comment and choose not to modify the plan, an explanation should be provided.

The above comments represent our professional opinion and judgment and do not in all cases reflect the opinion of the Planning Board. Please revise your plans to reflect these comments with the understanding that further changes may be required. If you have any questions, please contact me at (845) 294-2789.

Sincerely,

Henningson, Durham & Richardson
Architecture and Engineering, P.C.
in association with HDR Engineering, Inc

DRAFT DOCUMENT

Laura A. Barca, P.E.
Project Manager

CC: HDR Project No. 133761, Task No. PB001



Appendix A-14



Watchtower Preliminary DEIS

Monday, February 28, 2011 2:45 PM

From: "Ted Fink" <JTFink@greenplan.org>
To: "Connie Sardo, 261" <towplanning@yahoo.com>
Cc: "Laura Barca" <Laura.Barca@hdrinc.com>
1 File (53KB)



DEIS_(Pr...

Hi Connie,

I've completed my preliminary review of the Watchtower Draft EIS and have prepared a Memo to the Planning Board. Once Laura has completed her review, our comments should be distributed to the Planning Board and applicant. My comments are attached.

Ted

GREENPLAN Inc.

J. Theodore Fink, AICP
302 Pells Road
Rhinebeck, NY 12572
845.876.5775
JTFink@greenplan.org
<http://www.greenplan.org>

Please consider the impacts of paper production before printing this email.

FILE SAVE PRINT FORWARD STOP TO: JTFINK@GREENPLAN.ORG FROM: JTFINK@GREENPLAN.ORG TO: TOWPLANNING@YAHOO.COM

+ on 2/28/11 @ 3:00 pm - ed emailed to Ben @

GREENPLAN

MEMORANDUM

To: Benjamin Astorino, Chairman
Town of Warwick Planning Board

From: J. Theodore Fink, AICP

Date: February 28, 2011

Subject: World Headquarters of Jehovah's Witnesses

GREENPLAN INC.
Environmental Planners
302 Pells Road
Rhinebeck, NY 12572-3354
T 845.876.5775
F 845.876.3188
E JTfink@greenplan.org

I am in receipt of a *Preliminary* Draft Environmental Impact Statement (DEIS) for the above referenced applications for Site Plan and Special Use Permit approval. The document is dated as issued January 28, 2011 and it was received by my office on February 4, 2011. The Planning Board may recall that, at the field visit to the site on November 6, 2010, the applicant had asked whether they would be permitted to provide a *Preliminary* DEIS for review by the Town's professionals in advance of an official review of the DEIS for completeness. I have provided my *Preliminary* DEIS review comments below.

Since this was not an official completeness review in accordance with the SEQR regulations [6 NYCRR 617.9(a)(2)], I looked at the document in a more general manner, highlighting any significant omissions. The DEIS is well-written, organized logically and generally follows the Final Scoping Document outline. The DEIS, which appears to be close to a 2,000 page paper document, was accompanied by a Compact Disk with digital files of the document. The DEIS was missing an Executive Summary and some of the DEIS Chapters, some of the Appendices are missing (most notably the proposed Site Plan drawings and the SWPPP), and there are many pages in the document that make reference to <<*Information Pending*>> in the text. I may have further completeness review comments once all of the missing pieces have been provided. Nevertheless, as the applicant had requested preliminary feedback, based upon my review I have identified the following gaps or corrections that should be completed prior to submission for a full completeness review:

1. On page 2-11, the reference to "Warwick College" should be corrected to "Kings College."
2. On page 2-25 in the third paragraph from the bottom, there is a missing "dwelling units" in the first sentence.
3. For Chapter 4, the evaluation of the SWPPP will be a necessary component to assessing any direct or indirect impacts to water resources, especially receiving waters. It is assumed that Appendix M will include a copy of the SWPPP in the DEIS; this should include a map of all stormwater management facilities and their relationship to any surface waters. Chapter 4

should then include a discussion of whether these facilities will have any impacts on aquatic or wetland habitat/species.

4. Chapter 4 should include a wetland delineation map, showing the boundaries of all wetlands onsite and their relationship to project construction, utilities, wastewater treatment, and so on. Any change in wetland hydroperiod (seasonal water level fluctuations) should be noted.
5. On page 4-9 Figure 2 (Watershed map), should include an outline of the property boundary.
6. For Chapter 6, the DEIS should have a habitat map for the entire site (including the Ringwood River parcel north of Long Meadow Road), which includes terrestrial, wetland and aquatic habitats, the turtle/snake nesting area referred to by Dr. Michael Klemens, the unnamed tributary, and all other habitats or sites noted in the text of the DEIS and its appendices. This should include noteworthy bat habitat (roosting tree areas).
7. In Chapter 6, will there be impacts associated with any increase in invasive species?
8. Species of Greatest Conservation Need, as listed in the New York State Comprehensive Wildlife Strategy Plan, should be noted on the existing species lists. Species listed as threatened, endangered or special concern for both NY and NJ, as well as Species of Greatest Conservation Need, should be described in the text in terms of the habitat they require or are likely to use and whether any of these habitats are present in the area of proposed site construction or in adjoining areas.
9. It would be useful to provide pre- and post-construction acreages of habitats (but not previously disturbed areas) with new impervious surfaces, landscaped/lawn areas for comparison purposes. What species were found in the Vernal pool sampling? What amphibians were found on the road surveys? Dr. Michael Klemens had requested a hognose snake survey. Was this completed? Are there habitat needs for waterfowl on the lake?
10. Will there be impacts to aquatic/wetland habitats from pesticides, fertilizers and road salt? Will there be impacts on trout (e.g. trout habitat) in the Ringwood River? Will there be any changes in the River's water quality or flow, or hydrologic or water quality changes in any stream or wetland that drains to the River?
11. Chapter 8 page 8-7, the fourth paragraph needs date corrections in the first sentence. ~~On page 8-9~~ in the first paragraph, there is the need for the same date correction. The last sentence in the fifth paragraph refers to "full back-up power generation facilities available in the event of an outage." A discussion of the noise implications of such power generation facilities should be added.
12. Chapter 10 states that there is no need for mitigation measures for the water supply infrastructure and distribution system. However, a discussion of any water saving fixtures and/or practices to be used should be provided.
13. In Chapter 13, will there be a larger scale map provided of the watershed photograph locations?
14. On page 13-75, a statement is made that "Lighting for roadways and parking will not exceed 25 feet in height..." The Zoning Law at Section 164-43.4.E(5) limits the "maximum allowable height of a freestanding luminaire shall be 16 feet above the average finished grade." The Site Plans and DEIS discussion should be revised accordingly.

15. The DEIS in Chapter 14 states that “Phase 1B-level archaeological testing *will be undertaken* in the archaeologically sensitive portion of the APE for the project site...Upon completion of a final site development plan for the proposed project...” [emphasis added]. The purpose of a DEIS/FEIS is to assess impact and if necessary to devise appropriate mitigation measures or alternatives. Such Phase 1B testing and analysis must be completed before the Planning Board’s SEQR review process can be concluded.

Cc: Laura Barca, P.E.

Appendix A-15

GRANT OF RIGHT OF WAY

This GRANT made the 10th day of August, 1962 between BLUE LAKE CORP., a domestic corporation, with an office at 980 Madison Avenue, in the City, County and State of New York, party of the first part, and ORANGE AND ROCKLAND UTILITIES, INC., a domestic corporation, having its principal office and place of business at 10 North Broadway, Nyack, Rockland County, New York, party of the second part, witnesseth that: The party of the first part hereto does hereby acknowledge the receipt of the sum of \$1.00, for which consideration it does grant to the party of the second part, its successors and assigns, forever, the right to enter upon and use part of the premises of the party of the first part as a right of way 100 feet in width for the purpose of constructing, reconstructing, altering, enlarging, repairing, removing, replacing, relocating, operating, maintaining, and inspecting one or more electric transmission and distribution lines, including all necessary Poles, H-frames and/or Towers, conductors, conduits, cables, guys, counterpoises, and all necessary appurtenances thereto, including also the right to excavate for, lay and maintain one or more gas pipe lines -- upon, over, under and across the property of the party of the first part, situated in the Town of Warwick, County of Orange and State of New York, the center line of said right of way being described as follows:

Beginning at a point in the center line of the existing right of way, said point being distant 528.36 feet as measured on a course N 16° 46' 50" W from a monument reputedly marking the most southwesterly corner of lands now or about to be acquired by The International Nickel Company, Inc. and running thence:

1. On a course N 85° 19' 20" E a distance of 543.31 feet to an angle point, thence
2. On a course N 73° 35' 50" E a distance of 433.19 feet to an angle point, thence
3. On a course N 49° 01' 10" E a distance of 1526.59 feet to an angle point, thence
4. On a course N 24° 02' 40" W a distance of 1362.66 feet to an angle point in the center line of the existing right of way;

together with the right to trim, cut, and remove all trees, branches, and underbrush and to keep free from and remove all buildings and obstructions, including all longitudinal highways whether public or private, within 50 feet on either side of any part of said center line both as described above and as continued on adjoining properties, as is more particularly shown on a map or plan of said property hereto annexed and made a part hereof, entitled: Orange and Rockland Utilities, Inc., Nyack, N.Y., Plan of Center Line of Electric Transmission Systems from Scott Mine to Ringwood, dated July 3, 1962.

The party of the first part warrants that it is the owner in fee simple of the premises across which the aforementioned right of way is granted and has full, free and unencumbered right to make such grant.

The party of the second part, by the acceptance hereof, for itself, its successors and assigns, agrees that it will in the future relocate at the expense of the party of the first part, its successors and assigns, any section of the transmission lines constructed upon the right of way if such relocation shall be found to be reasonably necessary to facilitate development and use of the property of the party of the first part or its successors or assigns for mining purposes or for any other development purposes on reasonably

convenient and suitable rights of way furnished by the party of the first part, its successors and assigns, without cost and without interruption of service over said transmission lines.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officer the day and year first above written.



BLUE LAKE CORP.

By Samuel R. Walker
Samuel R. Walker,
Vice President

ATTEST:

Elizabeth J. Bowers
Secretary

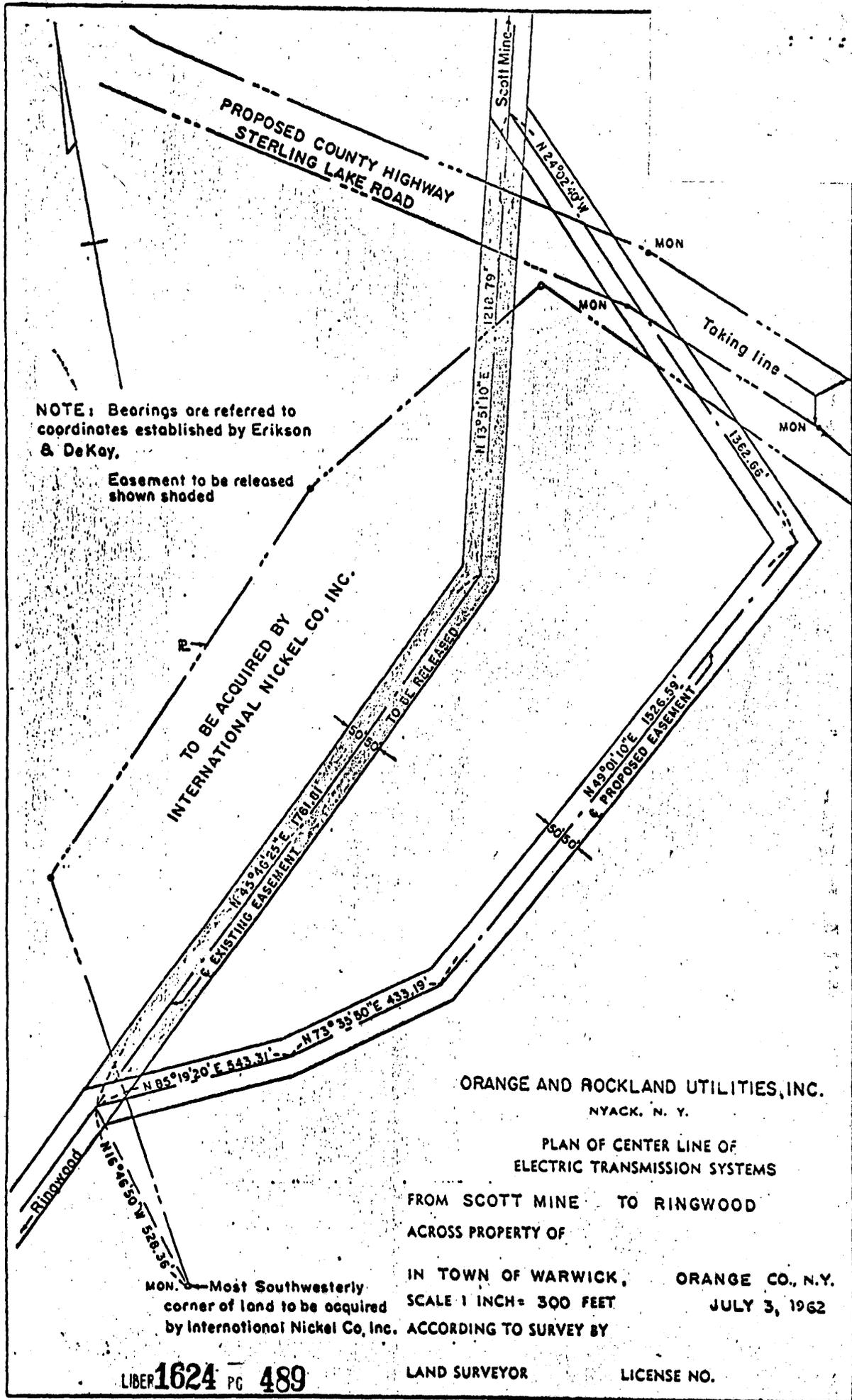
2/28/62

STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)

On the 10th day of August, 1962, before me came SAMUEL R. WALKER, to me known, who, being by me duly sworn, did depose and say that he resides at 14 Sutton Place South in New York, N.Y.; that he is the Vice President of BLUE LAKE CORP., the corporation described in, and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.

Christine Britton

CHRISTINE BRITTON
Notary Public, State of New York
#44-0124036
Residing in Orange County
My Commission expires Mar. 30, 1967



NOTE: Bearings are referred to coordinates established by Erikson & DeKoy.

Easement to be released shown shaded

TO BE ACQUIRED BY INTERNATIONAL NICKEL CO. INC.

MON. — Most Southwesterly corner of land to be acquired by International Nickel Co. Inc.

ORANGE AND ROCKLAND UTILITIES, INC.
NYACK, N. Y.

PLAN OF CENTER LINE OF ELECTRIC TRANSMISSION SYSTEMS

FROM SCOTT MINE TO RINGWOOD
ACROSS PROPERTY OF

IN TOWN OF WARWICK,
SCALE 1 INCH = 300 FEET
ACCORDING TO SURVEY BY

ORANGE CO., N.Y.
JULY 3, 1962

LAND SURVEYOR

LICENSE NO.

BLUE LAKE CORP.

TO

ORANGE AND ROCKLAND UTILITIES, INC.

GRANT OF RIGHT OF WAY

Dated: August 10th, 1962.

*R + R.
Lewin & Jenkins
56 Park Blau
Suffern, N.Y.*

Orange County Clerk's Office, s.s.
Recorded on the ... day
of ... 1962 at ...
o'clock ... P.M. in Liber ...
... at page ...
and Examined.

A.E. ... Clerk

DAVIS POLK WARDWELL SUNDERLAND & KIENDL
COUNSELORS AT LAW
1 CHASE MANHATTAN PLAZA
BOROUGH OF MANHATTAN
NEW YORK, N. Y.

7-
~~7~~

LIB 1624 PC 490

Appendix A-16

THIS INDENTURE, made the *23rd* day of *April*, 1963, between THE INTERNATIONAL NICKEL COMPANY, INC., a Delaware corporation with an office at 67 Wall Street, New York, New York (hereinafter referred to as "Inco"), and STERLING FOREST WATER CORP., a New York corporation having its principal place of business at 980 Madison Avenue, New York, New York (hereinafter referred to as "the Grantee"),

W I T N E S S E T H :

That Inco, in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, lawful money of the United States of America to it in hand paid by the Grantee, does hereby grant, release and quit-claim unto the Grantee, and its successors and assigns forever, a perpetual easement over, across and under that certain lot, piece or parcel of land described in Schedule A annexed hereto and made a part hereof solely for the construction and maintenance of water mains for the supply and transmission of water to and from the water supply distribution and storage facilities of the Grantee constructed or to be constructed by the Grantee in the Towns of Warwick and Tuxedo, Orange County, State of New York, PROVIDED THAT the aforesaid grant of easement shall not convey any rights to the surface of the land described in said Schedule A except such rights as may be required for the construction and proper maintenance of said mains.

IN WITNESS WHEREOF, Inco has caused its corporate seal to be hereunto affixed and this Indenture to be signed

by its duly authorized officers on the day and year first above written.

THE INTERNATIONAL NICKEL COMPANY, INC.

BY W. Steven

W. Steven
Assistant Vice President

ATTEST:
Loretta E. Malz
Notary Secretary

STATE OF NEW YORK)
 : ss.:
COUNTY OF NEW YORK)

On the 23rd day of April, 1963, before me personally came W. Steven, to me known, who, being by me duly sworn, did depose and say that he resides at 1120 Minnick Way, Westfield, N.J.; that he is ^{an} ~~the~~ Assistant Vice President of THE INTERNATIONAL NICKEL COMPANY, INC., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.



Loretta E. Malz

LORETTA E. MALZ
Notary Public, State of New York
No. 31-2496550
Qualified in New York County
Commission Expires March 30, 1965

SCHEDULE A

Annexed to and made a part of
 Indenture dated the 23rd day
 of APRIL, 1963,
 between THE INTERNATIONAL NICKEL
 COMPANY, INC. and STERLING FOREST
 WATER CORP.

ALL that certain lot, piece or parcel of land
 located in the Town of Warwick, County of Orange, State of
 New York, being a strip twenty feet in width, ten feet on
 each and either side of the centerline more accurately
 bounded and described as follows:

BEGINNING at a point (coordinates: South 2,066.40;
 East 6,439.11) in the westerly line of lands of The
 International Nickel Company, Inc.; said point of beginning
 being referenced, South 8° 00' 00" East 184.40 feet from a
 concrete monument marking corner "F" (coordinates: South
 1,883.79; East 6,413.45); thence through lands of The
 International Nickel Company, Inc. on the following seven
 courses and distances:

- (1) North 84° 31' 00" East 67.36 feet to a point
 (coordinates: South 2,059.96; East 6,506.17);
- (2) North 71° 43' 30" East 252.70 feet to a point
 (coordinates: South 1,980.72; East 6,746.12);
- (3) North 52° 08' 40" East 319.39 feet to a point
 (coordinates: South 1,784.71; East 6,998.30);
- (4) North 27° 47' 10" East 187.74 feet to a point
 (coordinates: South 1,618.62; East 7,085.82);
- (5) North 10° 44' 20" East 239.49 feet to a point
 (coordinates: South 1,383.32; East 7,130.45);
- (6) North 20° 59' 10" East 319.17 feet to a point;
 (coordinates: South 1,085.32; East 7,244.76);
- (7) North 18° 08' 00" West 49.01 feet to a point
 in the northwesterly line of lands of the
 International Nickel Company, Inc. (coordinates:
 South 1,038.74; East 7,229.51); said point
 being referenced South 44° 00' 00" West 65.24
 feet from concrete monument "G" at an angle
 point in the line of The International Nickel
 Company, Inc. (coordinates: South 991.81; East
 7,274.83).

20 167

THE INTERNATIONAL NICKEL COMPANY
INC.

to

STERLING FOREST WATER CORP.

WATER LINE EASEMENT

Orange County Clerk's Office, s.s.
Recorded on the ... *22* day
of ... *May* 19 *62* at *1:26*
o'clock ... *P.M.* in Liber *1638*
... *Book* at page *436*
and Examined.

A. C. ... Clerk

✓ DAVIS POLK WARDWELL SUNDERLAND & KIENDL
COUNSELORS AT LAW
1 CHASE MANHATTAN PLAZA
BOROUGH OF MANHATTAN
NEW YORK 5, N. Y.

Home Title Bureau

5-50

1638
430

Appendix A-17

THIS INDENTURE made the 29th day of November 1963,
between BLUE LAKE CORP.,^{ORATION} a domestic corporation with an office at
980 Madison Avenue, in the City, County and State of New York, and THE
INTERNATIONAL NICKEL COMPANY, INC., a Delaware corporation, with
an office at 67 Wall Street in the City, County and State of New York, parties
of the first part, and ORANGE AND ROCKLAND UTILITIES, INC., a domestic
corporation having its principal office and place of business at 10 North
Broadway, Nyack, Rockland County, New York, party of the second part;

WITNESSETH, that the party of the second part in consideration of
One Dollar (\$1.00) lawful money of the United States, and other good and
valuable consideration, paid by the parties of the first part, the receipt of
which is hereby acknowledged by the party of the second part, does hereby
remise, release and forever quit-claim unto the parties of the first part,
their successors and assigns forever the right of way and easement and the
other rights contained in the indenture made the 8th day of March, 1943, and
duly recorded in the office of the Clerk of Orange County in Liber 903 of
Conveyances at page 188 on March 12, 1943, between THE STERLING IRON
AND RAILWAY COMPANY and THE ORANGE AND ROCKLAND ELECTRIC
COMPANY, predecessors in interest to the parties of the first and second
part, respectively, to the extent only that the same applies to the property
described as follows:

A strip of land one hundred feet wide, the center-
line of which begins at a point in the centerline of a right
of way and easement granted on March 8, 1943 by The
Sterling Iron and Railway Company to The Orange and
Rockland Electric Company, said point being in the northerly
boundary line of a Grant of Right of Way granted on August 10,
1962 by Blue Lake Corp. to Orange and Rockland Utilities, Inc.,
said point also being the following two courses and distances
from a monument reputedly marking the most southwesterly
corner of land of The International Nickel Company, Inc.:

North 16° 46' 50" West a distance of 528.36 feet and North 45° 46' 25" East a distance of 78.53 feet, and running thence from said point of beginning along the centerline of said right of way and easement dated March 8, 1943 (1) North 45° 46' 25" East a distance of 1683.28 feet to an angle point; thence (2) North 13° 51' 10" East a distance of 1137.39 feet to a point in the southwesterly boundary of said Grant of Right of Way dated August 10, 1962, excluding any portions thereof which lie within the area limits of said Grant of Right of Way dated August 10, 1962, all as is more particularly shown by the shaded area on a map or plan of said property hereto annexed and made a part hereof, entitled:

"ORANGE AND ROCKLAND UTILITIES, INC., Nyack, N. Y. Plan of Center Line of Electric Transmission Systems from Scott Mine to Ringwood, Across Property of BLUE LAKE CORPORATION and THE INTERNATIONAL NICKEL COMPANY, INC. in Town of Warwick, Orange Co., N. Y. Scale 1 inch = 300 feet. July 3, 1962, According to Survey by Henry N. Belland, Land Surveyor, License No. 32506, Revised July 12, 1963."

IN WITNESS WHEREOF the parties hereto have caused their corporate seals to be hereunto affixed and these presents to be signed by their duly authorized officers the day and year first written above.

Attest:

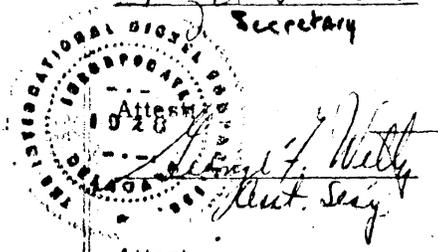
BLUE LAKE CORPORATION

Fazel J. Sawyer
Secretary

by *Samuel R. Walker*
President



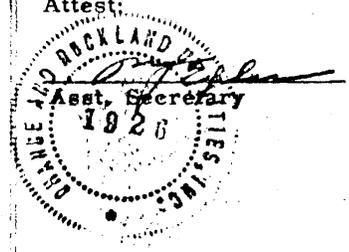
THE INTERNATIONAL NICKEL COMPANY CORPORATION, INC.



Attest:
Henry N. Belland
Land Surveyor

by *L. Steven*
Assistant Vice President

ORANGE AND ROCKLAND UTILITIES, INC.



