

**The Watchtower Bible and Tract Society
—Amended Site Plan**

Draft Environmental Impact Statement (DEIS)

NYS Route 22

Town of Patterson, Putnam County, New York

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★

A. PROJECT DESCRIPTION

The Watchtower Bible and Tract Society of New York, Inc., (the “applicant”) proposes to expand the Watchtower Educational Center (WEC) in the Town of Patterson by adding approximately 904,000 square feet of new interior building space with a footprint of approximately 186,000 square feet. In addition, 434 new parking spaces would be added to the project site, 351 of which would be located in parking garages. The WEC is located on New York State (NYS) Route 22 approximately one mile south of Route 311. This action requires an amendment to the WEC’s existing site plan.

The applicant is a domestic not-for-profit corporation that supports the religious, educational, and charitable activities of Jehovah’s Witnesses. The WEC is used to prepare religious publications, as well as record audio and visual versions of Bibles and Bible-based literature. The WEC also operates several schools to train missionaries, ministers, and religious administrators.

The WEC is a largely self-sustaining facility that—in addition to office, video production, and classroom space—provides residential space capable of housing approximately 1,500 people. Dining areas, common areas, and recreational areas are also provided for residents. The WEC is operated by members of the Worldwide Order of Special Full-Time Servants of Jehovah’s Witnesses (“Worldwide Order”) who live on-site. The WEC treats water and wastewater at on-site facilities.

The WEC property comprises six parcels both east and west of NYS Route 22, as detailed in Chapter 2, “Project Description.” The proposed project would occur primarily on a 362.5-acre parcel east of NYS Route 22 where most existing buildings are concentrated. Some additional work would be conducted on an adjacent 12.2-acre parcel at the Patterson Inn, a facility used to accommodate overnight WEC guests. Property west of NYS Route 22 is largely agricultural.

To meet the growing demand for Jehovah’s Witnesses’ literature and resulting need for the foregoing services, the applicant must accommodate additional residents and enhance the quality and capacity of its literature preparation and translation facilities at the WEC. The proposed project would fulfill these needs and help realize these objectives by accommodating an additional 500 residents and providing improved and expanded production space. More specifically, the proposed project would include the following components:

- **Maintenance and North Office Building.** The Maintenance and North Office Building would appear as two separate buildings above grade, but would be connected at the base. In total, it would comprise 524,000 square feet in five stories, one basement and two cellar levels. The office portion would rise approximately 76 feet above average grade while the maintenance portion would be about 67 feet above average grade. This structure would provide office space, maintenance shops, storage areas, a central receiving truck dock, and

exercise and locker facilities. The lower levels of the building would contain a new underground parking garage, which would accommodate 351 new spaces.

- **G Residence.** One of two new residential buildings, G Residence would comprise 113,000 square feet of residential units, storage areas, and common areas. The building would be 64 feet above average grade, consist of four stories above grade, and one basement and cellar level below grade. There will be 18 studio units and 71 one bedroom units for a total of 89 units.
- **H Residence.** H Residence would also provide residential units, storage areas, and common areas. H Residence would be 69 feet above average grade, including five stories and a basement, and comprise 205,000 square feet of gross floor area. There will be 40 studio units and 158 one bedroom units for a total of 198 units. Combined with the units in the G Residence and some reallocation of space in existing residential buildings, the unit count will constitute a net gain of approximately 250-280 residential units for the complex as a whole.
- **Audio/Video Building.** The applicant proposes to add 46,000 square feet of new space to the existing Audio/Video Building. Two additions are proposed: the north addition and the west addition. The north addition would be a single story and would be 31 feet above average grade while the west addition would be two stories, one basement and a partial cellar. It would be 45 feet above average grade. New space would include a video recording stage, sign language recording stages, offices, and storage areas.
- **Recycling Building.** A one-story (29 feet above average grade) 3,000-square-foot recycling area would be constructed, primarily consisting of dumpsters for recyclables.
- **Visitor Services Building.** An approximately 4,000-square-foot Visitor Services Center would be constructed near the Main Lobby. The building would be approximately 23 feet above average grade (one story) and have toilet facilities and tables for visitors to eat picnic lunches protected from the weather.
- **South Services Building.** Approximately 8,000 square feet of new space would be added to the existing South Services Building. This addition would be about 21 feet above average grade (one story and basement) and would be used to facilitate the modernization and enlargement of the existing central laundry.
- **Main Lobby Building.** Approximately 1,000 square feet of new space would be added to the existing Main Lobby building. This addition would be about 20 feet above average grade (one story) and include coat rooms, storage areas, and seating areas.
- **Additional Parking.** A total of 434 new parking spaces would be added to the WEC site, of which 83 new spaces would be surface parking. Most of these new surface parking spaces would be constructed near the main facility entrance (as shown on Figure 2-1), with other spaces being constructed throughout the site to satisfy local temporary parking needs as well as passenger pick-up and drop-off. The modification of the visitor parking lot and the passenger pick-up and drop-off spaces would improve pedestrian safety. Of the 434 new parking spaces, approximately 300 would be used for new resident parking. This provides for 1.13 spaces per new residential unit, which is based on the applicant's knowledge of the number of cars per resident currently on-site. (This ratio allows for the variation between residential units occupied by a married couple, those occupied by two single individuals, and single-occupant units.) The remaining new parking spaces, including the 13 new spaces for the Patterson Inn, would be used for necessary on-site maintenance and operations vehicle

parking, required disabled-persons parking, convenient visitor parking, and short-term temporary parking as vehicles are used to circulate between areas within the site.

- **Additional Features.** Other miscellaneous components of the proposed project and site improvements would include the following:
 - Bridges and tunnels between the new buildings and connections into the existing building network;
 - New road and sidewalks to service the new buildings;
 - Stormwater basins;
 - Widening of the secondary loop road for overflow event parking;
 - Diesel fueling station with a 2,500 gallon tank and associated containment facilities;
 - Connection of new buildings to existing power, water, and sanitary systems;
 - Upgrade of the existing concrete batch plant to serve this project with eventual dismantling and removal of the plant;
 - Enhancements to improve stormwater management, reduce water and sewer use, and efficiency of heating and cooling systems;
 - Enlarge potable water surge tank to improve reliability of water system;
 - Treatments are under consideration by the applicant for select locations, including approximately 10,800 square feet of green roof for the area between the upper portions of the Maintenance and North Office Building, and also 4,800 square feet of a green vegetated wall system for the west wall of the Audio/Video Building expansion; and
 - Fence and gate at property entrance.

The proposed project includes a number of conservation measures. The applicant is a participant in the Green Globes™ program, which promotes sustainable design and reduction of water and energy usage. Green Globes™, similar to Leadership in Energy and Environmental Design (LEED), is a green building guidance and assessment program that uses a rating and certification system. The environmental impact is assessed on a 1,000-point scale in multiple categories: energy, indoor environment, site impact, water, resources, emissions, and project/environmental management. The intent is for the design team to fully evaluate the environmental impacts through the design, procurement, construction, and commissioning process. The applicant has conducted an extensive study, which if approved and implemented, would reduce water consumption on-site, as described in Chapter 6, “Water Supply and Utilities,” and this intends to implement various energy-conservation techniques to further minimize its carbon footprint.