Attest:
Asst. Secretary

by *Chas. F. Hulawit*
President

State of New York)
) SS.:
County of Rockland)

On this 29th day of November, 1963, before me personally came CHARLES L. HULSWIT, to me known, who, being by me duly sworn, did depose and say that he resides at Parrott Road (no number), West Nyack, New York; that he is the President of the Orange and Rockland Utilities, Inc.; the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

James F. Nutt

JAMES F. NUTT
NOTARY PUBLIC IN THE STATE OF NEW YORK
Residing in Rockland County
N.Y. Commission Expires March 30, 1965

State of *NEW YORK*)
) SS.:
County of *NEW YORK*)

On this 16th day of *DECEMBER*, 1963, before me personally came *SAMUEL R. WALKER*, to me known, who, being by me duly sworn, did depose and say that he resides in *190 EAST 71ST NEW YORK N.Y.*; that he is the *PRESIDENT* of the *BLUE LAKE CORPORATION*; the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

George Rupp

GEORGE RUPP
Notary Public, State of New York
Qualifies as Notary Public
Cert. No. 41-8827715
(Commission Expires March 30, 1965)



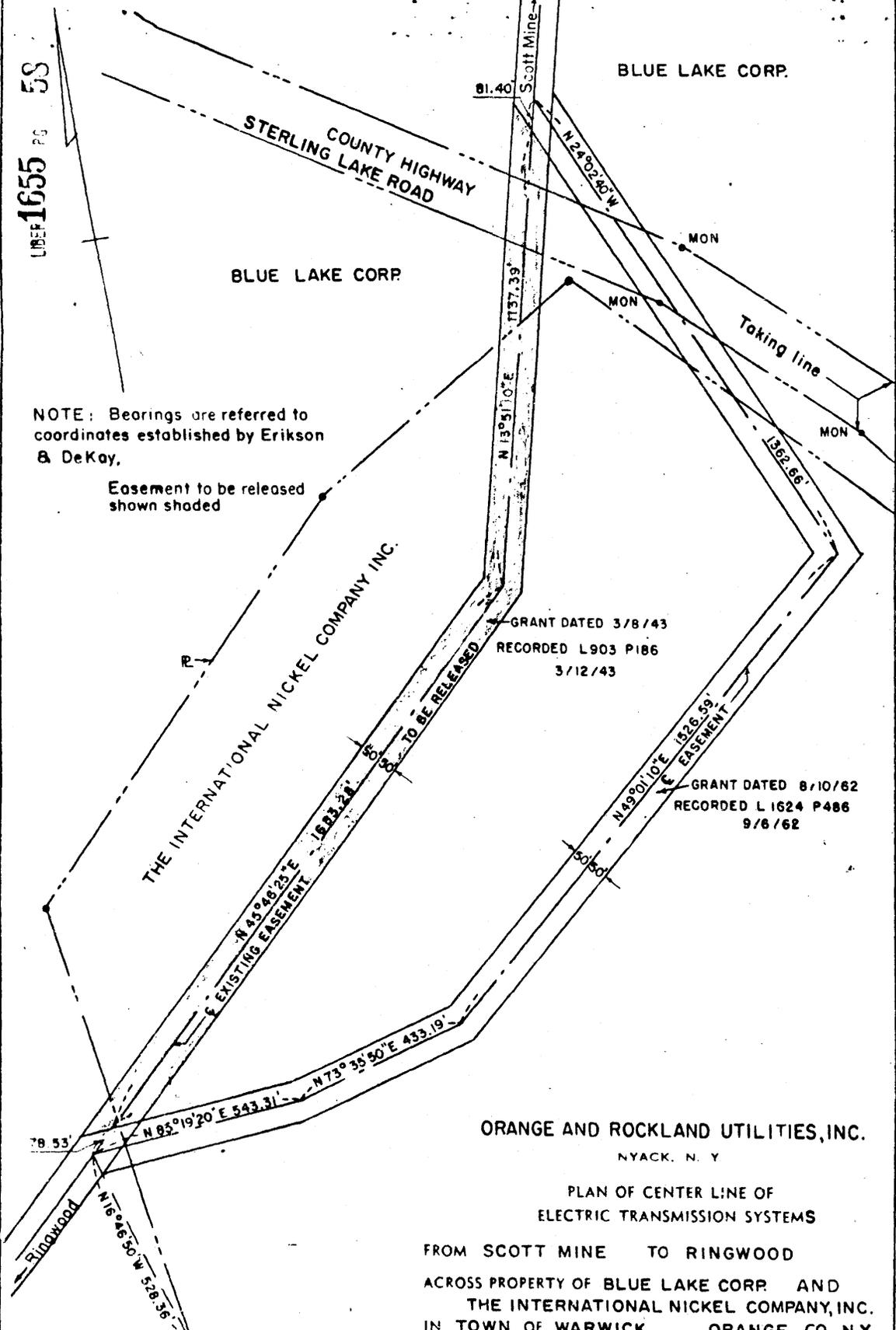
State of New York)
) SS.:
County of *New York*)

On this 30th day of *December*, 1963, before me personally came *W. Steven*, to me known, who, being by me duly sworn, did depose and say that he resides in *Wellfield N.Y.*; that he is the *Assistant Vice President* of the *The International Michael Company, Inc.*; the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.



Donald J. Schneeman

DONALD J. SCHNEEMAN
NOTARY PUBLIC, State of New York
No. 41-8827715 Queens County
Certificate filed in New York County
Term Expires March 30, 1964



NOTE: Bearings are referred to coordinates established by Erikson & DeKay.

Easement to be released shown shaded

TO BE RELEASED

EXISTING EASEMENT

MON - Most Southwesterly corner of land of The International Nickel Company, Inc.

D 903-188 ✓

Orange County County

ORANGE AND ROCKLAND
UTILITIES, INC.

to -
BLUE LAKE CORPORATION
and

THE INTERNATIONAL NICEEL
COMPANY, INC.

Release of Easement

The land affected by
the within instrument
lies in the Town of Warwick,
County of Orange, State
of New York

Orange County Clerk's Office, s.s.
Recorded on the ... day
of ... 1964 at 10:45
o'clock ... A.M. in Liber 1655
... Vol. 245 ... at page 55
and Examined.
A. E. ... Clerk

DAVIS POLK WARDWELL-SUNDERLAND & KIENDEL
1 CHASE MANHATTAN PLAZA, NEW YORK 5, N. Y.

RECORD AND RETURN TO
HOME TITLE DIVISION
CHICAGO TITLE INSURANCE COMPANY
180 PULTON ST., NEW YORK 7, N. Y.

7-

Appendix A-18

617.9

State Environmental Quality Review (SEQR)

**Notice of Completion of Draft EIS
and
Notice of Public Hearings on
Draft EIS and Preliminary Subdivision Application**

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

Appendix A-19


WATCHTOWER
Bible and Tract Society of New York, Inc.
Design/Build Department
25 Columbia Heights, Brooklyn, NY 11201-2483, U.S.A.
Phone: (718) 560-5000 Fax: (718) 560-8827

March 15, 2011

Benjamin Astorino, Chairman
Town of Warwick Planning Board
132 Kings Highway
Warwick, NY 10990

Re: DEIS for World Headquarters for Jehovah's Witnesses

Dear Mr. Astorino:

As directed in the Town of Warwick Final Scoping Document, dated December 17, 2009, we hereby submit the Draft Environmental Impact Statement (DEIS) for the proposed World Headquarters of Jehovah's Witnesses. This has been prepared based upon the Planning Board's guidelines outlined in the Final Scoping Document.

As a result of their initial courtesy review, Town engineer Laura Barca and Town planner Ted Fink provided letters to you dated February 28, 2011, including their comments. These letters are included as Appendices A-12 and A-13, respectively, in the DEIS. Our responses to their comments are included in the attached "Preliminary Courtesy Review of Watchtower DEIS by Town Consultants—February 28, 2011" document. We understand that there may be additional comments forthcoming from these reviewers.

Please feel free to contact Enrique Ford or Greg Povah at (718) 560-5000 if you have any questions concerning this submittal.

Sincerely,



Robert A. Pollock
Design/Build Department

Enclosure

c: Laura Barca
Ted Fink, AICP

Preliminary Courtesy Review of Watchtower DEIS by Town Consultants—February 28, 2011

No.	Comment	Resolution
TF*-1	On page 2-11, the reference to "Warwick College" should be corrected to "Kings College."	Corrected.
TF-2	On page 2-25 in the third paragraph from the bottom, there is a missing "dwelling units" in the first sentence	Corrected.
TF-3	For Chapter 4, the evaluation of the SWPPP will be a necessary component to assessing any direct or indirect impacts to water resources, especially receiving waters. It is assumed that Appendix M will include a copy of the SWPPP in the DEIS; this should include a map of all stormwater management facilities and their relationship to any surface waters. Chapter 4 should then include a discussion of whether these facilities will have any impacts on aquatic or wetland habitat/species	The SWPPP is included as Appendix M of the DEIS and includes a map of all the proposed stormwater management facilities. Chapter 4 has been amended to provide comments on whether these facilities will have any impacts on aquatic or wetland habitat/species.
TF-4	Chapter 4 should include a wetland delineation map, showing the boundaries of all wetlands onsite and their relationship to project construction, utilities, wastewater treatment, and so on. Any change in wetland hydroperiod (seasonal water level fluctuations) should be noted.	Wetlands Map provided in Chapter 4, Figure 4-2. See also PS&S survey—Appendix C-2. No change in wetland hydroperiod is expected, although this is not specifically addressed in the chapter.
TF-5	On page 4-9 Figure 2 (Watershed map), should include an outline of the property boundary.	Corrected. (Figure re-named "4-3 Blue Lake Watershed Delineation Map".)
TF-6	For Chapter 6, the DEIS should have a habitat map for the entire site (including the Ringwood River parcel north of Long Meadow Road), which includes terrestrial, wetland and aquatic habitats, the turtle/snake nesting area referred to by Dr. Michael Klemens, the unnamed tributary, and all other habitats or sites noted in the text of the DEIS and its appendices. This should include noteworthy bat habitat (roosting tree areas).	No Habitat Map was produced by PS&S in their Study. Their methodology was to identify habitats by walking a series of 14 transects and identifying different habitats on the site. (See Figure #2 in Appendix E-3.) This was felt to be acceptable, given the limited areas of disturbance. No maps were provided for the property north of Long Meadow Road since the area will be preserved in its natural state. An expanded summary of the summer woodland bat survey performed by Bat Conservation and Management in June of 2010 (see Appendix E-3) is provided on page 6-15.
TF-7	In Chapter 6, will there be impacts associated with any increase in invasive species?	The Project Site includes the disturbance and replanting of mostly previously disturbed areas, but also some areas of upland forest and meadow/brushland. This has the potential to encourage the proliferation of invasive species if not properly mitigated. (This comment added on page 6-20)

¹ TF = Ted Fink

No.	Comment	Resolution
TF-8	<p>Species of Greatest Conservation Need, as listed in the New York State Comprehensive Wildlife Strategy Plan, should be noted on the existing species lists. Species listed as threatened, endangered or special concern for both NY and NJ, as well as Species of Greatest Conservation Need, should be described in the text in terms of the habitat they require or are likely to use and whether any of these habitats are present in the area of proposed site construction or in adjoining areas</p>	<p>Project implementation is not anticipated to have any long-term impacts on five-lined skink, northern black racer, or snapping turtle habitat. Losses to some may occur as a result of land clearing operations and additional motor vehicle activity on the site. These losses, however are not anticipated to have any significant adverse impact on the species overall population. Construction of the project will result in the direct loss of approximately 16–17 acres of the approximately 198 acres of forested habitat on the subject property. Although this habitat is suitable for eastern red bat, black-throated blue warbler, scarlet tanager, and worm eating warbler, the forested areas disturbed are not particularly unique in character in comparison to the remaining forested areas. Direct impacts to individuals of these species could occur if tree clearing occurs during the nesting season (spring/summer). Given the extensive areas of other suitable habitat, the relatively small area of forest lost to project implementation should have no significant impact on these species overall population. Much of the loss of existing habitat can likely be mitigated by enhancing the remaining forested areas through appropriate forest management activities. (This comment added on page 6-20.)</p>
TF-9	<p>It would be useful to provide pre- and post-construction acreages of habitats (but not previously disturbed areas) with new impervious surfaces, landscaped/lawn areas for comparison purposes. What species were found in the Vernal pool sampling? What amphibians were found on the road surveys? Dr. Michael Klemens had requested a hognose snake survey. Was this completed? Are there habitat needs for waterfowl on the lake?</p>	<p>A map showing the locations of the following land covers is provided as Figure 6-1 Land Use/Land Cover Map.</p> <ul style="list-style-type: none"> o Approximately 198.0 acres of forest o 33.8 acres of surface water o 11.6 acres of meadow and brushland o 8.8 acres of impervious surfaces o 4.8 acres of landscaped areas <p>Approximately 2.9 acres of wetlands regulated by the United States Corps of Engineers in the project area. (This information added on page 6-2.) A landscaping map is provided in Figure 2-2.</p> <p>Although not located near or within the site's limits of disturbance, several investigations were made into the site's vernal pools. Spring peeper, gray treefrog and American toad tadpoles were found in the vernal pool habitats. American toad was also observed during the road surveys. (This information added on page 6-8, and 6-15.)</p> <p>Although previously disturbed, the area closest to Blue Lake will be protected by maintenance of a buffer of at least 75 feet. The maintenance of this upland buffer will not only decrease the likelihood of impacts to aquatic species, but also to any waterfowl that may be utilizing the lake and its shores as habitat. (This information was added on page 6-18.)</p>

TF-10	Will there be impacts to aquatic/wetland habitats from pesticides, fertilizers and road salt? Will there be impacts on trout (e.g. trout habitat) in the Ringwood River? Will there be any changes in the River's water quality or flow, or hydrologic or water quality changes in any stream or wetland that drains to the River?	Please refer to Chapter 4, "Water Resources," and the Stormwater Pollution Prevention Plan (SWPPP) in Appendix M.
TF-11	Chapter 8 page 8-7, the fourth paragraph needs date corrections in the first sentence. On page 8-9 in the first paragraph, there is the need for the same date correction. The last sentence in the fifth paragraph refers to "full back-up power generation facilities available in the event of an outage." A discussion of the noise implications of such power generation facilities should be added.	Dates corrected. Generators will be housed either within buildings or outdoors. Where installed outdoors, generators will be provided with sound-attenuated enclosures that offer an average of 75-dB(A) sound level at 23 ft using 2 inches of acoustic insulation and provided with insulated critical exhaust silencers. (This information has been added on page 8-8.)
TF-12	Chapter 10 states that there is no need for mitigation measures for the water supply infrastructure and distribution system. However, a discussion of any water saving fixtures and/or practices to be used should be provided.	The Project Sponsor is planning to voluntarily implement the following water-saving fixtures and practices to minimize the potable water requirements of the site: <ul style="list-style-type: none"> • Install low-flow showerheads with a maximum flow rate of 1.5 gpm. • Install dual-flush flushometers in women's restrooms. • Install high-efficiency urinals in high-use areas in men's restrooms. • Install dual-flush gravity tank toilets in residence rooms. • Install water conserving washing machines in the personal laundry areas. • Utilize recycled stormwater to provide non-potable water for cooling towers. (This information has been added on page 10-5.) Larger scale maps have been provided.
TF-13	In Chapter 13, will there be a larger scale map provided of the viewshed photograph locations?	
TF-14	On page 13-75, a statement is made that "Lighting for roadways and parking will not exceed 25 feet in height..." The Zoning Law at Section 164-43.4.E(5) limits the "maximum allowable height of a freestanding luminaire shall be 16 feet above the average finished grade." The Site Plans and DEIS discussion should be revised accordingly	A possible (non-use) variance for height-of-roadway lighting may be requested from the Town of Warwick Planning Board. (See Tables 1-2 and 2-5)
TF-15	The DEIS in Chapter 14 states that "Phase IB-level archaeological testing will be undertaken in the archaeologically sensitive portion of the APE for the project site... Upon completion of a final site development plan for the proposed project..." [emphasis added]. The purpose of a DEIS/FEIS is to assess impact and if necessary to devise appropriate mitigation measures or alternatives. Such Phase IB testing and analysis must be completed before the Planning Board's SEQR review process can be concluded	The Project Sponsor intends to undertake Phase IB testing prior to the completion of the FEIS, appending the results therewith.
LB ² -1	Application Information: The first and last tax ID numbers listed are incorrect (85-1-2.22 and 85-1-6).	Corrected.

² LB = Laura Barca

LB-2	Chapter 2.B: The 100-ft wide Orange and Rockland easement must be shown on all drawings; any disturbance within this easement area must be approved by the easement holder.	Corrected. Meetings are currently being held with Orange and Rockland in order to receive approval for what is proposed for the easement.
LB-3	Chapter 2.B: The area of the parcel with the wastewater treatment facility (85-1-2.21) is 4 acres, not 14 acres.	Corrected.
LB-4	Chapter 2.B: When discussing the surrounding properties, the following information should be added: tax parcel 851-1.221 (3.5 acres) is owned by the Sterling Forest Water Company.	Corrected.
LB-5	Figure 2-3: Although this figure is still under development, the figure should clearly call out what the yellow portion in New Jersey is currently zoned as (not just the zoning name, but what possible uses are allowed there).	New Jersey zoning is R-3 (3-acre lots) for residence, religious, and community uses. (Text added to page 2-1.)
LB-6	Table 2-1: Should the second line item refer to King's College instead of Warwick College, with a date of 01/05/00 instead of March 1999?	Corrected.
LB-7	Tax Map Information: The same errors with the tax id numbers are continued on this page (85-1-2.22 and 85-1-6) – in the text and Table 2-2.	Corrected.
LB-8	Tax Map Information: It is stated that lots 4.1, 4.2, 5.1, 5.2, and 6 are proposed to be merged as part of this process; why are 2.22 and 2.3 not also being merged?	Lots #2.22 (13.2 acres) and #2.3 (36.9 acres) northeast of Long Meadow Road will be left undeveloped, other than unpaved walking trails to be used by residents for exercise, prayer, and meditation trails. The Project Sponsor sees no need to merge these undeveloped lots.
LB-9	Zoning Information: Figure 2-11 SWBP must be written out before it is abbreviated (or it can be shortened to Biodiversity Overlay) and 700-ft Overlay District should be revised to state 700-ft Ridgeline Overlay District.	Corrected.
LB-10	Zoning Information: Philanthropic and eleemosynary institutions (both words mean charity) are listed as allowed by the Code as special use; I will confirm with planner that the use groups presented is the best selection for this application.	Resolved. We are not presenting this use group.
LB-11	Easements and right of ways: This section should be renamed Easements and Rights of Way.	Corrected.
LB-12	Easements and right of ways: There should be a drawing where all of the existing easements and rights of way are clearly shown; the only easement visible on Figure 2-5 is the O&R easement.	See also Figure 2-12.
LB-13	C. Project Sponsor (page 2-19): After a discussion about the amount of disturbed area, there are references to how much of the disturbed area will be in the Ridgeline Overlay and Biodiversity Overlay – it would be helpful reference Figure 2-11 here.	Figure 2-11 has been referenced.
LB-14	C. Project Sponsor: There is a reference made to § 164-47.1 – this should refer to the most current version; the 2002 version has already been updated. (The current version can be reviewed on the Town's webpage).	The text was changed to reference the latest version, which was 2010.
LB-15	Description of the Project: There seems to be difference between a cellar and a basement; this difference should be explained.	The buildings only include basements; the reference to cellars has been removed.

LB-16	Description of Project: Figure 2-8 labels Public Spaces but does not label Entry Lobby; Entry Lobby is discussed in the text and public spaces is not – are these areas that same; this should be clarified.	Corrected.
LB-17	Figure 2-8: The regulatory agency with jurisdiction over the wetlands should be noted (NYSDEC or Federal).	Corrected.
LB-18	Description of Project (Page 2-25): The locations of the main loading docks are not shown on Figure 2-8.	Corrected.
LB-19	Description of Project (page 2-25): Philanthropic and eleemosynary institutions are discussed again; need to verify this in the Town Code.	Corrected. We are not presenting this use group.
LB-20	Description of the Project (page 2-25): The phases of construction are discussed in Section E of this report, not Section D.	Corrected.
LB-21	Landscaping: A dam is discussed in this section, but this is the first reference to this site feature; the dam should be noted on a figure and/or described in further detail somewhere in the text. The owner and NYSDEC classification of the dam should be specifically stated. The date of the last annual inspection should also be noted and the inspection form included in an appendix, if applicable.	The dam has been noted on Figure 2.8. The subject of ownership is currently being reviewed and therefore not addressed in the DEIS. The Dam is classified as Class B. An Emergency Action Plan is now being prepared and will be submitted before the August 19, 2011 deadline. (See also page 2-42.)
LB-22	Landscaping: There is a statement that “The use of vegetated roofs will increase the vegetated area of the site by X acres.” This statement should be rephrased; the applicant may be decreasing the impervious area proposed but this doesn’t necessarily increase the amount of vegetated area.	Corrected.
LB-23	Proposed Utilities, Open Spaces, and Impervious Area: A statement is made that 130,000 gpd of water from United Water was granted when the property was purchased. This documentation should be included in an appendix to the report.	“Willingness to serve” letter added to Appendix.
LB-24	Proposed Utilities, Open Spaces, and Impervious Area: There is a reference that the residences would have low-water dishwashers and washing machines. Do the residences have individual kitchens and laundry facilities, in addition to the main kitchen and laundry services?	The residence rooms are “studio” or one-bedroom units ranging from 350 square feet to 600 square feet including a kitchenette and private bathroom. (Text added to page 2-31)
LB-25	Figure 2-10: Are all the easements shown existing? Why does O&R have a different line type? The light blue line type is very difficult to see.	Figure 2-10 has been corrected.
LB-26	Proposed Utilities, Open Spaces, and Impervious Area: It is stated that an indoor swimming pool is proposed; where will the water come from to fill this pool; where will the chemicals be stored; building permit required.	The swimming pool will be filled from domestic water connections located in the pool area. Chemicals used to maintain proper water quality in the pool include sodium hypochlorite for disinfection, and muriatic acid and sodium bicarbonate for pH balance. These chemicals will be stored in a separate room, away from the pool, within containment areas. (Text added to page 2-39.)

LB-27	Proposed Utilities, Open Spaces, and Impervious Area: It states that approximately 220 acres will be undeveloped; what mechanism will be used to restrict development in these areas in the future?	On page 2-31 the Project Sponsor gives the assurance that “No further expansion is planned beyond what is proposed as part of the present application.” On page 2-39, it is further stated that “the approximate 50 acres ... northeast of Long Meadow Road and approximately 158 acres of land southwest of Long Meadow Road will be left undeveloped, other than unpaved walking trails to be used by residents for exercise, prayer, and meditation trails.”
LB-28	F. Permit and Approvals: Table 2-4 should reflect that the Town needs to sign off on the MS4 municipal acceptance of the Stormwater Plan.	See Note 1 on Table 2-5: “The project is not located within the regulated Municipal Separate Storm Sewer System (MS4) for the Town of Warwick.”
LB-29	Chapter 3.A states that limited blasting is anticipated; if this is the case, §63 of the Code must be complied with and a permit is required from the Town. Table 2-4 should be updated with this information.	Table 2-5 has been adjusted.
LB-30	Chapter 3.B states that borings were advanced at the project site; there should be a reference to a drawing and/or report with the locations and boring results.	Corrected (page 3-1).
LB-31	Chapter 3.B the last sentence in the Geology section states that the Geotechnical Report recommends bearing pressures of 20,000 lbs/sf for shallow foundation; what does this mean to the average person reading this DEIS?	Deleted from chapter. Can be referenced in the Geotechnical Report.
LB-32	3.B. Former Mining: identified two on-site mines, is the Applicant proposing to close or restore these mines?	Formerly mined areas are not located in the vicinity of the proposed development and no changes are proposed. (Text added to page 3-1.)
LB-33	Figure 3-1 does not have a legend explaining the soil type abbreviations.	Corrected.
LB-34	Figure 3-4 and the supporting text show/describe four areas where soil remediation is planned; however the figure identifies four areas A, B, C, and D and there is no legend stating what these four areas are and the text describes that four areas, but does not identify the areas as A, B, C, and D.	Corrected.
LB-35	3.D. Mitigation Measures, Geology: it is stated that a blasting plan will be submitted; when is this plan expected to be submitted?	A blasting plan will be submitted during the site plan application. (Text added to pages 3-15, 16.)
LB-36	3.D. Mitigation Measures, Geology: rock crushing is allowed in the OI, not in the CO, as an accessory use (A.25) to extractive operations (39) with a special use permit from the planning board (this should be added to Table 2-4).	March 8, 2011 email from L. Barca: “It is my understanding that the proposed rock crushing operations at Watchtower are of a temporary nature and to be conducted during construction only and the property will not operate as a quarry or mine for rock materials. Given this, draft comments 36 and 37 (HDR 02/28/11) are not applicable.” (See also expanded section on “Blasting Procedure” on page 3-16.)
LB-37	3.D. Mitigation Measures, Geology: the rock crushing would have to comply with use group (p) and §164.46.J. (45, 53, 81, 82, 97, 110, 124, 127, 131 – 137, 140 & 145).	See #36 above.
LB-38	3.D. Mitigation Measures, Geology: states that excess material will need to be exported from the site, is there an estimate of how much material there is and where this material will be going?	Applicant is working on final determination as to quantities and where the material is transported.
LB-39	3.D. Blasting Procedures: a figure should be included to show where the blasting is expected to take place and the location of the Blue Lake dam. NYSDEC would need to be notified prior to any blasting near the dam.	The DEC and all other regulatory agencies will be notified prior to any blasting especially near the dam. Figure showing exactly where blasting is expected will be provided.