B. PROBABLE IMPACTS OF THE PROPOSED PROJECT

LAND USE, ZONING, AND PUBLIC POLICY

LAND USE

The proposed project would increase development on the WEC properties but would remain in context with existing structures and operations at the site. The overall existing character of the NYS Route 22 corridor would not be affected.

ZONING

The proposed project would be in line with applicable zoning regulations. The WEC would continue to operate as a religious education institution with a special use permit, although a modification to its special use permit would be required. A variance from the Town of Patterson Zoning Board of Appeals for building height would be needed. The proposed project would conform to all other bulk and dimensional standards, including building coverage and setbacks.

PUBLIC POLICY

Growth and development is guided in the Town of Patterson by its Comprehensive Plan, adopted on December 13, 2000. The proposed project would conform to goals and objectives of this plan by conducting orderly development on-site and implementing a number of measures to reduce environmental impacts, including energy-saving measures and reducing water usage.

COMMUNITY SERVICES

New residents and increased building space would not create a substantial increased demand on community services, such as police, fire protection, emergency services, and recreational facilities. The WEC would continue to operate its watchman security program and offer routine medical services to residents at its on-site infirmary. New buildings would incorporate fire protection designs to minimize impacts to fire protection services. Residents would continue to utilize on-site recreational facilities and have minimal impact to municipal recreational services. School-age children would not be included with the proposed project; therefore, it would have no impact on local schools systems. Existing community services have adequate capacity to handle any slight increased in demand from the proposed project.

GEOLOGY, SOILS, AND TOPOGRAPHY

The proposed project has been designed to avoid impacts to bedrock, soils, and steep slopes to the extent practicable. Excavation of approximately 196,100 cubic yards of material would be required, of which 42,910 cubic yards is expected to be rock. More than half (110,600 cubic yards) of the excavated material would be used to regrade construction areas. Excess fill would be stockpiled in a designated existing excess soil deposition area east of the existing WEC campus. Blasting may be required to remove bedrock in some instances, but would occur well away from neighboring properties. When blasting is necessary, proper protocols would be implemented to ensure safety and minimize disturbance to surrounding areas. An approved Stormwater Pollution Prevention Plan (SPPP) would be put in place to minimize erosion of exposed soil during construction, as well as soils deposited in spoils areas. Development would occur on more level areas of the project site, but would disturb about 20.5 acres of slopes greater

than 15 percent. However, only 5.6 acres of slopes greater than 25 percent would be disturbed. The compact nature of the proposed project would result in reduced disturbance to geology, soils, and topography, and no significant adverse effects on these features are expected.

WATER SUPPLY AND UTILITIES

Additional residents and building space would increase demand on infrastructure and utilities, including water supply, wastewater treatment, energy supply, and solid waste disposal. Average daily water demand is expected to increase from approximately 92,000 gallons per day (gpd) to approximately 143,000 gpd but remain within the permitted water flow of 165,000 gpd. Average daily wastewater flow is expected to increase from approximately 96,000 gpd to 136,000 gpd, also remaining within the permitted flow of 165,000 gpd. However, to reduce water demand further, the applicant intends to implement a number of water reduction and conservation measures that would result in average daily water and wastewater flows of approximately 121,000 gpd.

As presented in Appendix D and discussed in Chapter 6, the applicant has undergone an extensive feasibility study that identifies a number of water reduction and water reuse practices that would conserve water resources. The applicant is a participant in the Green Globes™ program, through which a number of water- and energy-saving measures would be implemented in the proposed structures, as well as existing structures where feasible.

Existing energy and solid waste removal services would be able to handle the additional demand.

STORMWATER

A comprehensive Preliminary Stormwater Pollution Prevention Plan (SPPP) has been prepared for the proposed project, and is contained in Appendix F. As discussed in Chapter 7, “Stormwater,” two new wet ponds are proposed to capture and treat stormwater runoff from the proposed project. These have been designed to meet applicable guidance from NYSDEC and NYCDEP. Additional stormwater management components of the proposed plan include the use of porous pavers at select locations to allow stormwater infiltration, an erosion and sediment control plan to be implemented over ten (10) construction phases to prevent impacts to receiving waters from the erosion of soil, and an inspection and maintenance program to ensure proper function of the system both during and after construction. Through the implementation of the proposed stormwater management components, post-development runoff rates will be kept to pre-development conditions to the maximum extent attainable and water quality impacts will be avoided.

SURFACE WATERS AND WETLANDS

Minor and temporary impacts to 100-foot watercourse and wetland buffer areas would occur as a result of the proposed project, but there would be no direct impact to surface water features or wetlands. All areas of proposed buffer encroachment would occur in areas that have been previously disturbed. In most instances, disturbed areas would be returned to existing physical and vegetated conditions. Excess excavated material would be deposited in an existing excess soil deposition area east of the existing campus away from any surface water features and wetlands. An approved SPPP would be put in place to prevent erosion, and prevent contamination and sedimentation of any nearby watercourses.

As described in Chapter 6, potable water and wastewater are treated at on-site facilities. Wastewater is returned to the Croton watershed, a subset of the larger New York City watershed system, via surface flow to Mountain Brook and then to the Great Swamp. Because the proposed project would remain within its previously permitted groundwater withdrawal and wastewater flow of 165,000 gpd, the proposed project is not expected to diminish water quality or water quantity of the local watershed. Therefore, no significant adverse effects on surface water or wetlands are expected.

NATURAL RESOURCES

The proposed project would be primarily constructed on an area currently comprising orchards and lawn. These areas are heavily maintained (mowed/cleared) and have limited ecological value. The footprint of disturbance of the proposed project does not contain any threatened or endangered species of flora or fauna. By concentrating new development near existing WEC facilities, the proposed project would not increase habitat fragmentation and would avoid disturbance to riparian and wetland habitats. The proposed project would also avoid excessive removal of trees and other vegetation. Of the 49.1 acres of total site disturbance, only a little over 4 acres would disturb forest and woodland habitats.

Cut/fill calculations have determined that not all excavated material can be accommodated within the development area for regrading purposes. The applicant would deposit excess material in an area east of the existing WEC campus in the existing excess soil deposition area. Some clearing of Appalachian Oak-Hickory Forest would be required. An alternate excess soil deposition area has been considered in the north pasture area just north of the on-site reservoir. This is a cleared grazing area, which would not require tree removal but would require a new stream crossing over Mountain Brook for access to this area.

Approximately 11.2 acres of existing natural habitat would be permanently displaced by new roadways and buildings (one acre of which would consist of pervious pavers). Approximately 37.9 acres would be revegetated with lawn and landscaped areas. Therefore, the proposed project is not expected to have a significant adverse effect on natural resources.

TRAFFIC

The proposed project would not generate a significant amount of additional vehicle trips to and from the project that would warrant mitigation measures at any study area intersections. As detailed in Chapter 10, "Traffic, Parking, and Public Transportation," the proposed project would generate approximately 16 new trips during the weekday morning peak hour, 47 new trips during the weekday evening peak hour, 63 trips during the weekday late evening peak hour, and 64 trips during the midday Saturday peak hour.

In the 2014 Build conditions, no significant changes to accident rates are expected, and all study area intersections are expected to operate at No Build level of service (LOS) conditions during the respective peak periods with one exception: the westbound right-turn movement at the NYS Route 22/WEC Driveway intersection would have a minor decline from LOS C to LOS D during the Saturday midday peak hour.