LB-40	4.B. Existing GW: It is stated that two underground storage tanks were removed during the Kings College proposal; documentation of the NYSDEC soil remediation should be included in this DEIS as an appendix.	Document has been added to Appendix.
LB-41	4.B. Mitigation Measures: If salt is not proposed to be used during winter storm events, this should be included as a note on the drawings.	A combination of underground snow-melt systems and use of coarse sand will minimize the need for salt in dealing with sidewalk and roadway snow. Any salt storage needed will be covered. (Text has been modified on page 4-2.)
LB-42	4.B. Mitigation Measures The Applicant should elaborate on the “underground snow melt systems” that will be utilized at the project site.	The Applicant is still studying the specific system being proposed.
LB-43	4.B. Mitigation Measures: We have not seen the drawings yet, but are curbing and catch basins being proposed or is the applicant proposing to use low impact designs?	The grading and drainage construction drawings (CG101-104) show proposed curbing and catchbasins to direct stormwater runoff to green and standard practices.
LB-44	4.C. Surface Water, Existing: County Road 84 is described but all the drawings show Long Meadow Road; the Applicant should state that CR-84 is the same as Long Meadow Road.	Corrected.
LB-45	Figure 4-1: Blue Lake and Little Sterling Lake do not appear to be classified on this figure.	Corrected.
LB-46	Figure 4-2: NYSDEC wetland jurisdiction is one of the items listed in the legend, but are there any NYSDEC wetlands on the property? If there are none, this should be clearly stated in the legend.	No NYSDEC wetlands are found on the property.
LB-47	4.C. Existing, Blue Lake: What type of treatment is currently used for the water supply from Blue Lake?	A statement has been added indicating that the Project Sponsor is a customer of United Water. United Water is permitted by the State of NY to supply public drinking water. “Willingness to Serve” letter attached in Appendix.
LB-48	4.C. Existing, Ringwood River: Are there classifications for the New Jersey water bodies?	NJ does assign classifications to surface waters. However, to avoid confusing the reader and since NYSDEC has jurisdiction, only the NYSDEC designations are included in the text and on the map.
LB-49	4.C. pages 4-4, 4-6, 4-8, 4-10, 4-12, 4-14, and 4-16 appear to be missing from my document.	At the end of the Table of Contents a note of explanation has been added: “Blank pages occur behind every color page and every 11-by-17-inch page in this DEIS. Although these are counted in the numbering, no number is printed on them.”
LB-50	4.C. Potential Impacts: Figure 4-3 does not appear to be referenced in the text.	Corrected.
LB-51	6.A. Introduction: states that there are proposed improvements and ongoing maintenance to the Blue Lake Dam; what are these improvements and what is the ongoing maintenance being conducted now?	An Emergency Action Plan for the Blue Lake Dam has been developed as the first step in defining the necessary improvements and maintenance needs for the dam and will be submitted to the NYSDEC for review within the next few months.
LB-52	6.B. Existing Conditions: Habitat assessments by PS&SPC and Klemens are stated as being attached to the DEIS; the exact location should be stated.	Corrected.

LB-53	6.B. Existing Conditions: HDR would like to review the rattlesnake study on behalf of the planning board.	A “2009 Timber Rattlesnake Study” and an “Additional 2010 Rattlesnake Study” were prepared by Kathy Michell. The rattlesnake studies are confidential and may not be appended to this document. The rattlesnake study has been filed with the New York State Department of Environmental Conservation, and a copy will be provided to the Town’s wildlife consultant for peer review if requested. (Text added to page 6-2.)
LB-54	Page 6-8 appears to be missing.	See response to LB-49.
LB-55	Table 6-2: What does NOS mean?	“Not on site.” Explanation added in footnotes.
LB-56	8.A. Introduction: Since it is stated specifically that children 18 and under will not permanently reside at the project site and there was no school analysis completed, notes must be added to the plan stating that under no circumstances will children from this site attend local public schools without proper studies being conducted and approvals being granted (in case the internal structure of the organization changes in the future).	Note will be added with Site Plan application.
LB-57	Pages 8-6, 8-12, and 8-14 appear to be missing.	See response to LB-49.
LB-58	9.B. Existing Conditions: The wastewater treatment facility was previously upgraded from 20,000 gpd to 130,000 gpd; however this facility never received the increased flow. Are there anticipated repairs that would be required to have this system up and running to accommodate flows from this project site?	The Project Sponsor has obtained assurances from United Water that any needed repairs to bring the wastewater plant up to operating capacity will be made before the force main is connected to the plant. (Text added to 9-1.)
LB-59	9.C. Potential Impacts: It is stated that this project will use 85,000gpd of water; calculations must be provided to substantiate this number.	Since this was not requested in the Scoping Document, historical per capita wastewater generation data measured at other similar facilities operated by the Project Sponsor was used. This data shows an average use of approximately 80 gallons per person per day. Thus, at full future occupancy of 1,000 residents, the total quantity of wastewater generated at the Project Sponsor’s facility is anticipated to be 80,000-gpd average flow. (See also Appendix G-2, United Water’s letter of March 2011 stating their willingness to provide service.) (Text added to 9-1)
LB-60	Page 9-4 appears to be missing.	See response to LB-49.
LB-61	10.B. Existing Conditions: The entire existing treatment train for this water supply system should be described.	A statement has been added indicating that the Project Sponsor is a customer of United Water. United Water is permitted by the State of NY to supply public drinking water.
LB-62	10.B. Existing Conditions: Calculations must be provided to show that adequate fire protection can be provided without the use of booster pumps.	Design calculations will be provided in the design phase to verify that the distribution mains to the various proposed buildings will maintain the United Water pressure to meet fire protection needs for standpipes and sprinkler systems.
LB-63	10.C. Potential Impacts: It is stated that this project will use 85,000gpd of water; calculations must be provided to substantiate this number.	See response to LB-59 comment.
LB-64	10.C. Potential Impacts: The willingness to service letter dated 10/25/10 from United Water should be provided as an appendix to the DEIS and should be referenced there.	Added.
LB-65	Pages 10-2 and 10-4 appear to be missing.	See response to LB-49.

LB-66	11.C. Potential impacts: The DEIS should state specifically whether or not the town will be expected to provide garage and recycling pickup from this property.	Text added indicating that third party vendors will transport the garbage and recycling.
LB-67	12.A. Introduction: "...and therefore the Warwick Fire District will [not] experience a change in revenue or cost associated with the action." The word "not" appears to be missing from this sentence.	Corrected.
LB-68	12.B. Existing Conditions: If the Applicant has received full tax exemption for all parcels, when will this because [become] effective (taxes were paid in 2010)?	Letter added to Appendix.
LB-69	Chapter 13: several even numbered pages appear to be missing.	See response to LB-49.
LB-70	Chapter 14: some even numbered pages appear to be missing.	See response to LB-49.
LB-71	Chapter 16: some even numbered pages appear to be missing.	See response to LB-49.

Appendix A-20

Prepared for **May 04, 2010** Planning Board Meeting

Mr. Ben Astorino, Chairman
 Town of Warwick Planning Board
 123 Kings Highway
 Warwick, New York 10990

**Re: Watchtower Site Plan DEIS Review
 1 Kings Drive**

Task: PB001

Tax Map Reference: 85-1-2.22, 2.3, 4.1, 4.2, 5.1, 5.2 & 6

Area = 253± acres

Dear Mr. Astorino:

Introduction: This project proposes a campus of buildings on approximately 41 acres of a 253-acre site. The proposal includes an office building; services building with kitchen, laundry, storage and infirmary; four residential buildings housing 588 1- and 2-bedroom units for approximately 1,000 residents; a vehicle repair building; a waste sorting building; a powerhouse/maintenance building; and a recreational facility. The majority of parking is proposed to be within attached underground parking structures.

Correspondence: We have received the following information:

1. Cover Letter, prepared by Watchtower, dated March 15, 2011
2. Itemized Response to Preliminary DEIS Review Letters from February 28, 2011
3. DEIS dated March 15, 2011

After reviewing the materials submitted, we have the following comments that identify the comment number, original date of comment, the comment itself, and the current status of the comments (i.e., whether they have been answered or if it is still outstanding).

Chapter 1 Executive Summary:

No.	Date	Comment	Status
1	05/04/11	Each plan sheet requires the stamp and signature of a New York State Licensed Professional Engineer.	Incomplete. Completeness.
2	05/04/11	Section G, Page 1-10 (Potential Impacts) – 1 st bulleted item should be removed; the anticipated impacts are a conclusion of the DEIS.	Incomplete. Completeness.

No.	Date	Comment	Status
3	05/04/11	Section G, Page 1-10 (Potential Impacts) – 2 nd bulleted item should be revised to say “Stormwater runoff volume from new impervious areas will create an increase in runoff volume from pre-developed conditions without taking the proposed mitigation measures into consideration.”	Incomplete. Completeness.
4	05/04/11	Section G (Potential Impacts) – Add bulleted item describing the potential draw on groundwater resources of the Highlands Aquifer System.	Incomplete. Completeness.
5	05/04/11	Section G (Potential Impacts) – Add bulleted item describing how the application of pesticides, fertilizers and road salt will have an adverse effect on the quality of groundwater resources.	Incomplete. Completeness.
6	05/04/11	Section G, Page 1-11 (Mitigation Measures) – Add a bulleted item describing how disturbed areas will be stabilized promptly after construction.	Incomplete. Completeness.

Chapter 2 Project Description:

No.	Date	Comment	Status
1	05/04/11	Chapter 2 – Figure 2-2. Modify label of wastewater plant to read “United Water Blue Lake Wastewater Treatment Plant” instead of “Wastewater United”.	Incomplete. Completeness.

Chapter 3 Geology, Soils, and Topography:

No.	Date	Comment	Status
1	05/04/11	The discussion about surficial geology should be expanded.	Incomplete. Completeness.
2	05/04/11	The presence of radon was discussed but last assessment was 1991; the Applicant may want to consider additional current testing.	Incomplete. Completeness.
3	05/04/11	A discussion of any limitations posed by the potential presence of radon should be included in the report.	Incomplete. Completeness.
4	05/04/11	A discussion about how the surface bedrock can be integrated into the site; how it can be used as an asset and not necessarily an obstacle to the development.	Incomplete. Completeness.
5	05/04/11	The Scoping Document states that a cut and fill analysis would be provided, but this information was not included in the DEIS.	Incomplete. Completeness.

Chapter 4 Water Resources:

No.	Date	Comment	Status
1	05/04/11	Section B Page 4-1 (Existing Conditions) – Provide information on when all of the underground storage tanks were removed, if possible.	Incomplete. Completeness.

No.	Date	Comment	Status
2	05/04/11	Section B Page 4-1(Potential Impacts) - The Applicant should describe the potential draw on groundwater resources of the Highlands Aquifer System.	Incomplete. Completeness.
3	05/04/11	Section B Page 4-1(Potential Impacts) - The paragraph describing the “integrated approach” to pest management and removal should be moved to the Mitigation Measures portion of this section. Additionally, the Applicant should provide a more in-depth discussion of what the “integrated approach” entails.	Incomplete. Completeness.
4	05/04/11	Section B Page 4-2(Mitigation Measures) - 1 st paragraph, should quantify the anticipated amount of disturbance to the site.	Incomplete. Completeness.
5	05/04/11	Section B Page 4-2(Mitigation Measures) - 1 st paragraph, last sentence indicates that “any salt storage needed will be covered”. Does this mean that salt could be used? If so, describe limitations on the time, amount, and method of salt application, as per the Scoping Document.	Incomplete. Completeness.
6	05/04/11	Section C Page 4-13(Potential Impacts) - Changes in Drainage Patterns – 1 st paragraph, the parenthetical in regard to referencing Figures 4-4 and 4-5 does not have a close parenthesis.	Incomplete. Completeness.
7	05/04/11	Section C Page 4-18 (Safe Drawdown of Blue Lake) – The 1 st bulleted item makes reference to the “design high water and normal pool elevation”. If possible, indicate the elevation of each.	Incomplete. Completeness.
8	05/04/11	Section C Page 4-19 (Mitigation Measures) – This section should describe all of the proposed stormwater management practices to be used on the site, as each practice will play a role in the mitigation. Only green practices have been described. This section should also include a description of the underground stormwater infiltration/detention chambers, sand filters, porous asphalt, Water Quality unit and the detention basin.	Incomplete. Completeness.
9	05/04/11	Section C Page 4-19 (Mitigation Measures) – This section should discuss the mitigation measures to ensure limitation of access and control of insects for the proposed detention basin located adjacent to Long Meadow Road.	Incomplete. Completeness.
10	05/04/11	Section C Page 4-19 (Mitigation Measures) – This section should indicate where further discussion of the Low Impact Development Strategies can be found (Appendix M – SWPPP).	Incomplete. Completeness.

No.	Date	Comment	Status
11	05/04/11	Section C Page 4-19 (Mitigation Measures) – As per the Scoping Document, this section should contain a “discussion of the strategies and practices that were rejected by the Applicant and the rationale for that rejection”.	Incomplete. Completeness.

Chapter 5 Air Resources:

No.	Date	Comment	Status
1	05/04/11	Chapter 5, page 5-1, Table 5-1 (Air Resources) – This table is missing the AAQS for PM ₁₀ 24-hour and NO _x 1-hour.	Incomplete. Completeness.
2	05/04/11	Chapter 5, page 5-2 (Air Resources) – The year(s) for which the background air quality data is listed should be provided.	Incomplete. Completeness.
3	05/04/11	Chapter 5, page 5-2 (Air Resources) – The background air quality listed for CO and PM _{2.5} is different than that provided in the B. Laing Associates Mobile Source Air Pollution Modeling Report, pg. 4, provided in the Appendices to the DEIS. The Applicant should clarify which one was used.	Incomplete. Completeness.
4	05/04/11	Chapter 5, page 5-2 (Air Resources) – The change in traffic volume at the intersection should be provided for the different scenarios modeled.	Incomplete. Completeness.
5	05/04/11	Chapter 5, page 5-2 (Air Resources) – It is unclear if air quality conditions were actually monitored. The document states “These pollutants were measured at 39 receptor sites.....” The Applicant should clarify if “measured” is the correct word or if “predicted” may be a better word choice.	Incomplete. Completeness.
6	05/04/11	Chapter 5, page 5-2 (Air Resources) – A discussion should be added regarding why an analysis was performed only for CO and PM _{2.5} .	Incomplete. Completeness.
7	05/04/11	Chapter 5, page 5-6 & 5-7, Tables 5-2 and 5-3 (Air Resources) – It should be clarified that these are the results for the AM Peak traffic conditions and the “worst case” meteorological conditions, as is stated in the appendices.	Incomplete. Completeness.
8	05/04/11	Chapter 5, page 5-6 & 5-7, Tables 5-2 and 5-3 (Air Resources) – A discussion should be added to explain what factors in the Future Build scenario causes a no increase, or even a decrease, when compared to the Future No Build scenario.	Incomplete. Completeness.

No.	Date	Comment	Status
9	05/04/11	B. Laing Associates Mobile Source Air Pollution Modeling Report, pg. 7 – NYSDOT data from Region 3 should be used instead of data from Region 8.	Incomplete. Completeness.
10	05/04/11	B. Laing Associates Mobile Source Air Pollution Modeling Report, pg. 10 - A discussion should be added to explain what factors in the Future Build scenario causes a no increase, or even a decrease, when compared to the Future No Build scenario.	Incomplete. Completeness.
11	05/04/11	B. Laing Associates Mobile Source Air Pollution Modeling Report, pg. 9 - Per Section 4.7 of EPA Publication EPA-454/R-92-005, GUIDELINE FOR MODELING CARBON MONOXIDE FROM ROADWAY INTERSECTIONS, meteorological conditions of a 1 meter per second wind and stability class D is worst-case IF the land use within 3 km of the site is characterized as “urban.” If the land use is characterized as “rural” then the atmospheric stability should be assigned to category “E” to be worst-case in accordance with EPA guidance.	Incomplete. Completeness.

Chapter 6 Terrestrial and Aquatic Ecology:

No.	Date	Comment	Status
1	05/04/11	The environmental sections of the DEIS rely on data collected for prior proposed projects on the site as well as more recent project-specific studies. What is lacking is a comprehensive overview of all the studies and comprehensive tables that cite either the source and/or the year of study when observations were made.	Incomplete. Completeness.
2	05/04/11	The EIS cites the requested correspondence with NJDEP and the NYSDEC Natural Heritage Program with regard to endangered and threatened species as required in the Scoping Document. Correspondence (file search results letter) with NYSDEC NHP is not included in Appendix E-5 and should be included.	Incomplete. Completeness.
3	05/04/11	As cited in the Scoping Document, tables presenting the species observed on site are included (see above general comment), along with a table (Table 5) summarizing the dates and hours of specific biological studies. Detailed methodologies and species-specific survey techniques are also presented.	Incomplete. Completeness.

No.	Date	Comment	Status
4	05/04/11	The Scoping Document (Mitigation Measures; Page 12, Section F.2.h) cites the need for a statement on measures to control mosquitoes/West Nile virus in the stormwater basins. No statement was found in the DEIS or the SWPPP (Appendix M) and needs to be included.	Incomplete. Completeness.
5	05/04/11	We understand that confidential reports (2009 and 2010) regarding timber rattlesnakes have been completed and filed with NYSDEC Region 3. A determination of the adequacy of these studies, need for any further studies, and any recommendations in addition to those proposed by the Applicant, needs to be obtained from NYSDEC as part of the Determination of Completeness.	Incomplete. Completeness.
6	05/04/11	Has there been any feedback from USACE since their 9/21/10 response on the Jurisdictional Determination application? The Applicant should verify with USACE if any supplemental information is needed to conform to the current delineation protocol as described in the October 2009 document "Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region." It was also noted that the wetland delineation took place outside the regional growing season for vegetation and thus the herbaceous species may be under-represented.	Incomplete. Technical.
7	05/04/11	USACE must verify, through their Jurisdictional Determination process, that the two cited ephemeral streams are in fact ephemeral and not subject to their jurisdiction.	Incomplete. Technical.
8	05/04/11	There is no definitive statement in the DEIS on whether or not the project as proposed is expected to require wetland/watercourse permits from USACE. USACE is not included in Table 1-2 (Required Approvals) in the Executive Summary. There is a statement (Page 7-2 of the October 2007 PS&S report) that the "project will impact less than one acre of USACE-regulated wetlands".	Incomplete. Technical.
9	05/04/11	The 11/30/09 NYSDEC letter in Appendix A-4 cites the need for an Article 15 (Protection of Waters) permit based on the project's proximity to Sterling Forest Lake. Article 15 does not appear in Table 1-2 in the Executive Summary. If the Applicant does not believe an Article 15 Permit is needed it should be stated in the Summary.	Incomplete. Technical.

No.	Date	Comment	Status
10	05/04/11	There is no comprehensive plant list for the site. Blooming purple loosestrife is apparent in Photograph 6 (Appendix E-3) in the Indiana bat report yet the species does not appear on the plant list. Additionally, there are several plant species (red maple, jewel weed, broadleaf cattail, nut sedge, skunk cabbage, and purple loosestrife) that are cited in the text of the Jurisdictional Determination Report that are not cited in Table 6-1 in the DEIS.	Incomplete. Technical.
11	05/04/11	There are several references in the text to improvements that will be made to the Blue Lake Dam, though the need for an NYSDEC Dam Safety Permit is not included in Table 1-2. Applicant should verify if the proposed actions will trigger the need for a Dam Safety Permit.	Incomplete. Technical.
12	05/04/11	The Wetlands Map (Sheet WT-1) in Appendix C-2 cites a wetland acreage of 1.051 acres; the DEIS text on Page 7-1 and the updated Ecological Resources Report cite an acreage of 2.9 acres.	Incomplete. Technical.
13	05/04/11	The Wetlands Report in Appendix C-2 cites that the wetlands field work was conducted between March 24 and July 30, 2010. The delineation data sheets all cite a date of 24 March and the Photograph Log cites a date of 25 March 2010 (Appendix A-5). What wetlands work was conducted during the balance of the spring and early summer of 2010?	Incomplete. Technical.
14	05/04/11	We disagree with the statement on Page 4-7 that "the red-shouldered hawks are relatively tolerant of human disturbance." According to the species dossier on NYSDEC's website (dec.ny.gov/animals/7082) "Disturbances from humans in the form of off-road vehicles, hunters, horseback riders, and suburbanites in general have pushed red-shouldered hawks in the deepest, wildest areas left. Although some members of the species seem to be unaffected by humans most are secretive and avoid inhabited areas."	Incomplete. Technical.
15	05/04/11	The text on the first page of the Wildlife section of Appendix E-3 states "Wildlife species expected to be found and observed on the Site are listed in Tables 2 through 4". Tables 2 and 4 cite observed species; were there additional species expected (such as muskrat, gray fox, ad flying squirrel) but not observed? Clarification is needed on why these regionally common species were not expected to occur on the site.	Incomplete. Technical.

No.	Date	Comment	Status
16	05/04/11	The scientific names need to be checked in the text and tables. As examples, the scientific name for the red-tailed hawk appears on Pages 1-14 and 6-16 where the scientific name for the red-shouldered hawk is intended. The scientific names for the rainbow trout and yellow perch are also incorrect.	Incomplete. Technical.
17	05/04/11	Eastern red bats are cited as being captured (Site WT-01) in the 2010 bat survey, but the species does not appear in Table 4 in Appendix E-3. Additionally, the text on Page 6-15 cites the bat survey was done in 2009 while the bat survey report cites 2010. No bat species are listed in Table 6-2 in the DEIS.	Incomplete. Technical.
18	05/04/11	We assume that the NYSDEC Breeding Bird Atlas was the source for the bird list in Table 3; though there should be a footnote to the table and/or citation in the References (8.0) for the source and Breeding Bird Atlas database (1980 – 85 or 2000 -05) used.	Incomplete. Technical.
19	05/04/11	A detailed tree survey and mapping effort has been conducted for the site and is presented in Appendix E-4. The 8 March 2011 response letter (from PS&S to Watchtower Bible and Tract Society of New York, Inc.) cites that 16 – 17 acres of forested habitat will be cleared for the proposed project. Have the number and species of significant trees proposed for removal and to be retained been quantified? USF&WS typically requires this information to assess potential impacts to Indiana bats, as summarized in their September 2010 “Indiana Bat Project Review Fact Sheet”.	Incomplete. Technical.

Chapter 7 Traffic and Transportation:

No.	Date	Comment	Status
1	05/04/11	Section A, Page 7-1 (Introduction)— <ul style="list-style-type: none"> • The phrase “using computer modeling” is too general. This should state “using the methodologies of the Highway Capacity Manual 2000 (HCM 2000). • The sentence “Measured and calculated traffic estimates were compared against standards set forth by...” is unclear. The text should indicate what is being measured and calculated. 	Incomplete. Completeness.