No significant changes are expected in the study area's public transit conditions under 2014 Build conditions. It is the policy of public transportation agencies to make adjustments, if necessary, to the transportation schedules to accommodate changing ridership demand patterns.

Existing internal roadways would not undergo substantial changes as a result of the proposed project. New internal roadways would be designed to foster effective and safe traffic circulation and provide sufficient access for emergency vehicles. Crosswalks and sidewalks would be provided to ensure safe pedestrian movements throughout the WEC campus. Other on-site improvements would include the addition of 434 parking spaces, 351 of which would be located in parking garages. Additional parking areas would adequately accommodate on-site needs for passenger vehicles, vans, passenger pickups and drop-offs, work vans, trucks/large shuttles, utility carts, and visitor vehicles and buses.

Based on review of the latest *Manual on Uniform Traffic Control Devices (MUTCD)*, a traffic signal warrant study (a study to determine if the installation of a traffic signal at an intersection is necessary in order to provide acceptable and safe operating conditions) is recommended at the NYS Route 22/WEC Driveway intersection shortly after completion of the proposed project.

AIR QUALITY

A screening analysis of the study area roadway intersections has concluded that no significant adverse impacts to air quality from mobile sources would result from the proposed project. In addition, no significant adverse impacts to air quality would result from stationary sources, including fossil fuel-fired heating and hot water systems for the new buildings. Concentrations of pollutants would continue to remain below applicable standards and the proposed project would be consistent with requirements of the New York State Air Quality Implementation Plan.

HISTORIC AND VISUAL RESOURCES

The proposed project would increase building space on the WEC campus, although the overall visual character of the site would not change substantially. Views of the proposed project would be confined to areas from which the WEC is currently visible and would not adversely affect sensitive visual resources. In addition, lighting associated with the proposed project would not spill over to adjacent properties or roadways and would conform to Town Code regulations.

The project site does not contain any significant historic or architectural resources. One potential architectural resource, currently known as Rocco's Family Restaurant and Pizza, is located adjacent to the Watchtower properties, but no project-related construction would occur in close proximity to this resource nor would the proposed project be visible from this resource. Therefore, the proposed project would not have any significant adverse effects on historic or visual resources.

A Phase 1A archaeological documentary study was conducted to evaluate potential impacts on archaeological resources from the proposed project. While most of the project site has been determined to possess low sensitivity for archaeological resources, four areas that may be affected by the proposed project may be considered archaeologically sensitive. Archaeological testing and/or monitoring have been recommended to determine the presence or absence of archaeological resources in these areas. If potentially significant archaeological resources are identified and impacts to these resources cannot be avoided, additional archaeological study (or other mitigation) would be conducted to ensure that no significant adverse impacts to archaeological resources would result from the proposed project.

ECONOMIC ANALYSIS

Fiscal impacts resulting from the proposed project are expected to be primarily positive. Although the project site is tax-exempt, increased building space and residents at the WEC would not place an undue burden on existing municipal services. The WEC would continue to provide first-response emergency services on-site that would minimize demand on local police and medical services. Proposed structures would incorporate a number of fire protection designs that would minimize impacts to local fire departments. Further, the proposed project would not include any school-age children and would not affect local school districts. New residents, as well as visitors to the WEC, would contribute to the local economy through purchase of goods and services.

A large portion of the fiscal benefits from the proposed project would be derived from construction activities. The proposed project could directly generate a maximum of about 664 person-years of employment over the 4-year construction period, or approximately 166 person-years of employment annually. This number represents an approximately 6 percent increase in the number of Putnam County construction jobs reported in 2007. In addition, the proposed project would indirectly generate another 509 person-years of employment (127 person-years annually) through expenditures to businesses providing goods and services to contractors and workers. In total, construction of the proposed project is expected to create 1,173 person-years of work, which translates into an average of 293 jobs annually. It is currently anticipated that 75 percent of the construction labor demand would be met through volunteers, with the remaining 25 percent through contracted personnel.

Direct wages and salaries generated by construction of the proposed project are estimated to be \$36.21 million dollars. Indirect salaries and wages are estimated to be about \$24.13 million for a total of \$60.34 million, or an average of \$15.08 million per year. Wages and salaries would be comparable to other similarly sized projects, although the amount of directly generated construction wages and salaries may be less because volunteer workers would be used during construction. Based on the RIMS II model for the region, the total economic activity resulting from the proposed project, including indirect expenditures, is estimated at \$229.32 million. No significant adverse fiscal impacts are anticipated as a result of the proposed construction and operation of the expanded facilities.

CONSTRUCTION

Construction of the proposed project would occur in 10 phases over a 48-month period between February 2010 and February 2014. Construction would include six new buildings, roadways, sidewalks, parking areas, and stormwater detention basins. Infrastructure and utility improvements would also be incorporated.

Total site disturbance would equal approximately 49.1 acres. Up to 10 acres may be disturbed at one time, which is common when road construction is involved. A waiver would be sought from the Town of Patterson, as a regulated traditional land use control MS4, for disturbance greater than 5 acres. All measures necessary to obtain a waiver, pursuant to the SPDES general permit regulations, would be proposed. Approximately 196,100 cubic yards of material would be excavated, including an estimated 42,910 cubic yards of bedrock. More than half of the excavated material (110,600 cubic yards) would be used as fill material in the construction of the proposed project. Excess material would be permanently stored in a designated spoils area east of the existing WEC campus. Limited blasting may be necessary for excavation of bedrock below several proposed building foundations, but only when other less disruptive methods of

removing bedrock are insufficient. Proper safety protocols would be enforced. An approved SPPP would be followed to prevent erosion and sedimentation during construction.

Most construction activities would occur from Monday through Saturday, 7:00 AM to 6:00 PM to minimize impacts to area residents. Construction-related vehicles would access the project site via Watchtower Drive off NYS Route 22, an existing truck route. Another temporary construction entrance would be located approximately 780 feet farther north along NYS Route 22. The project site would be able to accommodate all construction vehicles, thereby preventing queuing and disruption to the normal traffic flow along NYS Route 22.

The primary concern regarding air quality during construction is the generation of fugitive dust. Most construction activities would occur at significant distances from neighboring properties, therefore minimizing air quality impacts off-site. The applicant would also implement additional measures to prevent wind erosion of exposed soils and would provide vehicle washing stations at egress points to reduce transport of soils off-site.

Construction of the proposed project would typically create noise from construction vehicles and equipment. As with air quality, noise impacts would be reduced by the substantial distance between proposed construction activities and neighboring properties. Noise effects would be temporary and occur mostly during daytime hours, thus minimizing any significant adverse noise impacts.

The construction phasing plan and numerous mitigation measures have been carefully designed to minimize impacts. With implementation of the techniques described above, construction of the proposed project is not expected to result in any significant adverse impacts.