No.	Date	Comment	Status
2	05/04/11	Section B, Page 7-1 (Existing Conditions)— <ul style="list-style-type: none"> • There are seven (7) intersections listed in this section and only six (6) are listed on Page 6 of the Traffic Impact Study (TIS) by John Collins Engineers, P.C. • Under “Roadway Characteristics”—each roadway should be classified as minor arterial, local street, etc. 	Incomplete. Completeness.
3	05/04/11	Section B, Page 7-5 (Traffic Counts and Turning Movements)— <ul style="list-style-type: none"> • General Notes: The No-Build and Build Traffic volume development methodology should be included. • Paragraph 1 <ul style="list-style-type: none"> ○ First sentence should include the time periods the counts were conducted. ○ How was the 2 percent per year growth rate determined? Please cite the source. ○ Include and describe “other area developments”. • Paragraph 2 <ul style="list-style-type: none"> ○ What is the name of the existing facility located in Patterson, NY and provide information regarding the number of dwelling units, office space, etc. ○ What is the “maximum population” of the proposed facility? 	Incomplete. Completeness.
4	05/04/11	Section B, Page 7-5 (Level of Service)— <ul style="list-style-type: none"> • Table 7-2 should include the overall delay for each intersection for all time periods analyzed. • Please state why there were two different analyses performed for the proposed site. • Paragraph 2, Sentence 4— <ul style="list-style-type: none"> ○ Define “internal to the site”. ○ Include the basis of the assumption “40 percent of the office related trips and 60 percent of townhome related trips”. This ratio is inconsistent with TIS Table 1-A. 	Incomplete. Completeness.

No.	Date	Comment	Status
5	05/04/11	Section B, Page 7-7 (Accident Data)— <ul style="list-style-type: none"> • How many of the accidents occurred along each roadway? • How many accidents occurred within a 12-month period? • Are any of the roadways considered as a high accident location? • What is the accident rate as compared to other similar roadway facilities? • If accident rates are above the NYS average, then what appropriate improvements in the roadway should be included, and how much of anticipated reduction will the proposed improvements would make. • Table A in Appendix F-1 does not provide a summary of the accident data. A summary should be included. • Paragraph 2—Minimal change in LOS between No-Build and Build may or may not affect the number of accidents. Additional explanation should be provided to justify the following statement, “It is not believed that the Project Sponsor’s project will affect the number of accidents in the area since, as shown in Table 7-2 and Table 7-3, there is minimal impact to the LOS at nearby intersections.” 	Incomplete. Technical.
6	05/04/11	Section B, Page 7-7 (Sight Distance Evaluation)— <ul style="list-style-type: none"> • Include assumptions and resources utilized to calculate the sight distance requirement thresholds. • Clarify if sight distance calculated is Stopping Sight Distance and cite the Exhibit number from the source (i.e. AASHTO Geometric Design of Highway and Streets Manual, Exhibit 3-1) 	Incomplete. Completeness.
7	05/04/11	Section B, Page 7-7 (Public Transportation)— <ul style="list-style-type: none"> • Include the headways or frequency of buses, trains, etc. during the peak periods • Describe the routes utilized. • Describe existing and proposed demand in relevance to the site (choice of mode of transportation: passengers/pedestrians, vehicles). 	Incomplete. Completeness.

No.	Date	Comment	Status
8	05/04/11	<p>Section C, Page 7-7 and 7-8—</p> <ul style="list-style-type: none"> • Indicate which Build Scenario is being described in this section (ITE or Patterson, NY) • Paragraph 1—”. This section is “Potential Impacts”; clarify if the paragraph is describing existing or future traffic volumes. • Page 7-8—Three (3) intersections expected to experience a change in LOS. The text indicates four (4) intersections, clarify and revise text. • Page 7-8, 2nd bullet—Define weekend peak hours (Saturday and/or Sunday). Clarify and revise text. • Page 7-8, delete 4th bullet indicates that there’s no change in LOS between No Build and Build. The tables indicate no change in LOS. Clarify and revise text. • Page 7-8, Paragraph 2, under last bullet—Indicate the proportion of the trips generated by the site internally. Also, include if these trips are included in the site generated traffic projections. 	<p>Incomplete. Completeness.</p>
9	05/04/11	<p>Section D, Page 7-8 (Mitigation Measures)—</p> <ul style="list-style-type: none"> • Provide information regarding the amount of construction truck traffic that would be routed along the specified roadways. • Provide information regarding construction truck traffic distribution produced by the site during construction period. 	<p>Incomplete. Technical.</p>
10	05/04/11	<p>Section E, Page 7-8 (Alternative Comparison)—</p> <ul style="list-style-type: none"> • Paragraph 1, last sentence—“Air quality impacts” should this statement read “Traffic Impacts”? Clarify and revise text. • Statements were made in relation to the four alternatives compared to the proposed alternative, but no clear statement as to why the proposed alternative was chosen as the preferred alternative. Clarify and revise text. 	<p>Incomplete. Completeness.</p>

Appendix F-1: Traffic Impact Study (TIS) by John Collins Engineers, P.C.

No.	Date	Comment	Status
1	05/04/11	<p>Section 1, Subsection A (Project Description and Location)—</p> <ul style="list-style-type: none">• Paragraph 1—<ul style="list-style-type: none">○ Typo, 12 building to 12 buildings (plural form), revise text.○ In the DEIS, Executive Summary, Page 1-3, Proposed Action states that there were eight (8) buildings are proposed. This is inconsistent with the 12 buildings mentioned in the TIS. Clarify and revise text.○ The number of proposed buildings and square footage area in TIS do not match the proposed buildings and square footage area contained in the DEIS Exec. Summary, Page 1-3. Clarify and revise text.	Incomplete. Technical.
2	05/04/11	<p>Section II, Subsection A (Description of Existing Roadway Network)—</p> <ul style="list-style-type: none">• General Note: Include the field notes/pictures/back up information as to where the descriptions of the roadway were derived.	Incomplete. Technical.

No.	Date	Comment	Status
3	05/04/11	<p>Section II, Subsection B (Year 2010 Existing Traffic Volumes)—Clarify and revise text.</p> <ul style="list-style-type: none"> • Paragraph 1, Page 6 <ul style="list-style-type: none"> ○ Sentence 1—DEIS section stated that data was collected and analyzed during the Saturday peak, but not listed in this section. ○ Sentence 2—describe the location of ATR along Long Meadow Road and Sterling Mine Road. ○ Sentence 3—If ATR counts were conducted during April and May 2010, include May 2010 in Section B, Page 7-5 of Chapter 7 of DEIS. ○ Six of the seven intersections analyzed are listed in this section. Include the missing intersection of Sterling Mine Rd (CR-72) & Sister Servants Ln/Eagle Valley Road mentioned in DEIS. ○ If the Saturday peak hour was determined to be between 12:30 pm and 1:30 pm and the counts were conducted between 9:00 am and 12:00, explain how the Saturday peak hour counts were determined. Clarify and revise text. • Page 7 <ul style="list-style-type: none"> ○ Paragraph 2—Saturday Peak Hour should be included in this paragraph. 	Incomplete. Technical.
4	05/04/11	<p>Section II, Subsection C (Accident Data)—</p> <ul style="list-style-type: none"> • General Note—Additional information is described in the DEIS that's not presented in this section. Please clarify and revise text. • Sentence 2—indicates the accident data collected along three (3) roadways. Provide information regarding the segment(s) of each roadway, where the accident data was obtained. • Sentence 3—states "Table A which summarizes the accidents". Table A indicates the details of each accident, include a summary of the accidents (i.e. total each year, total of type of accident, etc.) 	Incomplete. Technical.

No.	Date	Comment	Status
5	05/04/11	Section II, Subsection D (Public Transportation)— <ul style="list-style-type: none"> • General Note— <ul style="list-style-type: none"> ○ Include the frequency of the trains and buses during peak periods. ○ Include the anticipated number or passengers/person trips generated by the project site that would utilize these public transportation modes during which peak hours. 	Incomplete. Technical.
6	05/04/11	Section III, Subsection A (Year 2010 No-Build Traffic Volumes)— <ul style="list-style-type: none"> • Paragraph 1, Page 9—the text indicate a 2% growth rate annually, based upon a review of the background volumes, the rate may be lower. Clarify and revise the text. Also, if the background volume is confirmed to be lower, explain any impacts on the analysis. • Paragraph 1, Page 9—Describe in further detail the “other” developments in the area. 	Incomplete. Technical.
7	05/04/11	Section III, Subsection B (Site Generated Traffic Volumes)— <ul style="list-style-type: none"> • Trip generation was based on an existing facility at Patterson, NY, but how were the rates developed (shown in Table 1, HTGR*). Include additional information regarding size of facility, number of buildings, area of office space, number of dwellings, etc. • If the ITE Trip Generation was not utilized, state the reason why they were analyzed. • What is the percentage of trips internal to the site? • How was the data collected at the existing Watchtower Farms facility referenced/used? 	Incomplete. Technical.
8	05/04/11	Section III, Subsection C (Arrival and Departure Distributions)— <ul style="list-style-type: none"> • Describe how the expected travel patterns for this facility were calculated/derived. • Describe why the majority of the trips originate from the south. 	Incomplete. Technical.
9	05/04/11	Section III, Subsection D (Year 2015 Build Traffic Volumes)—See comments from Subsection B & C.	Incomplete. Technical.

No.	Date	Comment	Status
10	05/04/11	Section III, Subsection E (Description of Analysis Procedures)— <ul style="list-style-type: none"> • General Note—State the name of software and version that was utilized to perform the capacity analysis. 	Incomplete. Technical.
11	05/04/11	Section III, Subsection F (Traffic Impact Analysis Results)— <ul style="list-style-type: none"> • Page 13, Paragraph 2—AM Peak hour operates at LOS C and the expected LOS for PM, Sat and Sun is LOS B and A, which is not “similar” to AM Peak. • Page 17, Paragraph 1, Sentence 2—Only PM Peak has overall LOS B and AM, Sat, and Sun operates at LOS A. • Page 17, Paragraph 2—misspelled acronym, ASSHTO should be changed to AASHTO. Furthermore, the acronym should be defined including the version and title of publication. Include the analysis/calculation to determine the sight distances. • Page 18— <ul style="list-style-type: none"> ○ Describe the planned development Radha Soami Society/Sister Servants development. ○ Confirm that this intersection was analyzed with a separate left turn lane on County Road 72 and include the direction of the approach. ○ Paragraph 2—there was an overall deterioration of LOS between No-Build and Build. State the deterioration and describe in the text. 	Incomplete. Technical.
12	05/04/11	Section III, Subsection G (Results and Recommendations)— <ul style="list-style-type: none"> • General Note—Describe the supporting statements why the recommendations are necessary. (i.e. were there any preliminary studies indicating this such as a Signal Warrant, providing a jitney due to a growth in ridership by XX% from existing). 	Incomplete. Technical.

No.	Date	Comment	Status
13	05/04/11	<p>Section III, Subsection H (Sensitivity Analysis)—</p> <ul style="list-style-type: none"> • General Note—Describe why a sensitivity analysis was conducted. • If it was necessary, describe the results of the analysis. • Table 1-A—Entry Volume Column (Residential Dwellings)—describe why the peak hour of Adj Street was used rather than the Peak Hour generator. • Table 1-A—External Trips were calculated to have 60% office space and 40% residential drawings. This is inconsistent with Note 2 and what was mentioned in the TIS and DEIS. Clarify and revise text and analysis. 	<p>Incomplete. Technical.</p>
14	05/04/11	<p>OVERALL GENERAL COMMENTS:</p> <ul style="list-style-type: none"> • Construction Phasing or Activity was not described (i.e. the year or date when the construction would begin, the period of construction, how many truck trips would be generated due to construction, what routes they would take, etc.) • Appendix C should include field notes and/or plans containing field geometry, signal timing, manual counts. • Pedestrian and Bicycle activities should be included in the report. • Describe any parking displacement or existing parking conditions. • Describe any anticipated special events throughout the year and frequency of events of the site. If there are events, describe the change in overall traffic pattern and operations at the intersections. 	<p>Incomplete. Completeness.</p>
15	05/04/11	<p>Indicate the current land use of the facility. If the Watch Tower decides to sell the property, the trip generated may increase significantly under the tenant. As such a sensitivity analysis should be performed to better understand the full impacts of the proposed square footage of the building(s) and residential dwelling units. Furthermore, the sensitivity analysis should include a scenario without an internal trip generation credit or at a minimum utilize the trip generation credit based upon the ITE Trip Generation Manual.</p>	<p>Incomplete. Technical.</p>

Chapter 9 Infrastructure and Utilities – Wastewater Management:

No.	Date	Comment	Status
1	05/04/11	Section B, Page 9-1 (Existing Conditions) -Include statement to indicate that the King’s College property (now called Watchtower property) corresponds to the location of the Proposed Action and that the 130,000 gpd treatment capacity previously allocated for King’s College will be available for the Proposed Action.	Incomplete. Completeness.
2	05/04/11	Section B, Page 9-1 (Existing Conditions) –Indicate the size and capacity of any existing pipes that will be receiving flows from the Proposed Action including pipe connection at plant. If no existing sewer lines or force mains are anticipated to be used to convey the wastewater from the Proposed Action, include a statement indicating that. (Section D indicates there is a connection tee at plant; provide size and capacity in terms of flow).	Incomplete. Completeness.
3	05/04/11	Section B, Page 9-1 (Existing Conditions) –As per the Scope of Work, add a description of the force mains, sewers and pump stations needed under this section. (Currently included under Potential Impacts).	Incomplete. Completeness.
4	05/04/11	Section B, Page 9-1 (Existing Conditions) –Reference list of relevant projects (if provided by the Town of Warwick Engineer) and indicate flows to be treated by the Blue Lake STP. If list not available or no other flows to be treated at the plant, explicitly indicate so.	Incomplete. Completeness.
5	05/04/11	Section B, Page 9-1 (Existing Conditions) –Include historical data or calculations to demonstrate that the assigned wastewater flow of 80 gallons per capita per day (gpcd) is acceptable. If no backup available, use of 100 gpcd is required a recommended in the Ten State Standards for Wastewater Facilities. In addition, provide information on peaking factor or peak flows and determine capacity of Blue Lake STP to receive the peak flows.	Incomplete. Completeness.
6	05/04/11	Section C, Page 9-1 (Potential Impacts) At bottom of paragraph, on sentence starting with “A plan of gravity sewer...”add the words “the proposed” between “of” and “gravity”. This sentence corresponds to Section B per comment 4 above.	Incomplete. Completeness.

No.	Date	Comment	Status
7	05/04/11	Section C, Page 9-1 (Potential Impacts) –Per Scope of Work indicate severity of Impacts and likelihood of occurrence (i.e. indicate if construction of utilities & pump station will impact traffic, community, environment, etc during construction and operation and discuss type of impact –noise, odors, etc-, severity of impact, and likelihood. This Section was used to describe proposed utilities, which should be described in subsection B per Scope of Work, rather than to describe impacts of Proposed Action.	Incomplete. Completeness.
8	05/04/11	Chapter 9 – Pages 9-2 & 9-4 are blank and not numbered. Please remove if not needed.	Incomplete. Completeness.
9	05/04/11	Section C, Page 9-5 (Mitigation Measures) –Per Scope of Work indicate if mitigation to any environmental impacts, identified in the Potential Impacts subsection, are required. If none identified state so.	Incomplete. Completeness.
10	05/04/11	Section B, Page 9-3, Figure 9-1 (Existing Conditions) – Replace the label reading “United Water” with “United Water Blue Lake Wastewater Treatment Plant”.	Incomplete. Completeness.
11	05/04/11	Chapter 9 – Pages 9-2 & 9-4 are blank. Please remove if not needed.	Incomplete. Technical.
12	05/04/11	Chapter 9, Figure 9-1. Revise proposed force main size to meet minimum velocity of 2 feet per second (fps) without exceeding minimum force main size of 4” as recommended by the Ten State Standards for Wastewater Facilities.	Incomplete. Technical.

Chapter 10 Infrastructure and Utilities – Water Supply:

No.	Date	Comment	Status
1	05/04/11	Section B, Page 10-1 (Existing Conditions) –Remove the first word of Line 9 of paragraph 1 (“and”) and replace with “into”	Incomplete. Completeness.
2	05/04/11	Section B, Page 10-3, Figure 10-1 (Existing Conditions) – Replace the label reading “United Water” with “United Water Blue Lake Wastewater Treatment Plant”.	Incomplete. Completeness.
3	05/04/11	Section B, Page 10-1, (Existing Conditions) –Include description of the proposed water conveyance and distribution infrastructure under this section, as directed in Scope of Work. (Currently included under the Potential Impacts section)	Incomplete. Completeness.

No.	Date	Comment	Status
4	05/04/11	Section B, Page 10-1 (Existing Conditions) –Reference list of relevant projects that was to be provided by the Town of Warwick Engineer and indicate flow demands from other sites (other than INCO, if any). If not available or no other flow demands not accounted for in plant capacity to be met by it, explicitly indicate so.	Incomplete. Completeness.
5	05/04/11	Section B, Page 9-1 (Existing Conditions) –Include historical data or calculations to demonstrate that the assigned water demand flow of 85 gallons per capita per day (gpcd) is acceptable. If no backup available, use of water demand applicable to type of facility as per applicable local, state, or federal codes. Determine if water treatment plant has capacity for the newly calculated flows.	Incomplete. Completeness.
6	05/04/11	Section C (Potential Impacts) –Describe any impacts that will result from the construction and operation of the proposed water treatment, conveyance, and/or distribution infrastructure. Indicate severity and likelihood.	Incomplete. Completeness.
7	05/04/11	Section C (Potential Impacts) –Describe any impacts that will result from the construction and operation of the proposed water treatment, conveyance, and/or distribution infrastructure. Indicate severity and likelihood.	Incomplete. Completeness.
8	05/04/11	Section D, (Mitigation Measures) –Per Scope of Work indicate if mitigation to any environmental impacts identified in the Potential Impacts subsection are required. If none identified state so.	Incomplete. Completeness.

Chapter 13 Visual Character:

No.	Date	Comment	Status
1	05/04/11	Architectural information should be included for all buildings, including the parking structures. Include color and material call outs or provide color renderings of the buildings.	Incomplete. Completeness.
2	05/04/11	Architectural colors and materials should be represented in the photo simulations.	Incomplete. Completeness.
3	05/04/11	Verify that the lighting shown for the sport courts is adequate for the use. Additional lighting, if necessary, may impact nighttime views. Discuss as needed.	Incomplete. Completeness.
4	05/04/11	Lighting levels (footcandle) should be provided to determine if levels are adequate and not excessive for the purpose. Note minimum and maximum levels to be achieved at various uses (i.e. sports, roadway, parking, sidewalks)	Incomplete. Completeness.

No.	Date	Comment	Status
5	05/04/11	Provide viewshed maps and/or cross sections for all alternatives. Maps for King's College and low-height alternative should represent areas of additional disturbance at respective building heights.	Incomplete. Completeness.
6	05/04/11	Alternatives section should include discussion of any landscaping and lighting of each alternative.	Incomplete. Completeness.

Appendix M: Technical Review of the Preliminary Stormwater Pollution Prevention Plan (issue date March 15, 2011)

No.	Date	Comment	Status
1	05/04/11	SWPPP document needs the stamp and signature of a New York State Licensed Professional Engineer.	Incomplete. Technical.
2	05/04/11	Each plan sheet requires the stamp and signature of a New York State Licensed Professional Engineer.	Incomplete. Technical.
3	05/04/11	Appendix A – Provide a copy of a filled out and signed Notice of Intent (NOI) Form. The NOI should also have the signature of the NOI preparer (NYS Licensed Professional Engineer).	Incomplete. Technical.
4	05/04/11	The Applicant should provide an MS4 Acceptance Form with the appropriate information filled-in.	Incomplete. Technical.
5	05/04/11	Page 2-8 of the SWPPP (Sequence of Construction) – The SWPPP states that “total disturbance will be kept at a 10-acre maximum at any given time, based on NYSDEC regulations”. Part II.C.3 of the SPDES General Permit for Stormwater Discharges (GP-0-10-001) states “The owner or operator of a construction activity shall not disturb greater than five (5) acres of soil at any one time without prior written authorization from the Department.” This will impact the Applicant’s current proposed phasing for the site.	Incomplete. Technical.
6	05/04/11	The Applicant should provide full-size plans for the pre and post development drainage areas. The full-size plans should contain the following information: a. Drainage area name and size b. Time of concentration paths broken up by flow type. c. All reaches and ponds in the HydroCAD analysis should contain the same naming on the Drainage Area maps, for ease of reviewing the HydroCAD analysis.	Incomplete. Technical.

No.	Date	Comment	Status
7	05/04/11	<p>The Grading and Drainage Plans included with the SWPPP should include the following:</p> <ul style="list-style-type: none"> a. Legend b. Each of the drainage structures should be named, and contain information for the rim elevation, and inverts. This information could also be provided in table format. c. Pipe materials and sizes should be clearly indicated. d. Locations of all proposed stormwater management practices (including green infrastructure practices) 	Incomplete. Technical.
8	05/04/11	<p>The Applicant should include Detail Sheets in the SWPPP which include the following:</p> <ul style="list-style-type: none"> a. Catch Basin Detail b. Pipe trenching detail c. Representative cross-section and profile drawings of ALL proposed stormwater management practices and conveyances (e.g., Green Roof, Riparian Buffers, Porous Asphalt, Permeable Pavers, Stormwater Planters, Sand Filters, Bioretention Areas, Water Quality Units, Detention Basin, Infiltration Chambers, etc.). The details should be specific to the application, and include inverts, and water surface elevations for design storms (if applicable). d. Specific maintenance requirements for each of the proposed stormwater management practices should be provided. e. Details for all proposed erosion controls (e.g. silt fence, stabilized construction entrance, diversion swale, soil stockpile, sediment trap, etc.) 	Incomplete. Technical.
9	05/04/11	The Applicant should provide profile drawings for the drainage system.	Incomplete. Technical.
10	05/04/11	Provide a copy of the logs for the soil borings and infiltration tests conducted on site in the SWPPP.	Incomplete. Technical.
11	05/04/11	SWPPP Table 3-1 (pg. 3-19) – The table indicates only one Drainage Area to DP-3, which is DA-3. However, Figure 3-9 as well as Sheet C-007 of the plans show three sub-areas (DA-3A, DA-3B and DA-3C). This table should be updated to show how the WQv for these sub-areas have been met or exceeded.	Incomplete. Technical.
12	05/04/11	SWPPP Table 3-1 (pg. 3-19) – The table is unclear in indicating the <u>required</u> Runoff Reduction Volume for each area. This should be clearly provided in the table, and followed by the <u>provided</u> Runoff Reduction Volume.	Incomplete. Technical.

No.	Date	Comment	Status
13	05/04/11	The Applicant should provide supporting calculations for <u>each individual</u> stormwater management practice to show how they meet the Water Quality Volume or Runoff Reduction Volume requirements. Right now, the SWPPP only shows how the required amounts are exceeded with a brief explanation of how the requirements were met. For example, there are several green roofs proposed. Calculations should be provided for each one to show how much Water Quality Volume or Runoff Reduction Volume it provides for the drainage area it is located in.	Incomplete. Technical.
14	05/04/11	The Applicant should provide supporting calculations to show how the Channel Protection Volume requirements have been met for the site.	Incomplete. Technical.
15	05/04/11	Appendix D (Pre-Developed Conditions Analysis) – Reach 2R: Storm System is not modeled with any defining characteristics (pipe sizing, slope, inverts, etc.). However, page 3-24 of the SWPPP indicates a storm system containing pipe diameters of 15” and 24”. If the existing pipe system runs full for any of the design storms, the peak runoff to the design point could conceivably change. The Applicant should accurately model this reach in HydroCAD.	Incomplete. Technical.
16	05/04/11	Appendix E (Post-Developed Conditions Analysis) – The Applicant is using the following Curve Numbers (CN value) and should explain how each of these have been selected: a. CN of 48 for the green roof b. CN of 74 for the pervious pavers c. CN of 61 for bioretention sand soil medium d. CN of 61 for storm planter e. CN of 74 for porous asphalt	Incomplete. Technical.
17	05/04/11	The Applicant should specify in the landscaping plans the planting types that are to be used for each green roof.	Incomplete. Technical.
18	05/04/11	The Applicant is using Stormwater Planters in several locations. The Applicant should indicate how much impervious area is being directed toward the planters. Page 5-100 of the NYS Stormwater Design Manual (August 2010) indicates that stormwater planters should not receive drainage from impervious areas greater than 15,000 square feet. Additionally, the Applicant should provide a means of directing excess stormwater flow to a secondary treatment system or storm drain system.	Incomplete. Technical.

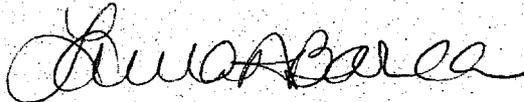
No.	Date	Comment	Status
19	05/04/11	Page 5-101 of the NYS Stormwater Design Manual indicates that all stormwater planters should be located a minimum distance of 10 feet from structures. Several of the stormwater planters shown on Sheet C-007 show the planters to be immediately adjacent to structures and should thus be relocated.	Incomplete. Technical.

Miscellaneous: The Applicant's response letter should contain an itemized explanation of how the plans have been revised or modified in order to address these items with specific references to the changes in the plans. In the event that the Applicant should disagree with a comment and choose not to modify the plan, an explanation should be provided.

The above comments represent our professional opinion and judgment and do not in all cases reflect the opinion of the Planning Board. Please revise your plans to reflect these comments with the understanding that further changes may be required. If you have any questions, please contact me at (845) 294-2789.

Sincerely,

Henningson, Durham & Richardson
Architecture and Engineering, P.C.
in association with HDR Engineering, Inc



Laura A. Barca, P.E.
Project Manager

CC: John Bollenbach, Deputy Town Attorney
Connie Sardo, Planning Board Secretary
HDR Project No. 133761, Task No. PB001

**TOWN OF WARWICK PLANNING BOARD
PROJECT TRACKING SHEET**

DATE: **May-11**

TOWN OF WARWICK PROJECT No: **PB001**

PROJECT NAME: **Watchtower Bible & Tract Society World Headquarters**

SECTION: **85**

LOCATION: **Long Meadow Road**

BLOCK: **1**

TYPE: **Site Plan & Special Use Permit**

LOT: **2.22, 2.3, 4.1, 4.2, 5.1, 5.2, 6.8**

APPLICANT: **Watchtower Bible & Tract Society of** PHONE:

TYPE OF USE: **Campus**

ATTORNEY: PHONE:

TRACT AREA: **257** acres

ENGINEER: PHONE:

EXISTING LOTS: **7** lots

SURVEYOR: PHONE:

PROPOSED LOTS: **7** lots

PLANNER: **Turner Miller Group- Max Stach**

PHONE: **845-368-1472**

MILESTONES			Granted	Expired	OTHER DEPARTMENT APPROVALS:			
P-0	INFORMAL APPEARANCE				INDICATE WHETHER OR NOT APPROVAL IS NECESSARY.			GRANTED
P-1	INITIAL APPEARANCE				YES	NO	OCHD - Realty Subdivision	
P-2	SITE INSPECTION	03/17/10			YES	NO	OCHD - Water Supply Wells	
P-3	SKETCH PLAN APPROVAL				YES	NO	OCHD - Sewage Disposal	
P-4	CONDITIONAL PRELIM APPROV				YES	NO	NYS DOT/OCDPW	
P-5	PRELIMINARY APPROVAL				YES	NO	TOWN DPW	
P-6	CONDITIONAL FINAL APPROV				YES	NO	NYS DEC - Sewer Main Extension	
P-7	FINAL APPROVAL				YES	NO	WETLANDS PERMIT-NYSDEC	
P-8	CHAIRMAN'S SIGNATURE				YES	NO	WETLANDS PERMIT-USACE	
P-9	MAP FILED				YES		OCPD - GML Review	
S-1	EAF SUBMITTED				YES	NO	TOWN BOARD	
S-2	LEAD AGENCY - declare intent				YES	NO	TOWN ZBA	
S-3	DETERMINE SIGNIFICANCE			pos dec	YES		SWPPP (MS4?)	
S-4	EIS SCOPING FINALIZED	12/16/09			YES	NO	CB Advisory Opinion Received	
S-5	SUBMIT DRAFT EIS				YES	NO	ARB Advisory Opinion Received	
S-6	DRAFT EIS COMPLETE				YES	NO	OTHER:	
S-7	PUBLIC HEARING (SEQRA)				YES	NO	OTHER:	
S-8	PUBLIC HEARING (subdivision)							
S-9	PUBLIC HEARING (site plan)							
S-10	PUBLIC HEARING (special use)							
S-11	FINAL EIS SUBMITTED							
S-12	FINAL EIS APPROVED							
S-13	AGENCY FINDINGS							
E-1	EXTENSION OF PRELIMINARY							
E-2	EXTENSION OF PRELIMINARY							
E-3	EXTENSION OF FINAL							
E-4	EXTENSION OF FINAL							

NOTES:

1 10/06/10 schedule a site inspection for Saturday, November 06, 2010 at 10am at the project site

Appendix A-21


WATCHTOWER
Bible and Tract Society of New York, Inc.
Design/Build Department
25 Columbia Heights, Brooklyn, NY 11201-2483, U.S.A.
Phone: (718) 560-5000 Fax: (718) 560-8827

May 19, 2011

Mr. Ben Astorino, Chairman
Town of Warwick Planning Board
123 Kings Highway
Warwick, New York 10990

Re: Watchtower Site Plan DEIS Review
1 Kings Drive
Tax Map Reference: 85-1-2.22, 2.3, 4.1, 4.2, 5.1, 5.2 & 6

Dear Mr. Astorino:

We are pleased to respond to your comments of May 4, 2010, on chapters 2, 9, and 10 in the Watchtower Draft Environmental Impact Statement (DEIS). This is the first installment of resolutions. In our next submittal of resolutions we will include the balance of the comments for review and approval. Below you will find the comment followed by the response and the edits that were made in the DEIS:

Chapter 2, Comment 1—Figure 2-2:

Comment: Modify label of wastewater plant to read “United Water Blue Lake Wastewater Treatment Plant” instead of “Wastewater United.”

Response: The following adjustment was made on Figure 2-2:



Chapter 9, Comment 1—Section B, Page 9-1 (Existing Conditions):

Comment: Include statement to indicate that the King’s College property (now called Watchtower property) corresponds to the location of the Proposed Action and that the 130,000-gpd treatment capacity previously allocated for King’s College will be available for the Proposed Action.

Response: The following adjustment was made on page 9-1:

B. Existing Conditions

The proposed action is located at the property formerly owned by The King’s College. By letter to The King’s College, dated December 27, 2006 (see Appendix G-3) United Water stated that a treatment capacity of 130,000 gpd is available at the existing Blue Lake STP to serve the needs of the Project Sponsor’s proposed development.

Chapter 9, Comment 2—Section B, Page 9-1 (Existing Conditions):

Comment: Indicate the size and capacity of any existing pipes that will be receiving flows from the Proposed Action including pipe connection at plant. If no existing sewer lines or force mains are anticipated to be used to convey the wastewater from the Proposed Action, include a statement indicating that. (Section D indicates there is a connection tee at plant; provide size and capacity in terms of flow.)

Response: The following adjustment was made on pages 9-1:

B. Existing Conditions

The existing site contains a network of sanitary sewer mains that will be abandoned and replaced as part of the proposed action. No existing sewer lines or force mains are anticipated to be used to convey the wastewater from the Proposed Action.

Chapter 9, Comment 3—Section B, Page 9-1 (Existing Conditions):

Comment: As per the Scope of Work, add a description of the force mains, sewers and pump stations needed under this section (currently included under Potential Impacts).

Response: The following adjustment was made on pages 9-1 and 9-2:

Wastewater from the Project Sponsor's new facilities will be conveyed by new buried gravity sewer mains. These mains will be routed from the proposed buildings to a trunk sewer line travelling parallel to the existing United Water water supply line and between that line and the proposed buildings. Both the water supply and sewer trunk lines will be on the lake side of the complex. Manholes will be provided at each change in direction or slope. Discharge from the gravity trunk sewer will require pumping to the Blue Lake STP via a new lift station and force main along Long Meadow Road (CR-84). The plant's existing headworks is currently equipped with a 6-inch pipe, separate from the existing influent main, which can be used to make the connection. A plan of the proposed gravity sewer, force main, and lift station is shown on Figure 9-1.

The new gravity sewer main, lift station, and force main are proposed to be constructed by the Project Sponsor or by an outside specialty contractor where directional drilling will be used for portions of the force main. The gravity sewer main is proposed to be 8 inches in diameter, while the force main will be 6 inches in diameter. The lift station will be equipped with two pumps (1 duty and 1 standby) rated at 430 gallons per minute (gpm) and 72.5 feet of head. At a flow rate of 430 gpm the velocity in the force main will be approximately 5 feet per second. The lift station's wet well will be 7.33 feet by 7.33 feet and 16 feet deep.

Chapter 9, Comment 4—Section B, Page 9-1 (Existing Conditions):

Comment: Reference list of relevant projects (if provided by the Town of Warwick Engineer) and indicate flows to be treated by the Blue Lake STP. If list not available or no other flows to be treated at the plant, explicitly indicate so.

Response: The following adjustment was made on page 9-1:

B. Existing Conditions

Based on communications with the Town of Warwick Planning Board and their consulting engineers, no other projects are currently planned in the area that would discharge wastewater to the Blue Lake STP.

Chapter 9, Comment 5—Section B, Page 9-1 (Existing Conditions):

Comment: Include historical data or calculations to demonstrate that the assigned wastewater flow of 80 gallons per capita per day (gpcd) is acceptable. If no backup available, use of 100 gpcd is required as recommended in the Ten State Standards for Wastewater Facilities. In addition, provide information on peaking factor or peak flows and determine capacity of Blue Lake STP to receive the peak flows.

Response: The following adjustments were made to text on page 9-1 and back-up data has been included as Appendix G-1, attached:

B. Existing Conditions

Historical per capita wastewater generation measured at the Watchtower Educational Center (WEC), another similar facility operated by the Project Sponsor in Putnam County, has averaged approximately 71 gallons per person per day. The WEC has been in operation for over 20 years. For reference, one year of monthly wastewater reports are included in Appendix G-1, Summary of Per Capita Wastewater Generation and Water Demand. For design purposes, a per capita wastewater generation of 80 gallons per day is being implemented for this project; thus, at full future occupancy of 1,000 residents, the average daily wastewater generated by the proposed action is projected to be 80,000 gallons per day (gpd). During the last year, the maximum daily wastewater flow at the Patterson facility was approximately 111 gallons per person per day. For design purposes, a per capita peak daily wastewater flow of 120 gallons per day is being implemented for this project; thus, at full occupancy the peak daily wastewater flow is projected to be 120,000 gpd. (See Appendix G-3, United Water's letter of March 2011, stating their willingness to provide service.) Additionally, the existing Blue Lake STP will continue to have excess capacity after the wastewater needs of the Project Sponsor are met.

The proposed action is located at the property formerly owned by The King's College. By letter to The King's College, dated December 27, 2006 (see Appendix G-3), United Water stated that a treatment capacity of 130,000 gpd is available at the existing Blue Lake STP to serve the needs of the Project Sponsor's proposed development. The Project Sponsor has obtained assurances from United Water that any needed repairs to bring the wastewater plant up to operating capacity will be made before the force main is connected to the plant.

Chapter 9, Comment 6—Section C, Page 9-1 (Potential Impacts):

Comment: At bottom of paragraph, on sentence starting with "A plan of gravity sewer..." add the words "the proposed" between "of" and "gravity." This sentence corresponds to Section B per comment 4 above.

Response: The following adjustment was made on page 9-2:

B. Existing Conditions

A plan of the proposed gravity sewer, force main, and lift station is shown on Figure 9-1.

Chapter 9, Comment 7—Section C, page 9-1 (Potential Impacts):

Comment: Per Scope of Work indicate severity of Impacts and likelihood of occurrence (i.e., indicate if construction of utilities & pump station will impact traffic, community, environment, etc during construction and operation and discuss type of impact—noise, odors, etc., severity of impact and likelihood. This Section was used to describe proposed utilities, which should be described in subsection B per Scope of Work, rather than to describe impacts of Proposed Action.

Response: The following adjustment was made on page 9-5:

C. Potential Impacts

Installation of the proposed force main will require crossing a stream and Long Meadow Road (CR-84), which could impact the stream bed and traffic if the crossings are performed by open-cut methods.

Fats, oils, and grease in the wastewater stream can become a source of odors in the proposed lift station if left unmitigated.

Additionally, impacts to the community due to noise from the operating lift station were considered and are not significant given the depth of the lift station, the small capacity of the pumps, and the lack of residential receptors.

Chapter 9, Comment 8:

Comment: Pages 9-2 & 9-4 are blank and not numbered. Please remove if not needed.

Response: See note of explanation at end of Table of Contents:

Blank pages occur behind every color page and every 11-by-17-inch page in this DEIS. Although these are counted in the numbering, no number is printed on them.

Chapter 9, Comment 9—Section C, Page 9-5 (Mitigation Measures):

Comment: Per Scope of Work indicate if mitigation to any environmental impacts, identified in the Potential Impacts subsection, are required. If none identified state so.

Response: The following adjustment was made on page 9-5:

D. Mitigation Measures

The force main will be installed by means of directional drilling from the lift station to the headworks of the Blue Lake STP. This will eliminate the need to open-cut Long Meadow Road (CR-84) and the stream crossing, thereby mitigating potential impacts. If directional drilling equipment interferes with traffic or road access, then appropriate traffic control measures will be implemented to direct vehicles such as advanced warning signs, flaggers, and traffic cones.

Preventing the fats, oils, and grease from entering the wastewater collection system will prevent odors from developing in the lift station. The kitchen facilities at the site will be equipped with grease traps to intercept fats, oils, and grease. The grease traps will be routinely cleaned and the debris will be disposed of with the solid waste.

Chapter 9, Comment 10—Section B, Page 9-3, Figure 9-1 (Existing Conditions):

Comment: Replace the label reading “United Water” with “United Water Blue Lake Wastewater Treatment Plant.”

Response: As illustrated below, the label for “United Water” is in reference to the water treatment plant, not the wastewater treatment plant. The wastewater treatment plant label is “Blue Lake STP”:



Chapter 9, Comment 11:

Comment: Pages 9-2 & 9-4 are blank Please remove if not needed.

Response: See note of explanation at end of Table of Contents:

Blank pages occur behind every color page and every 11-by-17-inch page in this DEIS. Although these are counted in the numbering, no number is printed on them.

Chapter 9, Comment 12—Figure 9-1:

Comment: Revise proposed force main size to meet minimum velocity of 2 feet per second (fps) without exceeding minimum force main size of 4" as recommended by the Ten State Standards for Wastewater Facilities.

Response: The 6-inch force main operating with a flow rate of 430 gallons per minute results in a velocity of 5.0 feet per second, which is greater than the minimum required velocity of 2.0 feet per second. No change was made to the text or Figure 9-1.

Chapter 10, Comment 1—Section B, Page 10-1 (Existing Conditions):

Comment: Remove the first word of Line 9 of paragraph 1 ("and") and replace with "into."

Response: The following adjustment was made on page 10-1:

After filtration and further treatment, water is pumped to the distribution system into a 500,000-gallon storage tank, which supplies the distribution system when the pumps are not running.

Chapter 10, Comment 2—Section B, Page 10-3, Figure 10-1 (Existing Conditions):

Comment: Replace the label reading "United Water" with United Water Blue Lake Wastewater Treatment Plant."

Response: The label for "United Water" is in reference to the water treatment plant, not the wastewater treatment plant. The wastewater treatment plant label is "Blue Lake STP":



Chapter 10, Comment 3—Section B, Page 10-1 (Existing Conditions):

Comment: Include description of the proposed water conveyance and distribution infrastructure under this section, as directed in Scope of Work. (Currently included under the Potential Impacts section.)

Response: Adjustment made to pages 10-1 and 10-2:

New water mains will be constructed to replace the existing on-site piping network. The proposed pipes will be cement-lined ductile iron pipe with a 6-inch-minimum diameter and will provide service to all the buildings and the recreation area. An overall plan of the water facilities is shown in Figure 10-1.

The typical proposed water pressure at the ground floor of the proposed buildings is anticipated to be 120 pounds per square inch (psi). The distribution mains to the various proposed buildings will be designed to maintain the pressure to meet fire protection needs for standpipes and sprinkler systems. However, this

pressure shall be reduced for domestic water by pressure reducing valves within buildings to achieve a suitable domestic use pressure of not more than 65 psi for normal plumbing fixtures.

Chapter 10, Comment 4—Section B, Page 10-1 (Existing Conditions):

Comment: Reference list of relevant projects that was to be provided by the Town of Warwick Engineer and indicate flow demands from other sites (other than INCO, if any). If not available or no other flow demands not accounted for in plant capacity to be met by it, explicitly indicate so.

Response: The following adjustment was made to page 10-1:

B. Existing Conditions

....Based on communications with the Town of Warwick Planning Board and their consulting engineers, no other projects are currently planned in the area that would draw water from Blue Lake or impose an additional demand on the existing surface water treatment plant.

Chapter 10, Comment 5—Section B, Page 10-1 (Existing Conditions):

Comment: Include historical data or calculations to demonstrate that the assigned water demand flow of 85 gallons per capita per day (gpcd) is acceptable. If no backup available, use of water demand applicable to type of facility as per applicable local, state, or federal codes. Determine if water treatment plant has capacity for the newly calculated flows.

Response: The following adjustments were made to text on page 10-1 and back-up data has been included as Appendix G-1, attached.

B. Existing Conditions

.... Historical per capita water demand measured at the Watchtower Educational Center (WEC), another similar facility operated by the Project Sponsor in Putnam County, has averaged approximately 78 gallons per person per day. The WEC has been in operation for over 20 years. For reference, one year of monthly water reports are included in Appendix G-1, Summary of Per Capita Wastewater Generation and Water Demand. For design purposes, a per capita water demand of 85 gallons per day is being implemented for this project; thus, at full future occupancy of 1,000 residents, the average daily potable water demand for the proposed action is projected to be 85,000 gallons per day (gpd). During the last year, the maximum daily water demand at the Patterson facility was approximately 122 gallons per person per day. For design purposes, a per capita peak water demand of 145 gallons per day is being implemented for this project; thus, at full occupancy the peak water demand is projected to be 145,000 gpd. The majority of the projected average daily demand will occur between 5:30 a.m. and midnight. No on-site storage tanks are expected to be required.

By willingness to serve letter, dated October 25, 2010, United Water has indicated that an allotment of 147,000 gpd (maximum per day) available treatment capacity could be provided from their Blue Lake Water Treatment Plant to serve the proposed development of the former King's College property (see Appendix H-1). The current United Water Plant system capacity is 650,000 gpd (maximum day).

Chapter 10, Comment 6—Section C (Potential Impacts):

Comment: Describe any impacts that will result from the construction and operation of the proposed water treatment, conveyance, and/or distribution infrastructure. Indicate severity and likelihood.

Response: The following adjustment was made to page 10-5:

C. Potential Impacts

The proposed action will generate an average daily per capita wastewater flow of 85 gallons. This impact is not significant when compared to the overall historical per capita water demand of Orange County, which, according to the final Water Master Plan adopted by Orange County on October 7, 2010 (see <http://waterauthority.orangecountygov.com>), is 118 gallons per person per day. Even so, the Project Sponsor proposes to further minimize water consumption as described below under Section D, "Mitigation Measures."

Installation of the proposed water infrastructure will require connection to the existing 16-inch water pipeline that runs along Sterling Forest Lake (Blue Lake). This pipeline is owned and operated by United Water. No new construction is planned outside of the defined project area for water supply.

Chapter 10, Comment 7—Section C (Potential Impacts):

Comment: Describe any impacts that will result from the construction and operation of the proposed water treatment, conveyance, and/or distribution infrastructure. Indicate severity and likelihood.

Response: This appears to be a duplication of Comment 10-6.

Chapter 10, Comment 8—Section D (Mitigation Measures):

Comment: Per Scope of Work indicate if mitigation to any environmental impacts identified in the Potential Impacts subsection is required. If none identified state so.

Response: The following adjustment was made to page 10-5:

Mitigation Measures

Although the existing United Water supply infrastructure and distribution system can adequately supply the proposed project's water supply needs, the Project Sponsor is planning to voluntarily implement the following water-saving fixtures and practices to minimize the potable water requirements of the site:

- Install low-flow showerheads with a maximum flow rate of 1.5 gpm.
- Install dual-flush flushometers in women's restrooms.
- Install high-efficiency urinals in high-use areas in men's restrooms.
- Install dual-flush gravity tank toilets in residence rooms.
- Install water conserving washing machines in the personal laundry areas.
- Utilize recycled stormwater to provide non-potable water for cooling towers.

Connection to United Water's existing potable water pipeline will be made using "hot tapping" methods whereby the existing pipeline remains in service. The connections will include backflow preventers and water meters to measure consumption.

We look forward to your confirmation that the above adjustments satisfactorily address the comments provided.

Very truly yours,



Robert A. Pollock
Design/Build Department

Enclosure

c: Laura Barca, PE, Project Manager, HDR
John Bollenbach, Deputy Town Attorney
Connie Sardo, Planning Board Secretary

Appendix A-22


Bible and Tract Society of New York, Inc.
Design/Build Department
25 Columbia Heights, Brooklyn, NY 11201-2483, U.S.A.
Phone: (718) 560-5000 Fax: (718) 560-8827

May 27, 2011

Mr. Ben Astorino, Chairman
Town of Warwick Planning Board
123 Kings Highway
Warwick, New York 10990

Re: Watchtower Site Plan DEIS Review
1 Kings Drive
Tax Map Reference: 85-1-2.22, 2.3, 4.1, 4.2, 5.1, 5.2 and 6

Dear Mr. Astorino:

We are pleased to respond to your “completeness for public review” comments of May 4, 2011 on chapters 3, 4, 5, and 7, of the Watchtower Draft Environmental Impact Statement (DEIS). This is the second installment of resolutions. In our next submittal of resolutions we hope to include the balance of the “completeness for public review” comments for your review. We will provide resolutions to the “technical” comments later in the review process as resolved at the Town of Warwick Planning Board Meeting of May 4, 2011.

Below you will find the comment followed by the response and the edits that were made in the DEIS:

Chapter 3, Comment 1:

Comment: The discussion about surficial geology should be expanded.

Response: The following adjustment was made on page 3-3:

B. Existing Conditions

Soils

In their “Final Geotechnical Engineering Report,” CHA provided an analysis of 18 test pits and 26 bore holes (see Appendix B-1). The logs show the following surficial (surface to bedrock) geological conditions: Layers of fine, medium, and coarse sand, gravel, clay, clayey silt, occasional trace organics, schists, and granite (boulders and cobbles). The sand was generally very compact and ranged in color from light brown/grey to dark brown.

Chapter 3, Comment 2:

Comment: Part 1: The presence of radon was discussed but last assessment was 1991; the Applicant may want to consider additional current testing.

Response: The following adjustment was made on page 3-2:

B. Existing Conditions

Radon

Further radon testing will be undertaken during construction. If the level of radon is found to be less than the maximum contamination level, as was the case in the 1991 study, no limitations will be imposed. If measured limits are higher, the Project Sponsor will follow standard mitigation measures using guidelines set forth by the EPA and in the *American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE) Indoor Air Quality Guide*. Additional discussion on the topic of radon is provided in Chapter 5—Air Resources.

Chapter 3, Comment 3:

Comment: Part 1: A discussion of any limitations posed by the potential presence of radon should be included in the report.

Response: See Chapter 3, Comment 2 response.

Chapter 3, Comment 4:

Comment: A discussion about how the surface bedrock can be integrated into the site; how it can be used as an asset and not necessarily an obstacle to the development.

Response: The following adjustment was made on page 3-20

D. Mitigation Measures

Soils

On-site soils are adequate for reuse as subgrade fill with proper compaction. Excavated bedrock will be crushed and reused where appropriate, thus minimizing the amount of spoil to be removed from the site. Additionally, excavated boulders will be used throughout the site in rock gardens to mimic the natural woods. The General Notes on Figure 2-11 Proposed Landscaping Plan indicate how boulders will be included in the landscaping—see full-size drawing, which is included in the drawing set.

Chapter 3, Comment 5:

Comment: 'The Scoping Document states that a cut and fill analysis would be provided, but this information was not included in the DEIS.

Response: The following adjustment was made on page 3-17:

C. Potential Impacts

Topography

Overall, the site will be designed to blend and adapt to the existing topography while respecting the Ridgeline Overlay District height restrictions and keeping within the footprint of the former development. However, to accomplish this along with the goal of reducing site disturbance, the Project Sponsor is proposing significant regrading for the installation of parking structures, basements, footings, and foundations. This will result in an excess cut of approximately 300,000 cubic yards of excavated soil. Further contributing to this is the need for floors to have similar elevations due to the interaction between buildings. Also, in order to minimize surface parking, the Applicant is incorporating underground parking garages, which require further excavation. The Project Sponsor is currently working with the civil engineer, geotechnical engineer, and architect to revise the finished floor elevations in order to reduce the amount of excavation required. Efforts are also being made to utilize excavated material at other locations on site.

Chapter 4, Comment 1:

Comment: Section B, Page 4-1 (Existing Conditions)—Provide information on when all of the underground storage tanks were removed, if possible.