UNAVOIDABLE IMPACTS

As presented in each of the technical chapters in this DEIS, the proposed project would result in certain changes to the environmental setting on the project site. Existing vegetated areas would be converted to impervious surfaces through construction of buildings and paved roadways and walkways. However, many of the new impervious surfaces would be constructed in existing lawn and orchard areas and not induce habitat fragmentation. In addition, appropriate stormwater management practices would be put in place to attenuate and treat stormwater runoff. Grading and excavating would be necessary, although careful attention has been given to the site layout to minimize these impacts. A substantial portion of the excavated material would be reused on-site. Temporary unavoidable impacts would occur during construction due to construction traffic, noise from construction equipment, and potential erosion. These impacts would be mitigated through implementation of the proper safety and erosion control measures. None of these impacts are considered significant adverse impacts.

ALTERNATIVES

SEQRA requires the consideration of project alternatives, which are formulated in response to potential impacts of the proposed project. Chapter 16, "Alternatives," assesses four project alternatives, including: (1) a No Action Alternative, in which no new development would occur on the WEC property; (2) an As-of-Right Alternative, which does not require a height variance; (3) a Reduced Project Size Alternative, in which less site disturbance and impervious surface coverage would occur; and (4) an Alternative Use, in which the WEC property would be developed according to its existing R-4 zoning designation.

NO ACTION ALTERNATIVE

The No Action Alternative represents future conditions without the proposed project, as described in each chapter of the DEIS as the “Future Without the Proposed Project.” This alternative assumes that no new development would occur on the WEC property and the WEC would continue its existing operations. In general, the No Action Alternative would avoid those adverse impacts identified for the proposed project, but it would also forego the economic benefits to the Town and impede the applicant’s ability to meet the increasing demand for religious materials, and support existing religious and organizational education programs.

AS-OF-RIGHT ALTERNATIVE

In conformance with the adopted scope of work, an alternative site plan layout was analyzed in which no height variance would be needed from the Town of Patterson Zoning Board of Appeals. In order to maintain the necessary building space required to accommodate residential and office needs, new development would be more spread out over the site, thereby creating more impervious surface coverage. Total new interior building space would be similar to that described in the proposed project, although total building coverage would be greater at approximately 307,000 square feet, as opposed to 186,000 square feet in the proposed project.

Due to the more sprawl-like nature of this alternative, more land disturbance would occur. Consequently, this alternative would result in more grading and excavation, more stormwater runoff and the need for attenuation practices, greater removal of flora and fauna habitat, and more extensive infrastructure in terms of piping and telecommunications wiring. Construction costs and time would be extended. Although building heights would be lower, the new office building would be closer to NYS Route 22 and be a greater visual disturbance. This alternative would also give an impression of more massive development and reduced open space.

REDUCED PROJECT SIZE ALTERNATIVE

It should be noted that the proposed project has already been reduced. The Reduced Project Size Alternative demonstrates how the area of disturbance and impervious surface coverage could be further reduced while maintaining all the objectives of the proposed project. Compared to the proposed project, this alternative reduces the impervious surface by approximately 41,000 square feet and limit of disturbance by more than 167,000 square feet. In order to reduce land disturbance and impervious surface coverage beyond what is shown in this alternative, many components of the proposed project would have to be sacrificed. The proposed project has been carefully designed to meet the applicant’s needs while disturbing the least amount of land possible and providing the greatest benefit to the surrounding community. A further reduced project size alternative would reduce environmental impacts on the project site, but would not accomplish the goals of the applicant.

ALTERNATIVE USE

This alternative analyzes development on the 362.5-acre WEC property in accordance with regulations established for the R-4 zoning district, in which the property is located. The R-4 zoning district is primarily intended to allow detached single-family residences on lots of at least 4 acres. A portion of the property is within the Open Space Overlay Zone, which outlines additional requirements for clustering development to preserve open space. Based on criteria from the Town’s Zoning Code, described more fully in Chapter 16, the WEC property could

potentially be subdivided into 73 single-family residential lots with a population of approximately 219 people.

This alternative would have a greater adverse effect on the environment than the proposed project. The area of disturbance would total 7,400,000 square feet of disturbance area whereas the proposed project would result in 2,138,529 square feet of disturbance area. The impervious surface would also increase by more than 1,400,000 square feet as compared with the proposed project. It would create greater increases in traffic and be out of character with the NYS Route 22 corridor, which primarily caters to commercial and office land uses. This alternative would likely result in more tree removal for lawns and other cleared spaces. Having single-family residential lots spread across the existing property would give an impression of less open space, contrary to goals of the Town's comprehensive plan, and increase habitat fragmentation. It would also present additional challenges to avoiding sensitive environmental features such as watercourses and steep slopes. Construction activities would occur closer to public roadways and neighboring properties, thus creating a greater disturbance.

This alternative would have a greater impact on municipal emergency and recreational services as residents would not benefit from the services provided at the WEC. In addition, this alternative would likely include school-age children that would place demands on the public school system, unlike the proposed project. Although this development would increase the tax base for the Town, it would result in an unbalanced increase in the Town's expenditures. This area does not have municipal water and wastewater services, therefore requiring individual wells and septic systems for each home. Using guidelines from the Putnam County Department of Health (PCDOH), estimates show that this type of development would be expected to have greater water demand and wastewater flow than the proposed project.

GROWTH-INDUCING ASPECTS

The proposed project would add approximately 500 residents to the WEC who would work and live on-site. New residents would support the WEC's preparation of printed and recorded religious materials and existing religious educational programs and not seek employment off-site, nor would the WEC be an employment center that would draw new residents to the surrounding community. The WEC is largely self-sustaining and provides a basic level of emergency response services, thereby minimizing any impacts to local municipal services. Any slight increases in demand could be handled by existing services. The proposed project would not induce commercial development in the study area. Existing commercial and retail establishments would adequately support the needs of WEC residents and visitors.

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed project would result in the irreversible and irretrievable commitment of resources expended during construction and operation of the proposed project. These resources include use of land, building materials, energy, and human effort required to develop, construct, and operate the WEC. They are considered irretrievably committed because their reuse for some purpose other than the project would be highly unlikely. It should be noted that it is likely that a portion of the building materials could be reused or recycled as part of the applicant's commitment to a sustainable design approach. None of these impacts are considered significant.

EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

Electric and gas services are provided to the WEC by New York State Electric and Gas (NYSEG). As described in Chapter 6, current peak electricity demand at the WEC is 2.6 megawatts (MW). Existing maximum daily transport quantity of natural gas is 650 decatherms (Dth). Backup power is provided by generators on-site for emergencies. The proposed project is expected to increase demand on electric service from 2.6 MW up to 3.5 MW and the natural gas peak daily demand would increase from 650 Dth up to 850 Dth. NYSEG's natural gas distribution system would comfortably accommodate this increase. However, NYSEG's Haviland Hollow substation would require NYSEG to make adjustments to equipment within the existing substation to support the increased electric demand at the WEC. There will not be a need to enlarge the physical footprint or size of the existing Haviland Hollow Substation. NYSEG has agreed to meet the future demand with equipment adjustments. The applicant is also actively investigating the installation of photovoltaic power on-site having an initial capacity of 50 kilowatts (kW) with the desire to expand in the future, if feasible. Electric utilities, data, and telephone communications would be installed in underground duct banks to affected buildings under the proposed project.

The applicant would implement a number of energy conservation measures through the proposed project. It would also accommodate practices and technologies of the Green Globes™ program where possible, as described in Chapter 6 and Chapter 14, "Construction." Energy conservation would be achieved through energy-saving lighting systems, HVAC equipment, thermally efficient windows, and efficient mechanical and electrical equipment.

C. REQUIRED PERMITS AND APPROVALS

The following major approvals outlined in **Table 1-1** are required for the proposed project:

**Table 1-1
Required Permits and Approvals**

Approval/Permit/Review	Involved/Interested Agency
Town of Patterson	
Site Plan Approval	Planning Board
Waiver (for reduced parking dimensions)	Planning Board
Waiver (for pervious parking surface)	Planning Board
Wetland/Watercourse Permit (buffer encroachment)	Planning Board
Modification to Special Use Permit	Zoning Board of Appeals (ZBA)
Area Variance (for building height)	ZBA
Area Variance (for fence height)	ZBA
Putnam County	
Modification to Water System	Department of Health (PCDOH)
Modification to Wastewater System	PCDOH
Agency Review under 239-m	County Planning Board
New York City	
Stormwater Pollution Prevention Plan (SPPP)	Department of Environmental Protection (NYCDEP)
Modification to Wastewater System	NYCDEP
New York State	
Driveway Permit (NYS Route 22)	Department of Transportation (NYSDOT)
SPDES Permit (GP-0-0810-001)	Department of Environmental Conservation (NYSDEC)
Modification to Wastewater System	NYSDEC
Article 15 Dam Permit	NYSDEC
Modification to Water System	Department of Health (NYSDOH)

*

A. INTRODUCTION

The Watchtower Bible and Tract Society of New York, Inc., (the “applicant”) proposes to expand the Watchtower Educational Center (WEC) in the Town of Patterson, located on New York State (NYS) Route 22 approximately one mile south of Route 311. This action requires an amendment to the WEC’s existing site plan. This chapter provides a brief history of the applicant’s organization and existing operations at the Patterson site, descriptions of the site location and the proposed project, and explanations of the applicant’s objectives and the need for the proposed project.

The applicant is a domestic not-for-profit corporation that supports the religious, educational, and charitable activities of Jehovah’s Witnesses, a Christian organization. The primary function of the applicant is to disseminate the teachings of the Bible. To this end, several schools to train missionaries, ministers, and religious administrators are operated at the WEC facility. Additionally, to facilitate its religious and educational objectives, the applicant records audio and video versions of Bibles and Bible-based literature at this facility. Printing and distribution of Bibles and Bible-based literature are done in other locations throughout the world. Some of the content for these publications is prepared at the WEC. To meet the growing demand for Jehovah’s Witnesses’ literature and resulting need for the foregoing services and support existing religious and organizational education programs, the applicant must accommodate additional residents and enhance the quality and capacity of its literature creation and translation facilities at the WEC. The proposed project would fulfill these needs and help realize these objectives.

The proposed project would add approximately 186,000 square feet of building coverage to the project site, comprising approximately 904,000 square feet of new building space. In addition, 434 parking spaces (351 of which would be located in garages) would be added to the project site. New building space would include residences, offices, maintenance facilities, additions to the existing Audio/Video Building, and parking levels below the Maintenance Building and North Office Building (see **Figure 2-1**). Further description is provided later in this chapter. The applicant projects the expansion to accommodate 500 additional residents on-site.

The matter before the Town of Patterson Planning Board, the lead agency, is the WEC’s application for Amended Site Plan Approval. The proposed project would also require waivers from the Planning Board for reduced parking dimensions and pervious roadway and parking surfaces (see Appendix A for correspondence with the Town of Patterson Director of Code Enforcement). Also as part of the proposed action, before the Town of Patterson Zoning Board of Appeals (ZBA) are applications for modification to the applicant’s existing special use permit and a height variance to allow building heights greater than what is permitted by existing zoning regulations in order to reduce the impact on the land. In addition, a variance will be requested for the height of the new proposed fence along Route 22.

B. PROJECT LOCATION AND SITE DEFINITION

The existing WEC facility is shown in **Figure 2-2**. On a parcel east of NYS Route 22, the existing WEC facility comprises six residences, an office building, an audio/video building, the south services building, a school, a the north services building, and various support and recreational facilities. On a separate, but adjacent, parcel is the Patterson Inn, where the WEC accommodates overnight visitors. The property west of NYS Route 22 is mainly used for agricultural purposes and outdoor recreation, and consists of farm structures, open fields, garden areas, ball fields, and water supply wells. The WEC is a largely self-sustaining community that is operated by on-site residents and supports itself with many of its own resources, including its own water and wastewater treatment plants on-site.

As shown in **Figure 2-3**, the WEC campus is located on NYS Route 22 in the Town of Patterson, south of NYS Route 311 and north of Haviland Hollow Road (County Road [CR] #68). The WEC includes six parcels both east and west of NYS Route 22. These parcels are shown in **Figure 2-4** and are described below in **Table 2-1**:

Table 2-1
Watchtower Educational Center Parcel Identifications

Lot Number	Tax ID Number	Zoning Designation	Area (Acres)	Lot Description	Relation to Project
37	14.-1-37	R-4	34.00	Woodland	No new development
15	14.-1-15	R-4 & C-1	282.15	Agricultural	No new development
53	14.-1.53	R-4	362.50	Main facilities	New buildings
54	14.-1-54	C-1	12.23	Patterson Inn	Parking expansion
61	14.-1-61	R-4 & CR	52.19	Woodland (owned by Valley Farms Corporation)	No new development
14	14.19-1-14	C-1	0.25	H-House	No new development