Response: The following adjustment was made on page 4-1:

B. Groundwater

Existing Conditions

All underground storage tanks (USTs) previously on the Project Site were removed by The King's College prior to 2005 as indicated in point 1.3 of the Touro College/Meadow Creek Site Investigation and Development Review Report, dated November 14, 2005 (see Appendix C-1).

Chapter 4, Comment 2:

Comment: Section B, Page 4-1 (Potential Impacts)—The Applicant should describe the potential draw on groundwater resources of the Highlands Aquifer System.

Response: A statement has been included indicating that there will be no impact to the Highlands Aquifer System. The following adjustment was made on page 4-1:

B. Groundwater

Potential Impacts

No impact to the Highlands Aquifer System is anticipated, nor is it anticipated that the proposed project will have a significant impact on the quantity or quality of groundwater resources.

Chapter 4, Comment 3:

Comment: Section B, Page 4-1 (Potential Impacts)—The paragraph describing the “integrated approach” to pest management and removal should be moved to the Mitigation Measures portion of this section. Additionally, the Applicant should provide a more in-depth discussion of what the “integrated approach” entails.

Response: The following adjustment was made on page 4-2:

B. Groundwater

Mitigation Measures

The Project Sponsor will take an integrated approach to pest management/removal and the use of organic fertilizer on landscaped areas of the site. The Project Sponsor has employed an Integrated Pest Management (IPM) program at its other facilities and proposes the same for this project. IPM applies to turf grass and the finished site will include a very limited amount of turf grass, 0.82 acres out of 45 acres of disturbed area will include lawns and reinforced turf.

IPM is an effective, yet environmentally sensitive, approach that reduces reliance on chemical pesticides. The basic principles of IPM applied by the Applicant are as follows:

- Utilize organic fertilizers.
- Select plants suitable for site-specific conditions that are proven to be pest resistant.
- Mow grass to recommended height for specific grass species to maintain healthy plants that are less reliant on pesticides. Grass cuttings are allowed to fall (instead of bagging). Cuttings contribute nutrients to the soil, thus reducing the amount of organic fertilizer.
- Water turf grass during stressful periods, typically the summer months, to maintain healthy plants. Proper timing and amount of watering strengthens plants and makes them less susceptible to pests and less reliant on pesticides. Also, the Applicant staggers watering of turf areas to avoid excess runoff.

- Under this approach chemical usage is targeted to specific pests and problem areas that are specifically documented, as opposed to broadcast spraying. The Applicant will continue to employ the judicious use of herbicides and pesticides only when appropriate and necessary. Chemical herbicide and pesticide types, as well as application rates, will vary according to the need.

Additionally, stormwater detention areas, restored buffers and vegetated swales will provide filtering of runoff before drainage into the wetlands and streams.

Chapter 4, Comment 4:

Comment: Section B Page 4-2 (Mitigation Measures)—1st paragraph should quantify the anticipated amount of disturbance to the site.

Response: The following adjustment was made on page 4-2:

B. Groundwater

Mitigation Measures

The proposed project will disturb a total of 45 acres (or 18 percent of the entire property) of which only 30 acres are presently undeveloped, and is located such that impacts to environmentally sensitive areas are avoided or minimized.

Chapter 4, Comment 5:

Comment: Section B Page 4-2 (Mitigation Measures)—1st paragraph, last sentence indicates that “any salt storage needed will be covered.” Does this mean that salt could be used? If so, describe limitations on the time, amount, and method of salt application, as per the Scoping Document.

Response: The following adjustment was made on page 4-2:

B. Existing Conditions

Use of road salt will be minimized (i.e., for safety and high traffic areas) to avoid run-off contamination. Where needed, it will be applied by mechanized spreaders or by hand. When heavy snow events are predicted, a thin application of salt may be used to prevent icing, thereby reducing the overall amount of salt required. Salt storage areas will be properly enclosed.

Chapter 4, Comment 6:

Comment: Section C Page 4-13 (Potential Impacts)—Change in Drainage Patterns—1st paragraph, the parenthetical in regard to referencing Figures 4-4 and 4-5 does not have a close parenthesis.

Response: This correction was made.

Chapter 4, Comment 7:

Comment: Section C Page 4-18 (Safe Drawdown of Blue Lake)—The 1st bulleted item makes reference to the “design high water and normal pool elevation.” If possible, indicate the elevation of each.

Response: The following adjustment was made on pages 4-19 and 4-20:

Safe Drawdown of Blue Lake

- Assuming no inflow, the outlet structure has the capacity to drain 75 percent of the volume between design high water (DHW) of 644.6 feet and normal pool elevation of 640.4 feet within 48 hours.
- Assuming no inflow, the low-level outlet has the capacity to drain 90 percent of the volume below normal pool elevation of 640.4 feet (impounded by the dam) within 14 days.

The existing spillway has the capacity to drain 75 percent of the volume between the DHW elevation of 644.6 feet and normal pool elevation of 640.4 feet for the 150 percent of the 100-year storm within the allotted time (it is estimated to take 14.5± hours).

The low-level outlet (200-ft-long steel pipe with a 24-inch gate valve) has the capacity to drain 90 percent of the volume below normal pool elevation of 640.4 feet in 13.5± days. It should be noted that for the purposes of this analysis, detailed bathymetric data was not collected, and pond volumes were generated for Blue Lake using the 1953 Record Plans.

Chapter 4, Comment 8:

Comment: Section C Page 4-19 (Mitigation Measures)—This section should describe all of the proposed stormwater management practices to be used on the site, as each practice will play a role in the mitigation. Only green practices have been described. This section should also include a description of the underground stormwater infiltration/detention chambers, sand filters, porous asphalt, Water Quality unit and the detention basin.

Response: The following adjustment was made on page 4-21:

Water Quality

As shown on Figure 4-6 Green Infrastructure Practices and in the large-scale drawings that accompany this DEIS and the SWPPP (see Appendix M), several green practices including sheet flow to riparian buffers, disconnection of rooftops, tree planting, green roofs, stormwater planters, pervious pavers, and porous pavement will provide water quality treatment for the proposed impervious areas. In addition to these green practices, several standard and alternative stormwater practices are being implemented on the site and include: bioretention ponds, perimeter sand filters, and an underground wet vault. These practices will remove stormwater pollutants, including sediment, nutrients, and oxygen-demanding constituents, thus preventing adverse changes to run-off water quality leaving the Project Site.

Chapter 4, Comment 9:

Comment: Section C, Page 4-19 (Mitigation Measures)—This section should discuss the mitigation measures to ensure limitation of access and control of insects for the proposed detention basin located adjacent to Long Meadow Road.

Response: The following adjustment was made on page 4-20:

B. Potential Impacts

West Nile Virus and Access to Stormwater Detention Areas

The article “Stormwater management Could Combat West Nile Virus,” published in the September 2003 issue of *Environmental Science and Engineering Magazine*, stated that recent field observations indicate that the mosquito species found in constructed wetlands and stormwater management ponds tend not to be of the variety that carry the West Nile virus; thus, these mosquitoes pose a low risk in spreading the virus.

Mosquitoes require standing water to complete their life cycles. Although the stormwater ponds proposed for this project are dry detention areas, the potential for water ponding exists, which could lead to mosquito production if left unmitigated.

The stormwater detention areas will include inlet and outlet structures housing 36-inch-diameter pipes. If left uncovered these pipes are large enough to be entered and could pose a safety hazard.

The following adjustment was made on pages 4-22 and 4-23:

C. Mitigation Measures

West Nile Virus and Access to Stormwater Detention Areas

According to the Environmental Protection Agency’s *Stormwater Wet Pond and Wetland Management Guidebook*, “The most effective mosquito control program is one that eliminates potential breeding habitats. The *Guidebook* further states, “A maintenance program dedicated to eliminating potential breeding areas is preferable to controlling flying mosquitoes.”

Given that some species of mosquitoes can reach the adult stage in as little as four days from when the egg is laid, it is imperative that stormwater detention areas be designed to drain within an appropriate time period. Direction provided by NYSDEC requires that detention areas be flushed within 48 hours to prevent stagnant water. Thus, the design of the stormwater detention areas for this project will ensure that runoff is detained for no more than 48 hours. Additionally, the areas will be inspected after major storm events to ensure that no standing water or wet spots are present.

The inlet structures in the stormwater detention areas will include grates that block access to the 36-inch inlet pipe. The 36-inch outlet pipe terminates in an end wall and will be equipped with evenly spaced bars that block entry to the pipe. Additionally, plantings will be provided around the inlet and outlet structures to obscure them from view and deter public access.

Chapter 4, Comment 10:

Comment: Section C Page 4-19 (Mitigation Measures)—This section should indicate where further discussion of the Low Impact Development Strategies can be found (Appendix M—SWPPP).

Response: The following adjustment was made on page 4-20:

Mitigation Measures

Further discussion of these low-impact development strategies can be found in Appendix M—SWPPP.

Chapter 4, Comment 11:

Comment: Section C Page 4-19 (Mitigation Measures)—As per the Scoping Document, this section should contain a “discussion of the strategies and practices that were rejected by the Applicant and the rationale for that rejection.”

Response: The following adjustment was made on pages 4-21 and 4-22:

C. Surface Water Resources

Mitigation Measures

Other green infrastructure practices were evaluated and deemed not feasible for the proposed project for the following reasons:

- Conservation of Natural Areas: The Project Sponsor is not placing any land in a permanent conservation easement. However, the Project Sponsor will follow an open-space design to preserve as much open space as possible and to ensure conservation of preserved lands to further the Town’s open-space goals.
- Vegetated Open Swale: This practice was not used due to steep slopes along the entrance drive and secondary access driveway. The maximum recommended slope for this practice is 4-percent—proposed swales range in slope from 6 to 10 percent.
- Stream Daylighting: This practice is not applicable to the proposed project.
- Rain Garden: This practice was deemed not feasible because it is only suitable to treat roof areas of 1,000 square feet or less. The size of the proposed roof areas makes this impracticable.
- Cisterns: An analysis was performed to determine the feasibility of this practice. However, a water balance could not be achieved, especially during winter months.

Additionally, other standard stormwater management practices (SMPs) with RRv Capacity Deemed Not Feasible for Application on Proposed Project for the following reasons:

- Infiltration Practices: To determine suitable locations for infiltration practices, preliminary subsurface investigations were performed, which included 26 soil borings, 18 test pits, installation of 4 piezometers, and 3 infiltration tests. The investigations revealed that a high-water table is present in some locations. High-water table precludes these practices that require a minimum separation from groundwater to protect the sole-source aquifer. Steep slopes also preclude the use of these practices. The stormwater hotspot at the vehicle maintenance building also prohibits the use of infiltration practices due to the potential to contaminate groundwater—see Clough Harbour Associates (CHA) report in Appendix C, Drawing G-4, “Groundwater Contour Plan,” and Drawing G-3, “Bedrock Contour Plan.”

- Dry Swale: This practice was not used due to steep slopes along the entrance drive and secondary access driveway. The maximum recommended slope for this practice is 4-percent—proposed swales range in slope from 6 to 10 percent.

Chapter 5, Comment 1:

Comment: Chapter 5, page 5-1, Table 5-1 (Air Resources)—This table is missing the AAQS for PM10 24-hour and NOx 1-hour.

Response: The following adjustments were made to Table 5-1 on page 2:

Table 5-1 NYSDEC Ambient Air Quality Standards			
Pollutant	Avg. Period	New York State Standards	
		Level	Statistic
Carbon Monoxide	8-hour	9 ppm	Maximum
	1-hour	35 ppm	Maximum
Lead ⁽¹⁾	Rolling 3-month average	0.15 µg/m ³	Maximum
Nitrogen Dioxide and Nitrogen Oxides (NOx) ⁽²⁾	Annual	0.05 ppm	Arithmetic Mean
	1-hour	0.100 ppm	3-year average
Particulate Matter ⁽³⁾ (PM ₁₀)	24-hour	150 µg/m ³	Maximum
Particulate Matter ⁽⁴⁾ (PM _{2.5})	Annual	15 µg/m ³	Arithmetic Mean
	24-hour	35 µg/m ³	3-year average
Ozone	8-hour	0.075 ppm	3-year average
	1-hour	0.12 ppm	Maximum
Sulfur Dioxide	Annual	0.03 ppm	Arithmetic Mean
	24-hour	0.14 ppm	Maximum
	3-hour	0.50 ppm	Maximum
	1-hour	0.075 ppm	3-year average
Hydrocarbons ⁽⁵⁾ (non-methane)	3-hour (6-9 am)	0.24 ppm	Maximum

Notes:

1. NYSDEC has not adopted a limit for lead. Maximum lead limit shown in table is based on federal standards.
2. Nitrogen dioxide (NO₂) is one of a group of highly reactive gases known as "oxides of nitrogen," or nitrogen oxides (NO_x). Other nitrogen oxides include nitrous acid (HNO₂) and nitric acid (HNO₃). While EPA's National Ambient Air Quality Standard covers this entire group of NO_x, NO₂ is the component of greatest interest and the indicator for the larger group of nitrogen oxides. Thus, limits are set for NO₂.
3. NYSDEC has not adopted a limit for PM₁₀. Maximum PM₁₀ limit shown in table is based on federal standards.
4. NYSDEC has not adopted a limit for PM_{2.5}. Maximum PM_{2.5} limit shown in table is based on federal standards.
5. Data for measured hydrocarbons could not be found in the New York State Ambient Air Quality Report for 2009.

Chapter 5, Comment 2:

Comment: Chapter 5, page 5-2 (Air Resources)—The year(s) for which the background air quality data is listed should be provided.

Response: The following adjustment was made to page 5-5:

B. Existing Conditions

- In 2009, at the Loudonville station, maximum levels for CO were recorded at 1.0 ppm and 0.8 ppm for 1-hour and 8-hour periods, respectively. These values are below the respective maximum limits of 35 ppm and 9 ppm.
- In 2009, at the Wallkill station, the maximum quarterly average for lead levels was recorded at 0.069 $\mu\text{g}/\text{m}^3$, which is below the limit of 0.15 $\mu\text{g}/\text{m}^3$.
- In 2009, at the Botanical Gardens (Pfizer Lab) station, annual average NO₂ levels were recorded at 0.022 ppm, which is below the limit of 0.05 ppm. The highest average 1-hour concentration was measured at 0.086 ppm, which is below the limit of 0.100 ppm.
- At the Montgomery (Valley Central) station, O₃ values over a 3-year period from 2007 to 2009 were recorded at 0.076 ppm, which exceeded the limit of 0.075 ppm. In 2009, the 1-hour average O₃ level was measured at 0.098 ppm, which is below the limit of 0.12 ppm. O₃ is the only pollutant that exceeds the limit set by NYSDEC. However, ozone standards are not necessarily enforced at a local level since this pollutant is formed by hydrocarbon emissions that occur elsewhere and are carried into the region.
- In 2009, at the Queens College 2 station, the maximum 24-hour measurement of PM₁₀ concentrations was recorded at 56 $\mu\text{g}/\text{m}^3$, which is below the limit of 150 $\mu\text{g}/\text{m}^3$.
- At the Newburgh station, annual PM_{2.5} concentrations from 2007 to 2009 ranged between 7.9 and 10.6 $\mu\text{g}/\text{m}^3$, with an average of 9.4 $\mu\text{g}/\text{m}^3$, which is below the limit of 15 $\mu\text{g}/\text{m}^3$. Over the same time period, the maximum PM_{2.5} concentrations during a 24-hour period have averaged 25.7 $\mu\text{g}/\text{m}^3$, which is below the limit of 35 $\mu\text{g}/\text{m}^3$.
- In 2009, at the Mt. Ninham station, annual average SO₂ levels were measured at 1.1 parts per billion (ppb), which is below the limit of 30 ppb. Average SO₂ levels over a 24-hour period were recorded at 8 ppb, which is below the limit of 140 ppb. Maximum 3-hour levels for SO₂ were recorded at 17 ppb, which is below the limit of 500 ppb. The 3-year average from 2007 to 2009 was measured at 1.3 ppb, which is below the limit of 75 ppb.

Chapter 5, Comment 3:

Comment: Chapter 5, page 5-2 (Air Resources)—The background air quality listed for CO and PM_{2.5} is different than that provided in the B. Laing Associates Mobile Source Air Pollution Modeling Report, pg. 4, provided in the Appendices to the DEIS. The Applicant should clarify which one was used.

Response: The DEIS CO and PM_{2.5} results have been updated to match those provided by B. Laing. See response to Chapter 5, Comment 2.

Chapter 5, Comment 4:

Comment: Chapter 5, page 5-2 (Air Resources)—The change in traffic volume at the intersection should be provided for the different scenarios modeled.

Response: The following adjustment was made on page 5-8:

C. Potential Impacts

Compared to 2010 conditions, the increase in traffic volume at the intersection of Long Meadow Road (CR-84) and Sterling Mine Road (CR-72) is 195 vehicles for the 2015 No-Build scenario and 234 vehicles for the 2015 Build scenario.

Chapter 5, Comment 5:

Comment: Chapter 5, page 5-2 (Air Resources)—It is unclear if air quality conditions were actually monitored. The document states “These pollutants were measured at 39 receptor sites....” The Applicant should clarify if “measured” is the correct word or if “predicted” may be a better word choice.

Response: The word “modeled” was used instead of “predicted.” The following adjustment was made on page 5-5:

B. Existing Conditions

Using the MOBILE 6.2 and CAL3QHC computer modeling software packages, existing levels of CO and PM_{2.5} were modeled at 39 receptor sites located near and around the intersection of Long Meadow Road (also known as County Road 84 [CR-84]) and Sterling Mine Road (County Road 72 [CR-72]). This intersection will carry the majority of traffic passing through the area, which makes it the busiest of the intersections studied. Hence, if modeled air quality parameters are within applicable standards at this intersection, then it is presumed that air quality at less busy intersections would also be in compliance.

Chapter 5, Comment 6:

Comment: Chapter 5, page 5-2 (Air Resources)—A discussion should be added regarding why an analysis was performed only for CO and PM 2.5.

Response: The following adjustment was made on page 5-5:

B. Existing Conditions

Additionally, in accordance with the New York State Department of Transportation (NYSDOT) Environmental Procedures Manual (EPM), a microscale analysis was conducted near the Project Site to determine existing CO and PM_{2.5} concentrations. Although an analysis of PM₁₀ is also required by the EPM, it was not performed for this project as New York State has not officially adopted the federal standard for this pollutant. (See Appendix D-2 for B. Laing’s letter, dated May 20, 2011, explaining why PM₁₀ analyses were not conducted.) No other pollutants are required to be analyzed by the EPM.

Chapter 5, Comment 7:

Comment: Chapter 5, page 5-6& 5-7, Tables 5-2 and 5-3 (Air Resources)—It should be clarified that these are the results for the AM Peak traffic conditions and the “worst case” meteorological conditions, as is stated in the appendices.

Response: The following adjustment was made on page 5-6:

B. Existing Conditions

Table 5-2 summarizes the results of the modeling conducted for these two pollutants under 2010 conditions. The modeling was based on the results of analysis of peak AM traffic combined with worst-case meteorological conditions at the subject intersection. None of the results exceed the limits shown in Table 5-1.

The following adjustment was made on page 5-8:

C. Potential Impacts

As in the case of 2010 modeling, 2015 modeling was based on the results of analysis of peak AM traffic combined with worst-case meteorological conditions at the subject intersection.

Chapter 5, Comment 8:

Comment: Chapter 5, page 5-6 & S-7, Tables 5-2 and 3 (Air Resources)—A discussion should be added to explain what factors in the Future Build scenario causes a no increase, or even a decrease, when compared to the Future No-Build scenario.

Response: This was due to a discrepancy in the data, which has since been revised.

Chapter 5, Comment 9:

Comment: B. Laing Associates Mobile Source Air Pollution Modeling Report, pg. 7—NYSDOT data from Region 3 should be used instead of data from Region 8.

Response: NYSDOT Region 8 corresponds to NYSDEC Region 3. No change was made to the text.

Chapter 5, Comment 10:

Comment: B. Laing Associates Mobile Source Air Pollution. Modeling Report, pg. 10—A discussion should be added to explain what factors in the Future-Build scenario causes a no increase, or even a decrease, when compared to the Future No-Build scenario.

Response: This was due to a discrepancy in the data, which has since been revised.

Chapter 5, Comment 11:

Comment: B. Laing Associates Mobile Source Air Pollution Modelling Report, pg. 9—Per Section 4.7 of EPA Publication EPA/54/R-92-005, GUIDELINE FOR MODELING CARBON MONOXIDE FROM ROADWAY INTERSECTIONS, meteorological conditions of a 1 meter per second wind and stability class D is worst-case IF the land use within 3 km of the site is characterized as “urban.” If the land use is characterized as “rural” then the atmospheric stability should be assigned to category “E” to be worst-case in accordance with EPA guidance.

Response: The revised report shows this as “E.” (See B. Laing’s updated report, Section 3.5., “Insert: local, worst case, one-hour meteorological of 1.0 meter per second wind speed and stability class E was used.”)

Chapter 7, Comment 1a:

Comment: Section A, Page 7-1 (Introduction)—The phrase “using computer modeling” is too general. This should state “using the methodologies of the Highway Capacity Manual 2000 (HCM 2000).”

Response: The following adjustment was made on page 7-1:

A. Introduction

The Project Sponsor engaged John Collins Engineers, P.C., to perform a study to determine the existing traffic conditions near the Project Site and the potential future traffic impacts (with and without the project) using the methodologies of the *Highway Capacity Manual 2000 (HCM 2000)*.

Chapter 7, Comment 1b:

Comment: Section A, Page 7-1 (Introduction)—The sentence “Measured and calculated traffic estimates were compared against standards set forth by...” is unclear. The text should indicate what is being measured and calculated.

Response: The following adjustment was made on page 7-1:

A. Introduction

Existing traffic volumes and movements were measured and serve as a baseline for calculating future traffic volumes and movements. Existing and future traffic estimates were compared against standards set forth by the Institute of Transportation Engineers.

Chapter 7, Comment 2a:

Comment: Section B, Page 7-1 (Existing Conditions)—There are seven (7) intersections listed in this section and only six (6) are listed on Page 6 of the Traffic Impact Study (TIS) by John Collins Engineers, P.C.

Response: The adjustment has been made in the TIS.

Chapter 7, Comment 2b:

Comment: Section B, Page 7-1 (Existing Conditions)—Under “Roadway Characteristics”—each roadway should be classified as minor arterial, local street, etc.

Response: The following adjustment was made on pages 7-1 and 7-2:

Roadway Characteristics

Long Meadow Road (CR-84), a minor arterial, is a two-lane roadway with a pavement width of approximately 24 feet and shoulder width varying from 4 to 8 feet. The speed limit on this roadway is 55 mph.

Sterling Mine Road (CR-72), a minor arterial, is a two-lane roadway with a pavement width of approximately 24 feet and shoulder width varying from 4 to 8 feet. A portion of this roadway consists of three lanes—two eastbound lanes and one westbound lane. The speed limit on this roadway is 40 mph.

Eagle Valley Road (West), a local road, is a two-lane roadway with a pavement width varying between approximately 22 feet and 24 feet and no defined shoulders. The speed limit on this roadway is 30 mph.

Eagle Valley Road (East), a local road, originates along Sterling Mine Road (CR-72) approximately 3 miles east of Eagle Valley Road (West). This is a two-lane roadway with a pavement width varying between approximately 20 and 24 feet and no defined shoulders. Eagle Valley Road (East) has a restricted weight limit of 4 tons, excluding local delivery traffic. The speed limit varies between 30 and 35 mph.

NYS Route 17A, a major arterial, is a four-lane divided state highway, which converts to an undivided two-lane highway approximately 1 mile west and 1 mile east of its intersection with Long Meadow Road (CR-84). The speed limit on this roadway is 55 mph.

Chapter 7, Comment 3a:

Comment: Section B, Page 7-5 (Traffic Counts and Turning Movements)—General Notes: The No-Build and Build Traffic volume development methodology should be included in Paragraph 1: 1) First sentence should include the time periods the counts were conducted. 2) How was the 2 percent per year growth rate determined? Please cite the source. 3) Include and describe “other area developments.”