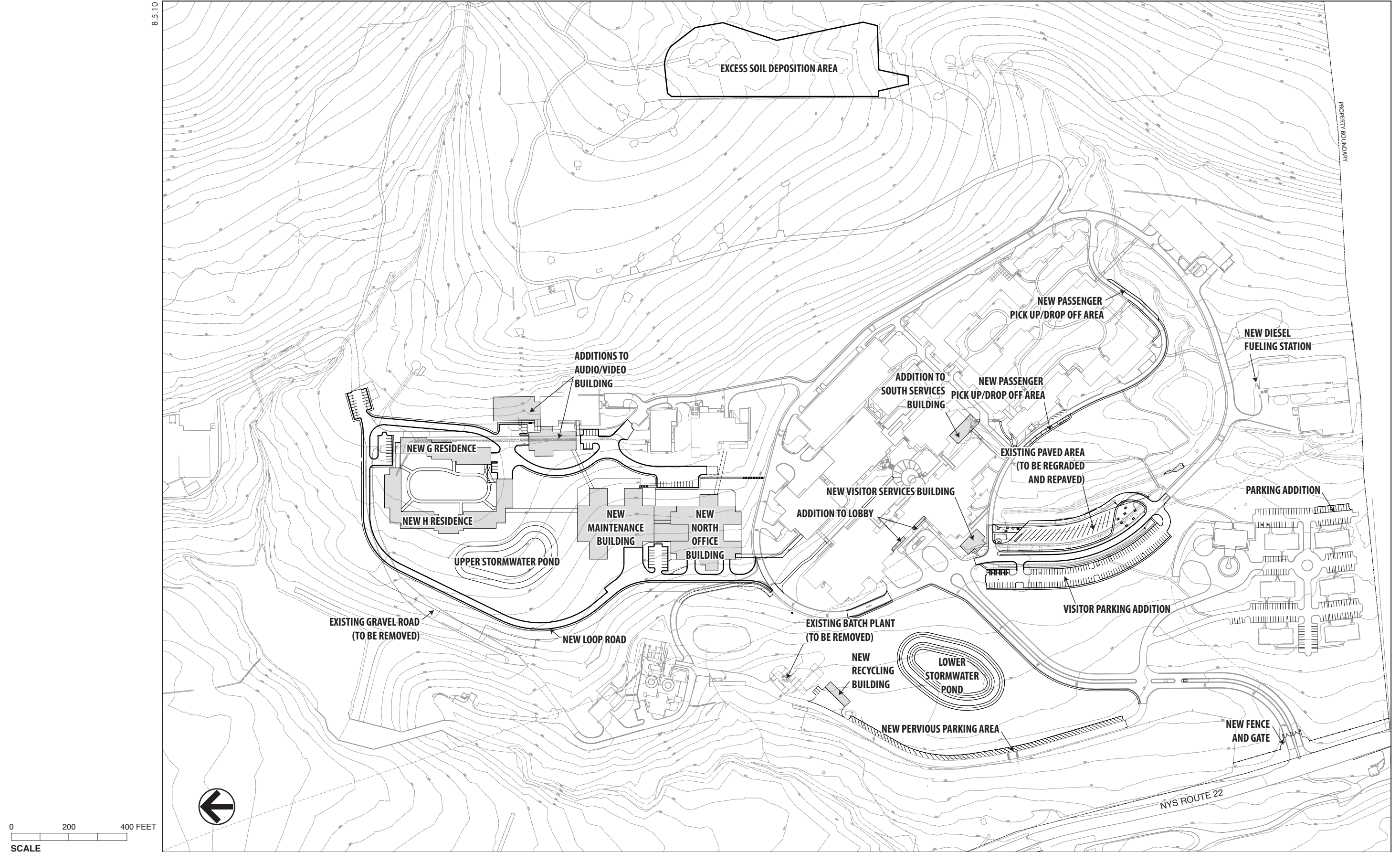
Source: Watchtower Bible and Tract Society of New York, Inc.

Five of the six WEC parcels are contiguous. The 34-acre parcel (Lot #37) is a non-adjacent wooded lot west of NYS Route 22, as shown in Figure 2-4. Lot #53 (362.50 acres) houses the main residential, educational, and office facilities of the site. Lot #54 (12.23 acres) contains the Patterson Inn, which comprises 300 beds in several buildings used to accommodate overnight guests. Lots #53 and #54 are east of NYS Route 22. Lot #61 is woodlands located to the east of Lot #53. The remaining two parcels are west of NYS Route 22. Lot #15 (282.15 acres) is used for agricultural and recreational purposes; this lot consists mainly of farm structures, residences, ball fields, and open pastures. Lot #14 (0.25 acres) is a small lot containing another residence, referred to as H-House.

The proposed project would be constructed on the 362.5-acre parcel east of NYS Route 22 (Lot #53), where 186,000 square feet of building coverage comprising 904,000 square feet of new building space is proposed. Approximately 421 new parking spaces are proposed for this parcel. An additional 13 new parking spaces are proposed at the Patterson Inn (Lot #54). Concurrent with, but separate from, the proposed project is the installation of two new sand and gravel wells on Lot #15 that would serve as back-up to the existing groundwater resources on-site.

C. DESCRIPTION OF THE PROPOSED PROJECT

Below is a description of proposed improvements needed for the WEC to accommodate additional growth.



7.15.09

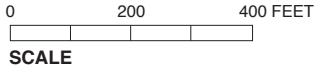
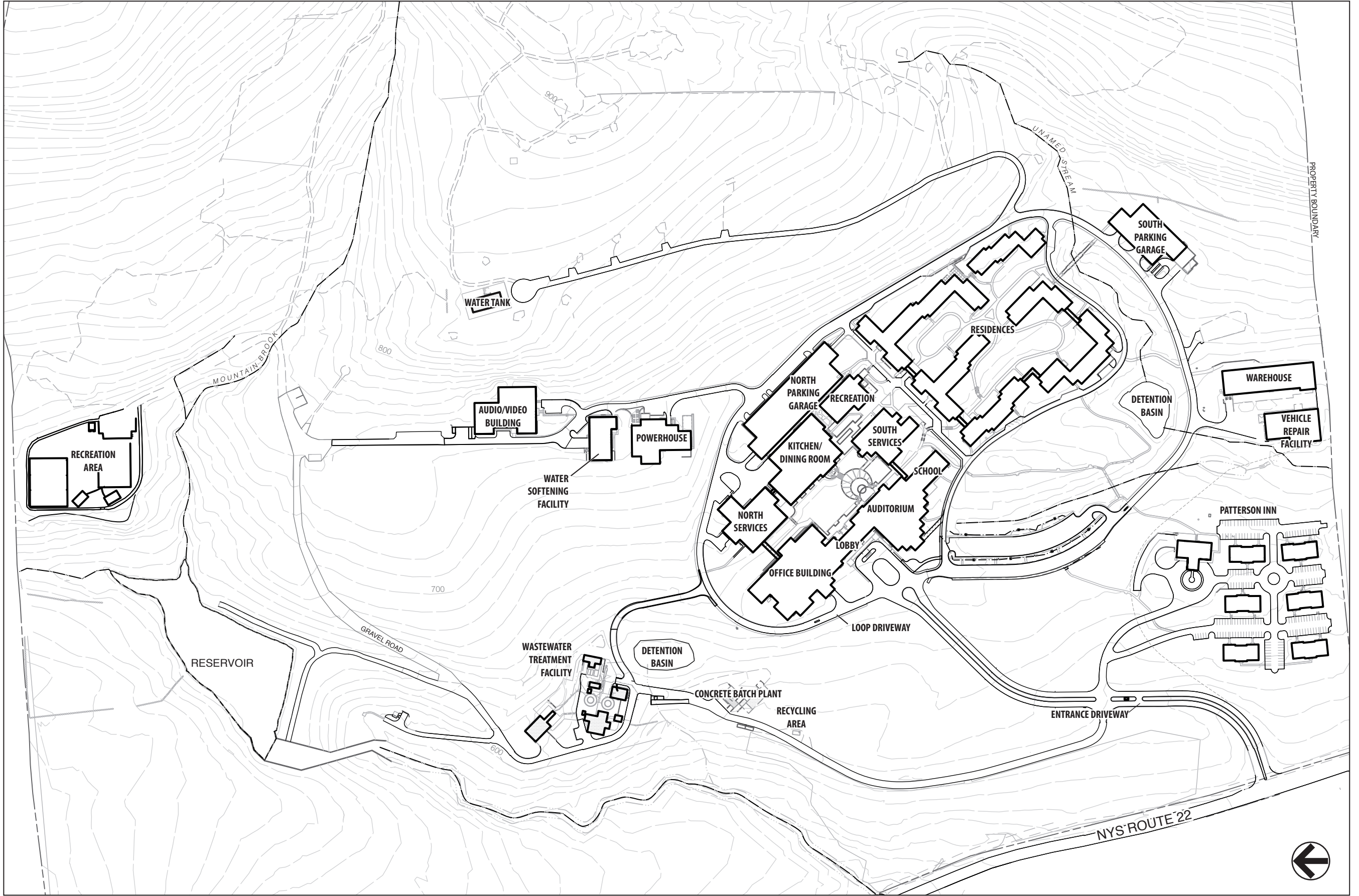