Response: The adjustment was made on page 7-5:

Traffic Counts and Turning Movements

The number of cars and the direction of their movement were periodically recorded in the area of the Project Site between April, May, and June of 2010 and between October 2010 and November 2010. Traffic counts and turning movement data were collected as follows:

- Traffic counts were recorded along Long Meadow Road (CR-84) north of Eagle Valley Road and south of Woodland Drive from April 30, 2010 at 12:00 PM to May 14, 2010 at 11:00 AM. Additional traffic counts were conducted at this location from October 12, 2010 at 2:00 PM to November 2, 2010 at 12:00 PM to account for traffic associated with the Forest of Fear event held at Sterling Forest.
- Traffic counts were recorded along Sterling Mine Road (CR-72) in the middle of Babcock Hill Road driveways from April 30, 2010 at 12:00 PM to May 13, 2010 at 3:00 PM. Additional traffic counts were conducted at this location from October 12, 2010 at 1:00 PM to November 2, 2010 at 7:00 AM to account for traffic associated with the Forest of Fear event held at Sterling Forest.

- Traffic counts were recorded along Long Meadow Road (CR-84) north of Kings College and south of IBM south gate from April 30, 2010 at 12:00 PM to May 14, 2010 at 11:00 AM.
- Traffic counts were recorded along Route 17A (100 feet east of Katrina Court) from October 12, 2010 at 2:00 PM to November 2 at 12:00 PM.
- Turning movements were recorded in the area during various days of the week of May 3, 2010 and June 1, 2010. During the weekdays, turning movements were recorded from 6:45 AM to 9:00 AM and again from 4:00 PM to 6:30 PM to account for peak morning and evening traffic. On the weekend, traffic movements were recorded from 9:00 AM to 12:00 PM.
- This information provided a baseline value (future no-build) for the existing traffic volume, which was projected using a growth factor of 2 percent per year to determine the anticipated traffic volume in 2015. Based on NYSDOT historical data contained in the NYSDOT Traffic Volume Data Reports, for the last 10-year period, growth on the area roadways was less than 1 percent per year. The 2 percent per year factor was used to also account for other miscellaneous development traffic in the area which may occur. The future no-build traffic volumes account for other area developments (Sterling Mine Estates, Sterling Mine Active Adult, Tuxedo Reserve and The Rahda Soami Society/Sisters Servants Development), but not for the Project Sponsor's project—see Appendix F-1 for a description of these developments.

Chapter 7, Comment 3b:

Section B, Page 7-5 (Traffic Counts and Turning Movements)—Paragraph 2 1) What is the name of the existing facility located in Patterson, NY and provide information regarding the number of dwelling units, office space, etc. 2) What is the “maximum population” of the proposed facility?

Response: Adjustment made, except office space information was not provided. Since residents work and live on the site, no additional traffic is generated by the office space. The number of residents and dwelling units provide a more accurate basis for comparing site-generated traffic.

The following adjustment was made on page 7-5:

Traffic Counts and Turning Movements

To determine the traffic volume generated by the Project Sponsor's project, a traffic count was conducted at the Project Sponsor's Watchtower Educational Center (WEC), which is an existing facility located in Patterson, New York. Although larger in size and population than the proposed project, the Patterson facility is similar in type of use to the proposed facility and implements the same arrangement whereby personnel both live and work on site. The Patterson facility includes 783 dwelling units and can house a maximum population of 1,550 persons, while the proposed facility will include 588 dwelling units and a maximum population of 1,000 persons. Traffic volumes from the Patterson facility were used to estimate traffic volumes that could potentially be generated by the Project Sponsor's proposed facility at maximum population.

Chapter 7, Comment 4a:

Section B, Page 7-5 (Level of Service)—Table 7-2 should include the overall delay for each intersection for all time periods analyzed.

Response: Adjustment made, except that overall LOS is applicable to signalized intersections only. A note to this effect was added to the table.

The following adjustment was made on page 7-7:

B. Existing Conditions

Intersection	Type ⁽¹⁾	2010 Existing ⁽²⁾				2015 No Build ⁽²⁾				2015 Build ⁽²⁾				2015 Build (Sensitivity Analysis) ⁽³⁾			
		AM	PM	Sat	Sun	AM	PM	Sat	Sun	AM	PM	Sat	Sun	AM	PM	Sat	Sun
Sterling Mine Road (C.R. 72) & Long Meadow Road (C.R. 84)	Signalized																
	EB	B [18.8]	A [5.6]	A [5.8]	A [5.8]	C [33.0]	A [5.8]	A [6.0]	A [6.2]	C [32.9]	A [5.9]	A [5.9]	A [6.1]	C [32.3]	A [6.0]	A [5.9]	A [6.1]
	WB	A [2.7]	B [11.4]	A [5.1]	A [4.0]	A [2.8]	B [15.0]	A [5.1]	A [3.8]	A [2.7]	B [14.7]	A [4.6]	A [3.6]	A [1.9]	B [14.3]	A [4.7]	A [3.6]
	SB	C [30.7]	C [28.8]	C [28.6]	C [28.3]	C [31.4]	C [29.4]	C [29.2]	C [29.5]	C [32.3]	C [31.4]	C [30.9]	C [30.4]	C [33.9]	C [31.4]	C [29.9]	C [30.1]
	Overall	B [18.1]	B [12.2]	A [8.5]	A [8.1]	C [27.9]	B [15.1]	A [8.9]	A [9.1]	C [27.8]	B [15.9]	B [10.6]	B [10.0]	C [26.4]	B [16.5]	A [9.5]	A [9.6]
Long Meadow Road (C.R. 84) & Eagle Valley Road	Unsignalized																
	WB	B [10.0]	A [9.6]	A [9.3]	A [9.2]	B [10.5]	A [9.9]	A [9.6]	A [9.8]	B [10.8]	B [10.5]	B [10.4]	B [10.2]	B [12.3]	B [11.1]	B [10.0]	B [10.1]
	SB	A [7.5]	A [7.5]	A [7.5]	A [7.4]	A [7.6]	A [7.6]	A [7.5]	A [7.5]	A [7.6]	A [7.7]	A [7.7]	A [7.6]	A [7.9]	A [7.8]	A [7.6]	A [7.6]
Long Meadow Road (C.R. 84) & Woodlands Drive	Unsignalized																
	WB	B [10.2]	A [9.9]	A [9.5]	A [9.3]	B [10.7]	B [10.3]	A [9.9]	B [10.1]	B [11.1]	B [11.4]	B [11.1]	B [10.7]	B [13.1]	B [12.2]	B [10.5]	B [10.5]
	SB	A [7.5]	A [7.5]	A [7.4]	A [7.4]	A [7.5]	A [7.6]	A [7.5]	A [7.5]	A [7.6]	A [7.7]	A [7.6]	A [7.6]	A [7.9]	A [7.8]	A [7.6]	A [7.6]
Long Meadow Road (C.R. 84) & IBM Entrance / Beech Road	Unsignalized																
	EB	A [9.0]	A [9.4]	A [8.8]	A [8.7]	A [9.2]	A [9.6]	A [9.0]	A [9.1]	A [9.2]	A [9.8]	A [9.2]	A [9.1]	A [9.5]	A [10.0]	A [9.1]	A [9.1]
	NB	A [7.6]	A [7.4]	A [7.4]	A [7.4]	A [7.6]	A [7.5]	A [7.5]	A [7.5]	A [7.6]	A [7.5]	A [7.5]	A [7.5]	A [7.7]	A [7.5]	A [7.5]	A [7.5]
NYS Route 17A & Long Meadow Road (C.R. 84) / Clinton Road	Unsignalized																
	EB	A [7.4]	A [9.3]	A [7.8]	A [7.6]	A [7.5]	A [9.6]	A [7.9]	A [7.7]	A [7.5]	A [9.6]	A [7.9]	A [7.7]	A [7.5]	A [9.6]	A [7.9]	A [7.7]
	WB	B [11.0]	A [7.6]	A [7.9]	A [7.7]	B [12.3]	A [7.8]	A [8.1]	A [8.0]	B [12.4]	A [7.8]	A [8.2]	A [8.0]	B [13.0]	A [7.9]	A [8.2]	A [8.0]
	NB	C [15.4]	B [13.5]	B [11.1]	B [10.1]	C [22.9]	C [16.6]	B [12.0]	B [11.6]	C [23.6]	C [17.6]	B [12.6]	B [11.8]	D [29.1]	C [18.6]	B [12.3]	B [11.8]
	SB	C [18.6]	C [17.3]	B [12.2]	B [11.0]	D [25.7]	C [21.9]	B [13.8]	B [12.7]	D [26.5]	C [23.0]	B [14.6]	B [13.0]	D [31.6]	C [23.9]	B [14.3]	B [12.9]
Long Meadow Road (C.R. 84) & Site Access Driveway	Unsignalized																
	EB	--	--	--	--	--	--	--	--	A [9.4]	B [10.0]	A [10.0]	A [9.5]	B [10.7]	B [10.9]	A [9.4]	A [9.4]
	NB	--	--	--	--	--	--	--	--	A [7.6]	A [7.6]	A [7.6]	A [7.6]	A [8.0]	A [7.7]	A [7.6]	A [7.6]
Sterling Mine Road (C.R. 72) & Sister Servants Lane/Eagle Valley Road	Unsignalized																
	EB	A [7.7]	B [10.7]	A [8.3]	A [7.9]	A [7.8]	B [11.4]	A [8.5]	A [8.0]	A [7.9]	B [11.6]	A [8.7]	A [8.1]	A [8.1]	B [11.8]	A [8.6]	A [8.1]
	WB	B [11.2]	A [7.8]	A [7.9]	A [7.9]	B [12.2]	A [8.0]	A [8.1]	A [8.7]	B [12.3]	A [8.3]	A [8.3]	A [8.9]	B [12.6]	A [8.4]	A [8.2]	A [8.8]
	NB	C [16.4]	A [9.3]	A [9.5]	A [9.5]	C [19.2]	B [12.3]	A [10.8]	B [14.4]	C [19.6]	B [12.8]	B [11.3]	C [15.0]	C [20.3]	B [13.2]	B [11.1]	B [14.9]
	SB	E [47.2]	D [32.1]	C [15.9]	B [13.6]	E [40.3]	D [26.1]	C [15.1]	C [22.0]	E [42.1]	D [27.7]	C [16.4]	C [23.6]	E [48.0]	D [29.2]	C [15.9]	C [23.2]

Notes:
 1. Based on the Highway Capacity Manual 2000, an overall LOS is determined for signalized intersections only. Unsignalized intersections are assigned an LOS for each approach.
 2. Data for 2010 Existing, 2015 No Build, and 2015 Build scenarios includes trip generation data obtained from the Project Sponsor's existing facility located in Patterson, NY.
 3. Data for 2015 Build (Sensitivity Analysis) includes trip generation data obtained from the Institute of Transportation Engineers (ITE).

Chapter 7, Comment 4b:

Section B, Page 7-5 (Level of Service)—Please state why there were two different analyses performed for the proposed site.

Response: The adjustment was made to page 7-6:

Level of Service

The LOS at each intersection was determined for existing conditions, 2015-No-Build conditions, and 2015-Build conditions. This information is summarized in Table 7-2 and is based on traffic generation of the existing Project Sponsor's facility.

A separate determination of the LOS was performed, as a sensitivity analysis, using trip generation data published by the Institute of Transportation Engineers (ITE) for Use Categories 710 (Office) and 230 (Townhome). The separate analysis conducted using the ITE Trip Generation Estimates was performed to determine whether the roadway network could accommodate the increase in traffic from the proposed site if the trip generations were in fact closer to ITE estimates.

Chapter 7, Comment 4c:

Section B, Page 7-5 (Level of Service)—Paragraph 2, Sentence 4—1) Define “internal to the site.” 2) Include the basis of the assumption “40 percent of the office related trips and 60 percent of townhome related trips.” This ratio is inconsistent with TIS Table I-A.

Response: 1) Adjustment made. 2) Table 1-A of the Traffic Study incorporates the correct factors for calculating the external trips; however, the footnote has been corrected. Internal trips, for example, a trip from the residential portion to the office portion of the site, will not involve any vehicles entering or exiting the site; therefore, internal trips will not impact the external roadway system.

The following adjustment was made on page 7-6:

Level of Service

The live-work arrangement employed by the Project Sponsor allows residents to walk to their work locations using either the tunnels connecting the buildings or outside sidewalks. Depending on assignment, some residents may even live and work in the same building. Therefore, a very limited number of external trips will be made during the weekday business hours. This is in contrast to traditional mixed-use developments where many residents live at one location, but commute to their work location via personal vehicles or public transportation.

Therefore, in the sensitivity analysis, it was deemed unrealistic to assume that the full number of townhome and office trips will be external to the site. Rather, based on engineering judgment and knowledge of the Project Sponsor's Patterson facility, which employs the same live-work arrangement, it was assumed that 60 percent of the office-related trips and 40 percent of the townhome-related trips will be external to the site. Internal trips, for example, a trip from the residential portion to the office portion of the site, will not involve any vehicles entering or exiting the site; therefore, internal trips will not impact the external roadway system. Table 7-2 summarizes the LOS based on the ITE traffic volumes. Regardless of the data used, the analyses indicate that the LOS at each intersection is acceptable and that the intersections can accommodate the Project Sponsor's facility.

Chapter 7, Comment 6a:

Section B, Page 7-7 (Sight Distance Evaluation)—Include assumptions and resources utilized to calculate the sight distance requirement thresholds.

Response: The following adjustment was made on page 7-9:

Sight Distance Evaluation

Based on Automatic Traffic Recorder (ATR) Machine data collected along Long Meadow Road in the vicinity of the site access, it was determined that the 85th Percentile Speed is 60 miles per hour (mph). The existing sight distance was also measured at the site entrance which indicates that when looking left (north) from the entrance the sight distance is approximately 1,100 feet, while the sight distance to the right (south) is approximately 885 feet. Using Exhibit 9-55 on page 661 of the American Association of State Highway and Transportation Officials (AASHTO) publication entitled "A Policy on Geometric Design of Highways and Streets," dated 2004, it was determined that for a design speed of 60 mph, a stopping sight distance of 570 feet and an intersection sight distance of 665 feet is required. Therefore, a vehicle traveling at 60 mph along Long Meadow Road would require a stopping sight distance of 570 feet to safely stop prior to the intersection. A vehicle entering the intersection from the site access would require an intersection sight distance of 665 feet to make a left turn onto Long Meadow Road without vehicles on Long Meadow Road having to slow down by more than 15 mph. Since the provided sight distances are greater than the AASHTO requirements, the sight distance requirements are met at the project's site access.

Chapter 7, Comment 6b:

Section B, Page 7-7 (Sight Distance Evaluation)— Clarify if sight distance calculated is Stopping Sight Distance and cite the Exhibit number from the source (i.e., AASHTO Geometric Design of Highway and Streets Manual, Exhibit 3-1).

Response: See the response for Chapter 7, Comment 6a.

Chapter 7, Comment 7a:

Section B, Page 7-7 (Public Transportation)—Include the headways or frequency of buses, trains, etc., during the peak periods.

Response: The following adjustment was made on pages 7-9 and 7-10:

B. Existing Conditions

Currently there are no public transportation alternatives, which operate in the immediate vicinity of the proposed development along Sterling Mine Road or Long Meadow Road. However, in the Village of Sloatsburg and Town of Tuxedo there are Metro-North/New Jersey Transit train stations, which operate along the Port Jervis Line. The Sloatsburg station is approximately 5 miles from the proposed development while the Tuxedo Station is approximately 8 miles away. The Sloatsburg station contains 80 commuter parking spaces and no metered spaces while the Tuxedo station contains 245 commuter parking spaces as well as 24-hour metered parking spaces. Both stations provide free parking on weekends. A round-trip ticket from each of these stations to Penn Station in New York City costs approximately \$23.00. Tickets are also available for trips to other destinations along the Port Jervis Line. Additional information on each station as well as train schedules to and from New York City are contained in Appendix F-1, "Traffic Impact Study," by John Collins Engineers, P.C.

New Jersey Transit operates two buses from the Warwick Park and Ride to the New York City Bus Terminal. The Warwick Park and Ride is approximately 18 miles from the site location and a round-trip ticket for this bus costs \$30.00. The Route 196 is an express bus with 13 buses to New York City during the Morning Peak and 13 buses from New York City during the PM Peak period. The Route 197 is a local bus, which runs less frequently throughout the day both to and from New York City. Coach USA also operates a commuter bus route from Tuxedo and Sloatsburg to the Port Authority Bus Terminal in New York City. Tickets for this route can be bought in Tuxedo at Bently's Deli on Route 17 and in Sloatsburg at Haas Pharmacy at 62 Orange Turnpike (Route 17). The bus stops at each of these locations. Free parking is also available at the Tuxedo stop as it is a Park and Ride location. A round-trip ticket from Sloatsburg to New York City costs \$25.90 while a round-trip ticket from Tuxedo costs \$27.50. The bus schedules are provided in Appendix F-1, "Traffic Impact Study," by John Collins Engineers, P.C. Table 7-4 below summarizes the buses and trains including the parking availability for each route, the cost of a round-trip ticket, the frequency of buses for each route and the average length of each trip.

Table 7-3 Public Transportation Options to NYC

Type	Commuter Parking	Round-Trip Ticket Cost	Frequency		Average Trip Length
NJ Transit Bus from Warwick (Route 196)	Free Park & Ride	\$30.00	To NYC	Departs every 10-15 mins. From 4:55 AM to 6:58 AM	1 hr. 43 mins.
			From NYC	Departs every 15-20 Mins. From 3:00 PM to 7:10 PM	1 hr. 26 mins.
NJ Transit Bus from Warwick (Route 197)	Free Park & Ride	\$30.00	To NYC	Departs at 4:38 AM and every 2 hours beginning at 8:10 AM	2 hr. 12 mins.
			From NYC	Departs every 2 hrs. from 7:30 AM to 1:30 PM and at 7:30 PM, 9:30 PM, and 11:00 PM	1 hr. 57 mins.
Coach USA Bus from Tuxedo	Free Park & Ride	\$28.00	To NYC	Departs every 15 mins. During AM Peak	1 hr. 10 mins.
			From NYC	Departs every 5-15 mins. During PM Peak	0 hr. 56 mins.
Coach USA Bus from Sloatsburg	Unknown	\$26.00	To NYC	Departs every 15 mins. During AM Peak	1 hr. 10 mins.
			From NYC	Departs every 5-15 mins. During PM Peak	0 hr. 56 mins.
Train from Tuxedo	245 spaces with 24-hour metered parking, and free on weekends	\$23.00	To NYC	Departs every 30 mins. During AM Peak	1 hr. 10 mins.
			From NYC	Departs every 30-50 mins. During PM Peak	1 hr. 5 mins.
Train from Sloatsburg	80 spaces, free on weekends	\$23.00	To NYC	Departs every 30 mins. During AM Peak	1 hr. 10 mins.
			From NYC	Departs every 30-50 mins. During PM Peak	1 hr. 0 mins.

Chapter 7, Comment 7b:

Section B, Page 7-7 (Public Transportation)—Describe the routes utilized.

Response: See the response for Chapter 7, Comment 7a.

Chapter 7, Comment 7c:

Section B, Page 7-7 (Public Transportation)—Describe existing and proposed demand in relevance to the site (choice of mode of transportation: passengers/pedestrians, vehicles).

Response: The following adjustment was made on page 7-9:

B. Existing Conditions

Public Transportation

Presently there is no demand for public transportation created by the site. The property has a full-time caretaker couple that has their own transportation.

The following adjustment was made on page 7-11:

C. Potential Impacts

Residents will need to travel to nearby train stations, airports, or one of the other complexes operated by the Project Sponsor for either personal or sponsor-related business. Those without personal transportation or who wish not to use their personal vehicles will have an impact on the public transportation system, if other transportation arrangements are not made.

The following adjustment was made on page 7-12:

D. Mitigation Measures

When completed, the majority of the residents of the facility will have private vehicles. Where necessary, sponsor-provided shuttle service, or ride-sharing arrangements between residents will provide access to the train station, nearby airports, or the Project Sponsor's other complexes

Chapter 7, Comment 8a:

Section C, Page 7-7 and 7-8—Indicate which Build Scenario is being described in this section (ITE or Patterson, NY).

Response: The following adjustment was made on page 7-11:

C. Potential Impacts

Based on trip generation data obtained from the Project Sponsor's Patterson facility, three of the seven intersections studied are expected to experience a minimal decrease in LOS under the 2015-Build scenario when compared to the 2015-No-Build scenario.

Chapter 7, Comment 8b:

Section C, Page 7-7 and 7-8— Paragraph 1—". This section is "Potential Impacts"; clarify if the paragraph is describing existing or future traffic volumes.

Response: The following adjustment was made on page 7-11:

C. Potential Impacts

The Project Sponsor's proposed project is not expected to have significant impacts on future traffic volumes, accident rates, or the public transportation system.

Chapter 7, Comment 8c:

Section C, Page 7-7 and 7-8—Page 7-8—Three (3) intersections expected to experience a change in LOS. The text indicates four (4) intersections, clarify and revise text.

Response: Adjustment made. The fourth bullet has been deleted as it is not applicable.

Chapter 7, Comment 8d:

Section C, Page 7-7 and 7-8—Page 7-8, 2nd bullet—Define weekend peak hours (Saturday and/or Sunday). Clarify and revise text.

Response: The following adjustment was made on page 7-11:

C. Potential Impacts

- The intersection of Long Meadow Road (CR-84) and Eagle Valley Road will experience additional delays of up to 0.8 second per vehicle, decreasing the LOS from A to B during the weekday PM peak hour and during the Saturday and Sunday peak hours.

Chapter 7, Comment 8e:

Section C, Page 7-7 and 7-8—Page 7-8, delete 4th bullet indicates that there's no change in LOS between No Build and Build. The tables indicate no change in LOS. Clarify and revise text.

Response: The fourth bullet has been deleted as there was no change in LOS.

Chapter 7, Comment 8f:

Section C, Page 7-7 and 7-8—Page 7-8, Paragraph 2, under last bullet—Indicate the proportion of the trips generated by the site internally. Also include if these trips are included in the site-generated traffic projections.

Response: The referenced paragraph discussed items that have been moved to other sections of this chapter. Internal trips were calculated for the sensitivity analysis only. An expanded discussion of the sensitivity analysis is included in Section B. “Existing Conditions,” “Level of Service.” Site-generated traffic accounts for only external trips, as only external trips affect the external roadway system.

Chapter 7, Comment 10a:

Section E, Page 7-8 (Alternative Comparison)— Paragraph 1, last sentence—“Air quality impacts” should this statement read “Traffic Impacts”? Clarify and revise text.

Response: The following adjustment was made on page 7-12:

E. Alternative Comparison

Four alternatives to the proposed project have been identified and are discussed in detail in Chapter 16. These alternatives are designated as (1) no-action, (2) educational facilities, (3) low-height, and (4) as-of-right. Traffic impacts associated with each of these alternatives are discussed below and compared to impacts attributable to the Project Sponsor’s proposed facility.

Chapter 7, Comment 10b:

Section E, Page 7-8 (Alternative Comparison)—Statements were made in relation to the four alternatives compared to the proposed alternative, but no clear statement as to why the proposed alternative was chosen as the preferred alternative. Clarify and revise text.

Response: The following adjustment was made on page 7-12.

E. Alternative Comparison

Three of the four alternatives do not meet the goals of the Project Sponsor. The fourth alternative results in more impervious cover and greater site disturbances. Thus, the proposed action is preferred over the alternatives.

TIS, Comment 14a:

OVERALL GENERAL COMMENTS: Construction Phasing or Activity was not described (i.e., the year or date when the construction would begin, the period of construction, how many truck trips would be generated due to construction, what routes they would take, etc.)

Response: Construction Phasing or Activity is described in Chapter 2, “Section E. Construction and Operations.” No additional text was added to the TIS or DEIS Chapter 7. Adjustment was made in the DEIS Chapter 7 (rather than TIS) regarding truck trips and routes.

The following adjustment was made on pages 7-10 and 7-11:

Construction Traffic

Construction is proposed to begin upon completion of the permit process in 2012 and is anticipated to continue for approximately four years. Once underway, construction truck traffic will include between 30 and 50 trips per day for approximately 3.5 years. Truck traffic will be present for approximately 3 to 4 years and will include dump trucks removing excess site material, along with semi-flatbed and box trucks transporting construction materials. The majority of the trucks will travel on Long Meadow Road south from 17A. The others will travel Highway 17 to Sterling Mine Road (CR-72) to Long Meadow Road (CR-84).

The following adjustment was made on page 7-11:

C. Potential Impacts

Periodic road shoulder closures may be experienced during the installation of the force main, electrical work, spillway repairs, and possible gas-line installation.

The following adjustment was made on page 7-12:

D. Mitigation Measures

The Project Sponsor will comply with all local, county, and state regulations for construction traffic and road closures. Construction traffic will be limited to normal working hours.