Figure 2-2
Existing Site Plan

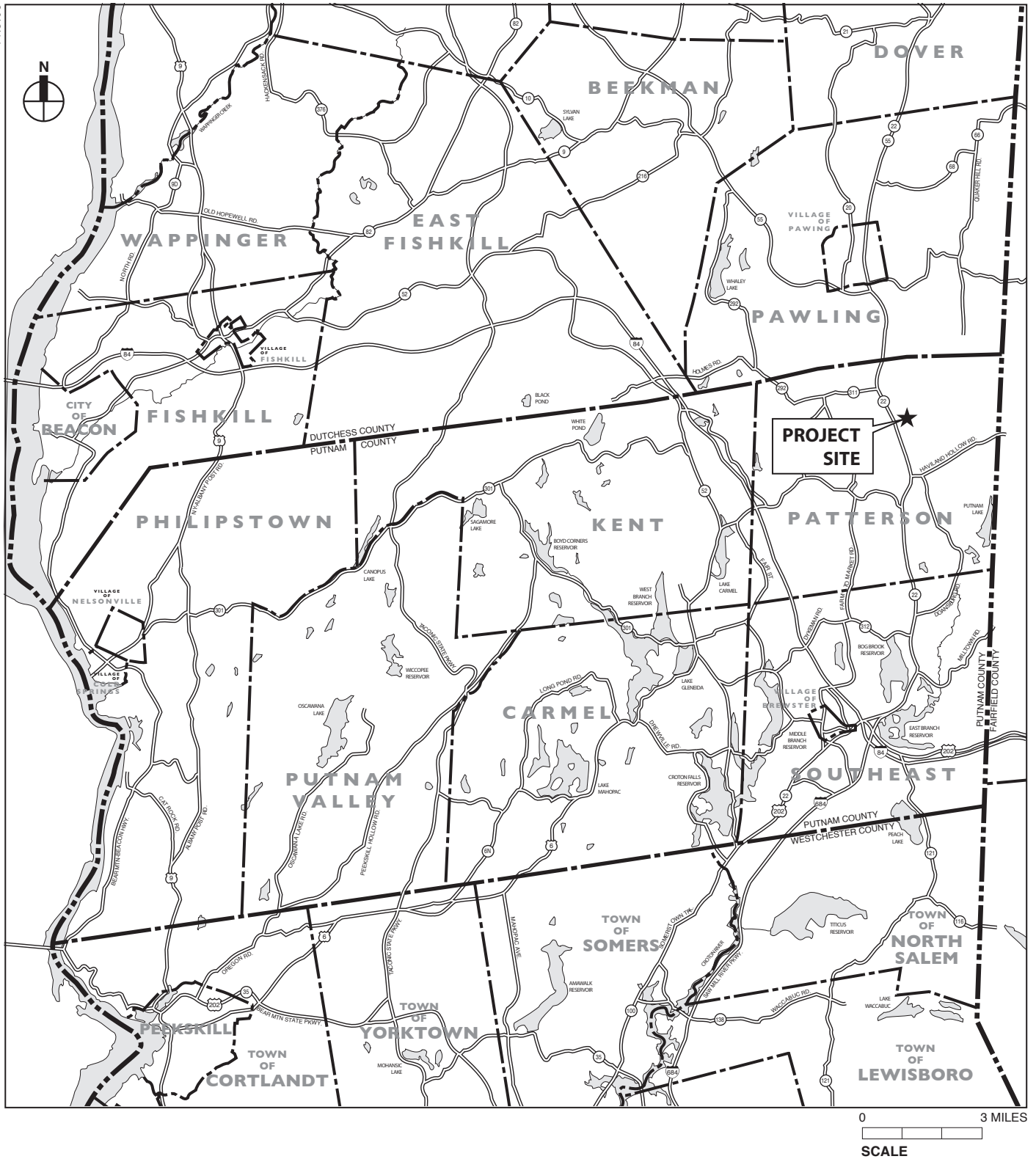
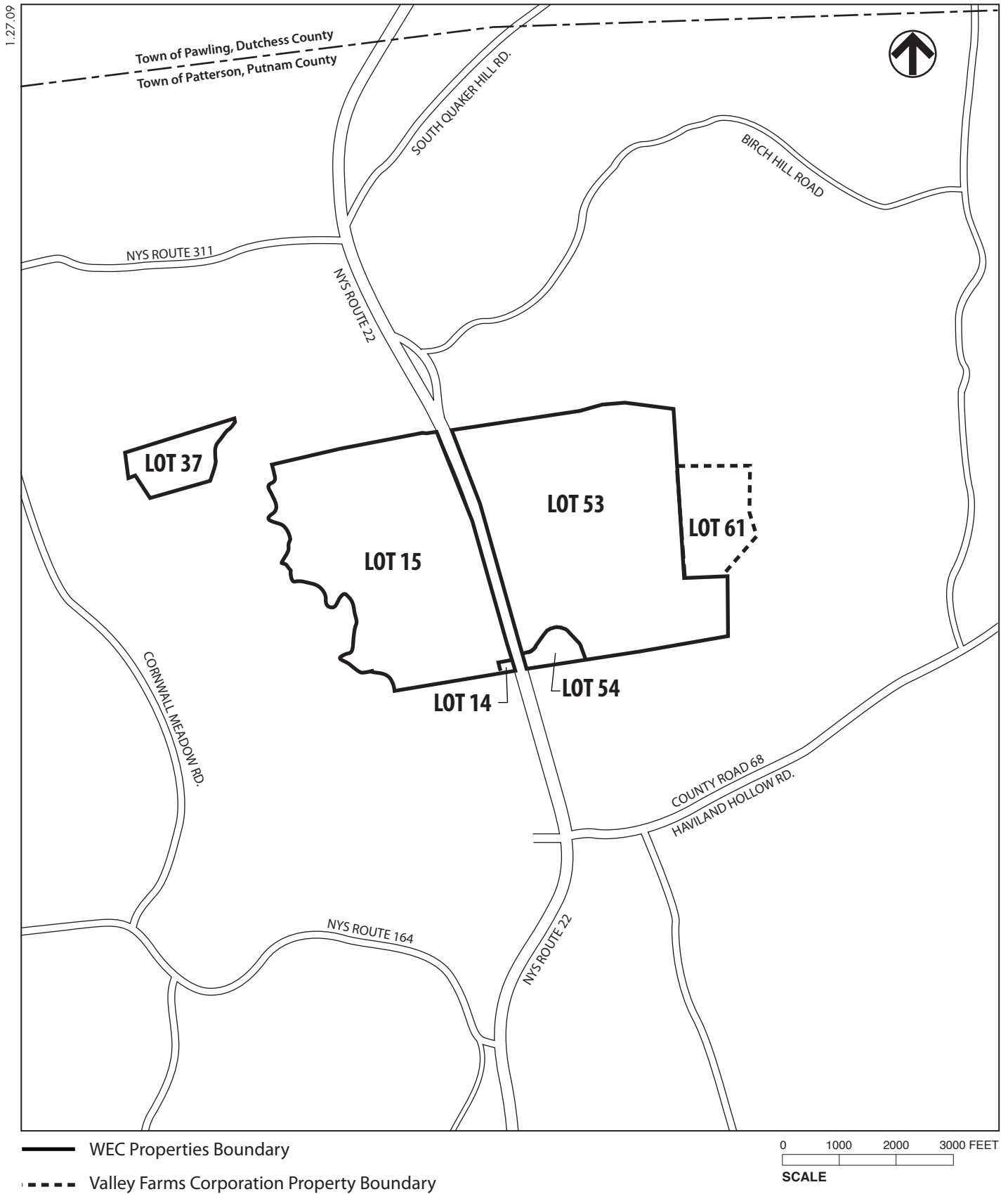