During construction, truck traffic to and from the site will be routed along Long Meadow Road (CR-84), Sterling Mine Road (CR-72), NYS Routes 17 and 17A. No construction traffic will be routed along Eagle Valley Road due to the 4-ton weight limit. Other than coordination with the Orange County DPW, no further mitigation measures are proposed for traffic or transportation

TIS, Comment 14b:

OVERALL GENERAL COMMENTS: Appendix C should include field notes and/or plans containing field geometry, signal timing, manual counts.

Response: The adjustment has been made. Appendix C of the TIS now includes this information under the heading: "Field Sketches, Pictures, and Traffic Counts."

TIS, Comment 14c:

OVERALL GENERAL COMMENTS: Pedestrian and bicycle activities should be included in the report.

Response: The following adjustment was made on page 7-11:

Pedestrian and Bicycle Traffic

Provision will be made for bicycle parking at various locations throughout the site, although on-site bicycle traffic is expected to be minimal. Signage, speed tables, and striping will be provided to maintain low speeds (traffic calming) and to ensure pedestrian and vehicle traffic do not conflict. Pedestrian crosswalks will be provided to ensure safe and effective pedestrian travel.

TIS, Comment 14d:

OVERALL GENERAL COMMENTS: Describe any parking displacement or existing parking conditions.

Response: The existing site is unoccupied except for the caretaker and his wife, hence there will be no existing parking displacement.

TIS, Comment 14e:

OVERALL GENERAL COMMENTS: Describe any anticipated special events throughout the year and frequency of events of the site. If there are events, describe the change in overall traffic pattern and operations at the intersections.

Response: The following adjustment was made on page 7-11:

Special Event Traffic

Three special events that are projected to increase traffic will be held at the Project Site during the year. These events will take place the same time each year: (1) on the second Saturday in March; (2) on the second Saturday in September, and (3) on the first Saturday in October. All the events commence at 10:00 AM and are three hours long. Approximately 480 vehicles are projected to arrive at the site from other locations for these special events. It is projected that approximately 13 percent (63 vehicles) of off-site guests will arrive the night prior to the event. Another 22 percent (106 vehicles) will arrive before 9:00 AM the day of the event. The remaining 65 percent (311 vehicles) are projected to arrive during the last hour, or from 9:00 AM to 10:00 AM. The proposed action will include a total of 1,020 parking spaces, so all vehicles on site during these special events will be accommodated on site. Vehicular traffic exiting the site following the events is spaced out over the afternoon and evening, since many guests for the special events remain after the conclusion of the program to socialize with residents throughout the afternoon and evening.

C. Potential Impacts

Traffic to the Project Site during the three weekends that special events are held may adversely impact traffic at nearby intersections if all visiting vehicles were to arrive at the same time.

We look forward to your confirmation that the above adjustments satisfactorily address the comments provided.

Very truly yours,



Robert A. Pollock
Design/Build Department

Enclosures (via separate e-mail—transferbigfiles.com):

B. Laing letter, dated May 20, 2011

B. Laing's "Mobile Source Air Pollution Modeling Study," revised May 2011

John Collins' "Traffic Impact Study," revised May 24, 2011

c: Laura Barca, PE, Project Manager, HDR
Connie Sardo, Planning Board Secretary

Appendix A-23


WATCHTOWER
Bible and Tract Society of New York, Inc.
Design/Build Department
25 Columbia Heights, Brooklyn, NY 11201-2483, U.S.A.
Phone: (718) 560-5000 Fax: (718) 560-8827

June 2, 2011

Mr. Ben Astorino, Chairman
Town of Warwick Planning Board
123 Kings Highway
Warwick, New York 10990

Re: Watchtower Site Plan DEIS Review
1 Kings Drive
Tax Map Reference: 85-1-2.22, 2.3, 4.1, 4.2, 5.1, 5.2 & 6

Dear Mr. Astorino:

We are pleased to respond to your “completeness for public review” comments of May 4, 2011 on chapters 1, 6, and 13 of the Watchtower Draft Environmental Impact Statement (DEIS). This is the third and final installment of resolutions. We will provide resolutions to the “technical” comments later in the review process as resolved at the Town of Warwick Planning Board Meeting of May 4, 2011.

General, Comment 1:

Comment: Each plan sheet requires the stamp and signature of a New York State Licensed Professional Engineer.

Response: Plans and report will be signed and sealed.

Chapter 1, Comment 2:

Comment: Section G, Page 1-10 (Potential Impacts)—1st bulleted item should be removed; the anticipated impacts are a conclusion of the DEIS.

Response: The following adjustment was made on page 1-10:

Potential Impacts

- ~~It is not anticipated that the proposed project will have a significant impact on the quantity or quality of groundwater resources.~~

Chapter 1, Comment 3:

Comment: Section G, Page 1-10 (Potential Impacts)—2nd bulleted item should be revised to say “Stormwater runoff volume from new impervious areas will create an increase in runoff volume from pre-developed conditions without taking the proposed mitigation measures into consideration.”

Response: The following adjustment was made on page 1-10:

Potential Impacts

Stormwater run-off volume from new impervious areas will create an increase in run-off volume from pre-developed conditions without taking the proposed mitigation measures into consideration.

Chapter 1, Comment 4:

Comment: Section G (Potential Impacts)—Add bulleted item describing the potential draw on groundwater resources of the Highlands Aquifer System.

Response: The following adjustment was made on page 1-11:

Potential Impacts

- No impact to the Highlands Aquifer System is anticipated.

Chapter 1, Comment 5:

Comment: Section G (Potential Impacts)—Add bulleted item describing how the application of pesticides, fertilizers, and road salt will have an adverse effect on the quality of groundwater resources.

Response: The following adjustment was made on page 1-11:

Potential Impacts

The use pesticides and fertilizers on lawn areas and road salt may impact groundwater resources if overused or left unmitigated.

Chapter 1, Comment 6:

Comment: Section G, Page 1-11 (Mitigation Measures)—Add a bulleted item describing how disturbed areas will be stabilized promptly after construction.

Response: The following adjustment was made on page 1-12:

Mitigation Measures

Prompt stabilization of disturbed areas after construction.

Chapter 6, Comment 1:

Comment: The environmental sections of the DEIS rely on data collected for prior proposed projects on the site as well as more recent project-specific studies. What is lacking is a comprehensive overview of all the studies and comprehensive tables that cite either the source and/or the year of study when observations were made.

Response: The following adjustment was made on page 6-2:

B. Existing Conditions

Referenced studies and correspondence are summarized in Table 6-1:

Year	Title of Study	Author
1999	King's College DEIS	The Saratoga Associates
2005	Letter of findings regarding overall habitat assessment requested by Touro College	Michael W. <u>Klemens</u>
2005	Letter and Natural Heritage Report on Rare Species and Ecological Communities	New York State Department of Environmental Conservation
2005	Letter regarding rare species information	State of New Jersey Department of Environmental Protection
2007	Biological Studies Report Touro College Site	PS&S
2009	2009 Timber Rattlesnake Study	<u>Kathy Michell</u>
2010	Additional 2010 Rattlesnake Study	<u>Kathy Michell</u>
2010	Summer Woodland Bat Survey Watchtower Project	Bat Conservation and Management
2010	Ecological Resources Report Warwick, NY	PS&S
2010	Tree Location Survey	PS&S

Chapter 6, Comment 2:

Comment: The EIS cites the requested correspondence with NJDEP and the NYSDEC Natural Heritage Program with regard to endangered and threatened species as required in the Scoping Document. Correspondence (file search results letter) with NYSDEC NHP is not included in Appendix E-5 and should be included.

Response: NYSDEC National Heritage Program Reports have been added as an appendix and forwarded as an attachment.

Chapter 6, Comment 3:

Comment: As cited in the Scoping Document, tables presenting the species observed on site are included (see above general comment), along with a table (Table 5) summarizing the dates and hours of specific biological studies. Detailed methodologies and species-specific survey techniques are also presented.

Response: Comment noted. No action required.

Chapter 6, Comment 4:

Comment: The Scoping Document (Mitigation Measures; Page 12, Section F.2.h.) cites the need for a statement on measures to control mosquitoes/West Nile virus in the stormwater basins. No statement was found in the DEIS or the SWPPP (Appendix M) and needs to be included.

Response: This reference to the Scoping Document is for Chapter 4, "Water Resources," rather than Chapter 6. Therefore, text has been added to pages 4-20, 4-22, and 4-23 of Chapter 4 that discusses measures to control mosquitoes/West Nile virus in the stormwater detention areas:

(Chapter 4) Potential Impacts

West Nile Virus and Access to Stormwater Detention Areas

The article "Stormwater Management Could Combat West Nile Virus," published in the September 2003 issue of *Environmental Science and Engineering Magazine*, stated that recent field observations indicate that the mosquito species found in constructed wetlands and stormwater management ponds tend not to be of the variety that carry the West Nile virus; thus, these mosquitoes pose a low risk in spreading the virus.

Mosquitoes require standing water to complete their life cycles. Although the stormwater ponds proposed for this project are dry detention areas, the potential for water ponding exists, which could lead to mosquito production if left unmitigated.

The stormwater detention areas will include inlet and outlet structures housing 36-inch-diameter pipes. If left uncovered these pipes are large enough to be entered and could pose a safety hazard.

(Chapter 4) Mitigation Measures

West Nile Virus and Access to Stormwater Detention Areas

According to the Environmental Protection Agency's *Stormwater Wet Pond and Wetland Management Guidebook*, "The most effective mosquito control program is one that eliminates potential breeding habitats. The *Guidebook* further states, "A maintenance program dedicated to eliminating potential breeding areas is preferable to controlling flying mosquitoes."

Given that some species of mosquitoes can reach the adult stage in as little as four days from when the egg is laid, it is imperative that stormwater detention areas be designed to drain within an appropriate time period. Direction provided by NYSDEC requires that detention areas be flushed within 48 hours to prevent stagnant water. Thus, the design of the stormwater detention areas for this project will ensure that runoff is detained for no more than 48 hours. Additionally, the areas will be inspected after major storm events to ensure that no standing water or wet spots are present.

The inlet structures in the stormwater detention areas will include grates that block access to the 36-inch inlet pipe. The 36-inch outlet pipe terminates in an end wall and will be equipped with evenly spaced bars that block entry to the pipe. Additionally, plantings will be provided around the inlet and outlet structures to obscure them from view and deter public access

Chapter 6, Comment 5:

Comment: We understand that confidential reports (2009 and 2010) regarding timber rattlesnakes have been completed and filed with NYSDEC Region 3. A determination of the adequacy of these studies, need for any further studies, and any recommendations in addition to those proposed by the Applicant, needs to be obtained from NYSDEC as part of the Determination of Completeness.

Response: Repeated efforts to receive a status report from the DEC have proven unsuccessful. Nevertheless, we believe the fact that a second study was requested and is now being reviewed is evidence that “the need for any further studies” has been raised and addressed. Any comments received from the DEC will be addressed prior to submitting the FEIS.

Chapter 13, Comment 1:

Architectural information should be included for all buildings, including the parking structures. Include color and material call outs or provide color renderings of the buildings.

Response: The following adjustment was made on page 13-51:

D. Mitigation Measures

In addition, the exterior finish colors will be chosen in conformance with Town’s Biodiversity Color Chart—see Appendix I-4.

Chapter 13, Comment 2:

Architectural colors and materials should be represented in the photo simulations.

Response: See response on Chapter 13, Comment 1.

Chapter 13, Comment 3:

Verify that the lighting shown for the sport courts is adequate for the use. Additional lighting, if necessary, may impact nighttime views. Discuss as needed.

Response: The calculations for lighting have been adjusted on the revised Figure 13.29. Although some additional lighting has been provided, the mitigating measures outlined under “Site Lighting” (pages 13-52, 53) will minimize the visual impact. (Appendix I-3—Drawing E-101, “Site Lighting Plan,” will be provided as an attachment to this letter.) The following adjustment was made on page 13-46:

C. Potential Impacts

The type and spacing of fixtures are indicated in Figure 13-29 Proposed Site Lighting–A. Design lighting levels (foot-candle) are provided on Drawing E-101, “Site Lighting Plan” in Appendix I-3. A summary chart showing the minimum, maximum, and average levels is provided in Table 13-3. If no mitigation measures are taken there is a potential impact to nighttime views.

The following adjustment was made on page 13-53:

D. Mitigation Measures

Site Lighting

As indicated in Table 13-3, site lighting levels lean towards the minimum level in order to reduce the impact on nighttime views. Athletic areas will have “Training Field Concept” lighting levels of 20 foot candles rather than the higher “Spectator Sport” levels. Outdoor recreational lighting in the athletic areas shall have a timer-control with manual override to limit nighttime use which will mitigate potential impacts.

Table 13-3 Lighting Design Calculations Summary in Foot-Candles (fc)

Label	Average fc	Maximum fc	Minimum fc
Athletic Areas	19.0	41.0	7.87
Parking Areas	0.40	20.0	0.0
Main Entry Access Roadway	0.66	7.85	0.0
Residential Access Roadway	0.45	19.0	0.0
Pedestrian Walkways	0.63	6.23	0.01

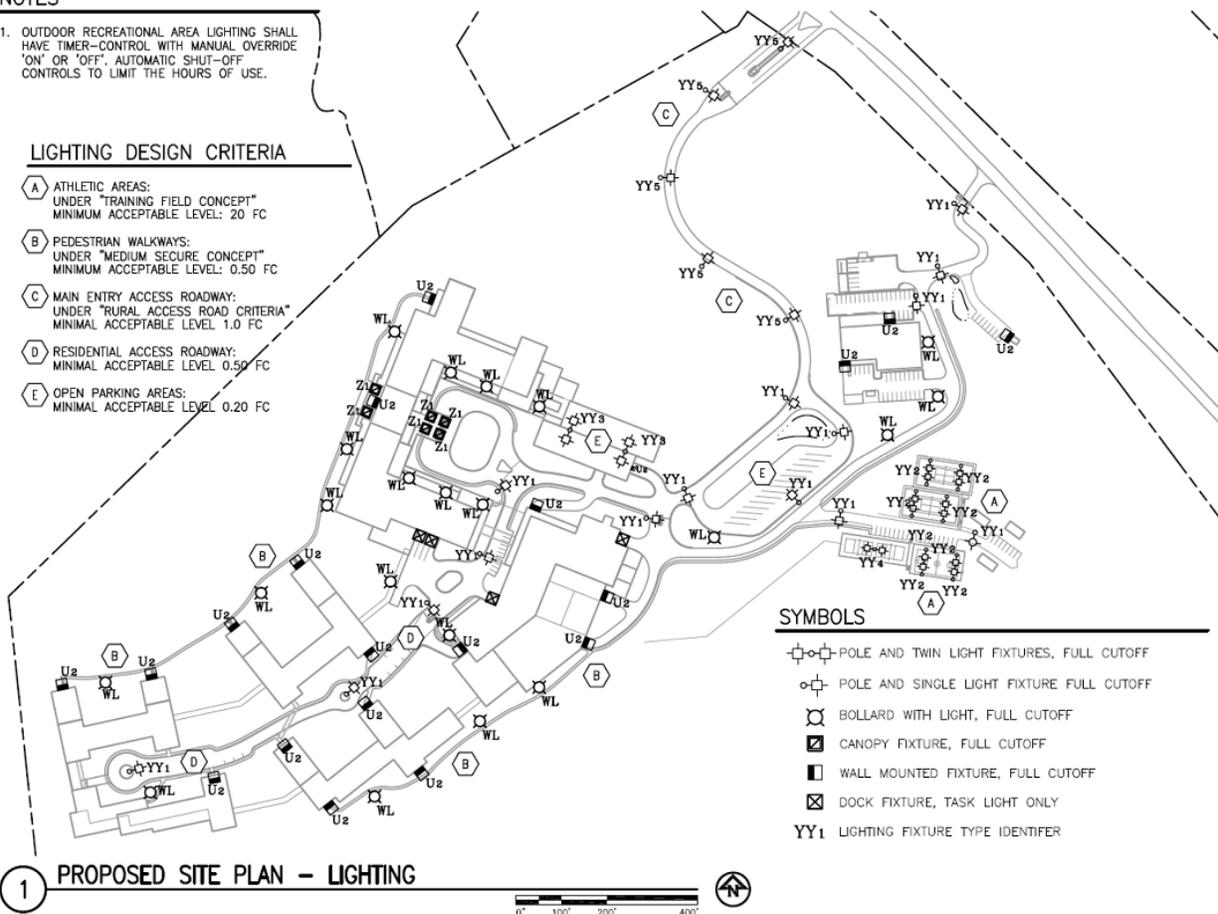
The following adjustment was made on page 13-47:

NOTES

1. OUTDOOR RECREATIONAL AREA LIGHTING SHALL HAVE TIMER-CONTROL WITH MANUAL OVERRIDE 'ON' OR 'OFF'. AUTOMATIC SHUT-OFF CONTROLS TO LIMIT THE HOURS OF USE.

LIGHTING DESIGN CRITERIA

- A ATHLETIC AREAS:
 UNDER "TRAINING FIELD CONCEPT"
 MINIMUM ACCEPTABLE LEVEL: 20 FC
- B PEDESTRIAN WALKWAYS:
 UNDER "MEDIUM SECURE CONCEPT"
 MINIMUM ACCEPTABLE LEVEL: 0.50 FC
- C MAIN ENTRY ACCESS ROADWAY:
 UNDER "RURAL ACCESS ROAD CRITERIA"
 MINIMAL ACCEPTABLE LEVEL 1.0 FC
- D RESIDENTIAL ACCESS ROADWAY:
 MINIMAL ACCEPTABLE LEVEL 0.50 FC
- E OPEN PARKING AREAS:
 MINIMAL ACCEPTABLE LEVEL 0.20 FC



- SYMBOLS**
- ⊕ ⊕ POLE AND TWIN LIGHT FIXTURES, FULL CUTOFF
 - ⊕ POLE AND SINGLE LIGHT FIXTURE FULL CUTOFF
 - ⊗ BOLLARD WITH LIGHT, FULL CUTOFF
 - ▣ CANOPY FIXTURE, FULL CUTOFF
 - WALL MOUNTED FIXTURE, FULL CUTOFF
 - ⊗ DOCK FIXTURE, TASK LIGHT ONLY
 - YY1 LIGHTING FIXTURE TYPE IDENTIFIER

1 PROPOSED SITE PLAN - LIGHTING

Figure 13-29 Proposed Site Lighting--A

Chapter 13, Comment 4:

Lighting levels (foot candle) should be provided to determine if levels are adequate and not excessive for the purpose. Note minimum and maximum levels to be achieved at various uses (i.e., sports, roadway, parking, sidewalks).

Response: Lighting levels (foot-candle) were re-calculated and are provided on Drawing E-101, "Site Lighting Plan" in Appendix I-3. Table 13.3 above provides the average/maximum/minimum foot-candle levels in the athletic and parking areas, main entry access, and residential access roadways, and pedestrian walkways. Lighting levels provided are the minimum levels adequate for intended uses and are not excessive for the intended purpose.

Chapter 13, Comment 5:

Provide viewshed maps and/or cross sections for all alternatives. Maps for King's College and low-height alternative should represent areas of additional disturbance at respective building heights.

Response: The "Alternatives" section of DEIS Chapter 13 includes statements that describe the visual impact of each alternative in comparison to the proposed action. All the alternatives, with the exception of the No-Action Alternative, will extend up the hill and be above the maximum height set in the Ridgeline Overlay District, which results in a greater impact to the viewshed than the proposed action. The Project Sponsor believes this fact precludes the need for viewshed maps and cross sections of each alternative. (The Project Sponsor attempted to locate Drawing SP-5, "Landscape Plan" that was submitted with The King's College DEIS, however, this drawing could not be found.) The following adjustment was made to pages 13-54 and 13-55:

Educational Facilities Alternative

When compared to the proposed project, the visual impact within the viewshed areas will be greater since the development will extend up and over the ridge around the opposite side from Blue Lake. While there will be little impact to the views from Long Meadow Road (CR-84), the views from Sterling Mine Road (CR-72) will be visually impacted due to the higher elevation of the development and the removal of forested areas on the property.

Low-Height Alternative

Impacts to the forested woodland slopes on the overall property will increase and construction will be proposed within the Ridgeline Overlay District by the developed area extending further south up a northerly facing hillside. The site plan will need to include a considerable amount of additional paved area to provide the needed access roads. Although the building heights will be lower than those of the proposed project, the visual impact within the viewshed areas will be greater since the development will ascend up the mountainside and the shorter buildings will be proposed at higher altitudes possibly extending above the ridge top profile from public vantage points.

As-of-Right Alternative

The disruption to the forested woodland slopes resulting from the construction of the subdivision infrastructure, the roads and utilities, will be considerable. While the visual impact within the Blue Lake basin will be minimized, an increased amount of viewshed areas will be visually impacted since the residential development will extend up and over the ridge around the opposite side from Blue Lake.

Chapter 13, Comment 6:

Alternatives section should include discussion of any landscaping and lighting of each alternative.

Response: The following adjustment was made on pages 13-54 and 13-55:

Educational Facilities Alternative

Based on the landscaping description found in the text portion of the DEIS, The King's College had planned to landscape approximately 54.1 acres of disturbed area which is larger than the Project Sponsor's entire area of proposed development. Additionally, The King's College DEIS states: "...the affect of the lighting of site facilities including, internal building lighting, and external roadway parking lot, walkway, site security and athletic field lighting may result in heightened visual impact within a limited viewshed above existing site conditions, or conditions which existed previously at the former INCO facility."

Low-Height Alternative

Landscaping will also be more widespread when compared to the proposed action given that this alternative will require greater areas of disturbance and approximately twice the number of buildings. Additionally, this alternative proposes more surface parking, roadway and pedestrian walkways than the proposed action. Thus, site lighting will increase resulting in additional pole-mounted lights and bollards.

As-of-Right Alternative

Landscaping will likely be provided on each residential lot; however, the designs and upkeep may vary throughout the development as each homeowner will be responsible for the landscaping on their property. Longer roadways are required in this alternative when compared to the proposed action. Hence, more pole-mounted lighting will be required for this alternative.

We look forward to your confirmation that the above adjustments satisfactorily address the comments provided.

Very truly yours,



Enrique Ford
Design/Build Department

Enclosures via separate e-mail (transferbigfiles.com):

Appendix E-5—NYSDEC Natural Heritage Reports

Appendix I-3—E-001, "Site Lighting Plan"

- c: Laura Barca, PE, Project Manager, HDR
John Bollenbach, Deputy Town Attorney
Connie Sardo, Planning Board Secretary

Appendix A-24

June 08, 2011

Mr. Ben Astorino, Chairman
Town of Warwick Planning Board
123 Kings Highway
Warwick, New York 10990

**Re: Watchtower Site Plan DEIS Review
1 Kings Drive**

Task: PB001

Tax Map Reference: 85-1-2.22, 2.3, 4.1, 4.2, 5.1, 5.2 & 6

Area = 253± acres

Dear Mr. Astorino:

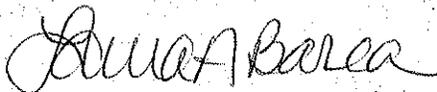
Introduction: This project proposes a campus of buildings on approximately 41 acres of a 253-acre site. The proposal includes an office building; services building with kitchen, laundry, storage and infirmary; four residential buildings housing 588 1- and 2-bedroom units for approximately 1,000 residents; a vehicle repair building; a waste sorting building; a powerhouse/maintenance building; and a recreational facility. The majority of parking is proposed to be within attached underground parking structures.

Correspondence: We have received the following information:

1. DEIS dated March 15, 2011
2. Various submittals via email, dated between May 05, 2011 – June 08, 2011

Purpose of Letter: This letter serves to document that all items marked as Completeness Comments in HDR's letter dated May 04, 2011 have been corrected and/or clarified by the Applicant. The DEIS document, including the corrections, is now ready for public and agency review to continue with the next step in the SEQRA process. HDR will continue its technical review of the DEIS after distribution of the final document has been received.

Sincerely,
Henningson, Durham & Richardson
Architecture and Engineering, P.C.
in association with HDR Engineering, Inc



Laura A. Barca, P.E.
Project Manager

CC: John Bollenbach, Deputy Town Attorney
Connie Sardo, Planning Board Secretary
HDR Project No. 133761, Task No. PB001

Henningson, Durham & Richardson Architecture and Engineering P.C.
in association with HDR Engineering, Inc.

C:\pwworking\plltfd0377946\06-08-11 Watchtower HDR Acknowledge DEIS as Complete Document.doc

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