Figure 2-3
Regional Location



PROPOSED AMENDED SITE PLAN

The applicant proposes to add 186,000 square feet of building coverage comprising 904,000 square feet of new building space and 434 new parking spaces to the existing WEC to support its growing needs, described above. Figure 2-1 shows the layout of the proposed site plan. The proposed amended site plan would accommodate approximately 500 new residents in 250-280 residential units (most double-occupancy, but some single-occupancy), which would increase the site's maximum population to about 2,050. Average residential population at the WEC is expected to be approximately 1,800. The extra space is needed to house residents that are displaced from their regular accommodations for a variety of reasons including ongoing maintenance projects.

New building space would include the following features:

- **Maintenance and North Office Building.** The Maintenance and North Office Building would appear as two separate buildings above grade, but would be connected at the base. In total, it would comprise 524,000 square feet in five stories, one basement and two cellar levels. The office portion would rise approximately 76 feet above average grade while the maintenance portion would be about 67 feet above average grade. This structure would provide office space, maintenance shops, storage areas, a central receiving truck dock, and exercise and locker facilities. The lower levels of the building would contain a new underground parking garage, which would accommodate 351 new spaces.
- **G Residence.** One of two new residential buildings, G Residence would comprise 113,000 square feet of residential units, storage areas, and common areas. The building would be 64 feet above average grade, consist of four stories above grade, and one basement and cellar level below grade.
- **H Residence.** H Residence would also provide residential units, storage areas, and common areas. H Residence would be 69 feet above average grade, including five stories and a basement, and comprise 205,000 square feet of gross floor area.
- **Audio/Video Building.** The applicant proposes to add 46,000 square feet of new space to the existing Audio/Video Building. Two additions are proposed: the north addition and the west addition. The north addition would be a single story and would be 31 feet above average grade while the west addition would be two stories, one basement and a partial cellar. It would be 45 feet above average grade. New space would include a video recording stage, sign language recording stages, offices, and storage areas.
- **Recycling Building.** A one-story (29 feet above average grade) 3,000-square-foot recycling area would be constructed, primarily consisting of dumpsters for recyclables.
- **Visitor Services Building.** An approximately 4,000-square-foot Visitor Services Center would be constructed near the Main Lobby. The building would be approximately 23 feet above average grade (one story) and have toilet facilities and tables for visitors to eat picnic lunches protected from the weather.
- **South Services Building.** Approximately 8,000 square feet of new space would be added to the existing South Services Building. This addition would be about 21 feet above average grade (one story and basement) and would be used to facilitate the modernization and enlargement of the existing central laundry.

- **Main Lobby Building.** Approximately 1,000 square feet of new space would be added to the existing Main Lobby building. This addition would be about 20 feet above average grade (one story) and include coat rooms, storage areas, and seating areas.
- **Additional Parking.** A total of 434 new parking spaces would be added to the WEC site, of which 83 new spaces would be surface parking. Most of these new surface parking spaces would be constructed near the main facility entrance (as shown on Figure 2-1), with other spaces being constructed throughout the site to satisfy local temporary parking needs as well as passenger pick-up and drop-off. The modification of the visitor parking lot and the passenger pick-up and drop-off spaces would improve pedestrian safety. Of the 434 new parking spaces, approximately 300 would be used for new resident parking. This provides for 1.13 spaces per new residential unit, which is based on the applicant's knowledge of the number of cars per resident currently on-site. (This ratio allows for the variation between residential units occupied by a married couple, those occupied by two single individuals, and single-occupant units.) The remaining new parking spaces, including the 13 new spaces for the Patterson Inn, would be used for necessary on-site maintenance and operations vehicle parking, required disabled-persons parking, convenient visitor parking, and short-term temporary parking as vehicles are used to circulate between areas within the site.
- **Additional Features.** Other miscellaneous components of the proposed project and site improvements would include the following:
 - Bridges and tunnels between the new buildings and connections into the existing building network;
 - New road and sidewalks to service the new buildings;
 - Stormwater basins;
 - Widening of the secondary loop road for overflow event parking;
 - Diesel fueling station with a 2,500 gallon tank and associated containment facilities;
 - Connection of new buildings to existing power, water, and sanitary systems;
 - Upgrade of the existing concrete batch plant to serve this project with eventual dismantling and removal of the plant;
 - Enhancements to improve stormwater management, reduce water and sewer use, and efficiency of heating and cooling systems;
 - Enlarge potable water surge tank to improve reliability of water system;
 - Treatments are under consideration by the applicant for select locations, including approximately 10,800 square feet of green roof for the area between the upper portions of the Maintenance and North Office Building, and also 4,800 square feet of a green vegetated wall system for the west wall of the Audio/Video Building expansion; and
 - Fence and gate at property entrance.

CONSERVATION MEASURES

The applicant proposes to implement a number of water- and energy-conservation measures as part of and concurrent with the proposed project. A "Water Conservation/Reuse/Recycling Options Feasibility Study," dated April 22, 2009, was prepared to evaluate potential water-

conservation practices at the WEC. Many of these practices involve retrofitting existing facilities with new showerheads, toilets, and laundry equipment. New buildings would have these water-reduction appliances installed as well. Further details are described in Chapter 6, “Water Supply and Utilities,” and in Appendix D, which includes the full report.

To conserve energy, the applicant intends to incorporate numerous energy-efficient components in the design of the new buildings. These components would include timed lighting systems, improved temperature control devices, energy-efficient windows, and improved piping insulation. Further details are provided in Chapter 6.

PROJECT BENEFITS

The proposed project would have a number of environmental, social, and community benefits. Careful design of the proposed project has resulted in a compact development program that reduces impacts to various environmental resources, which is in line with the Town’s goals outlined in its Comprehensive Plan (see Chapter 3, “Land Use, Zoning, and Public Policy”). Much of the proposed development would occur in an existing orchard and maintained lawn area having limited ecological value, therefore avoiding habitat fragmentation and unnecessary tree removal. Elimination of the existing orchard would also result in a reduction of pesticides used on-site. Clustered development with the proposed project would minimize vehicle travel distances on-site, thereby maintaining high-level air quality.

As summarized earlier, and detailed further in Chapter 6, “Water Supply and Utilities,” a number of water- and energy-conservation measures would be implemented in association with the proposed project. Water-conservation measures would ensure that the WEC remains within its permitted water withdrawal and wastewater flow limits and does not compromise water quantity or quality in the surrounding area. Energy-conservation measures would minimize electricity and natural gas consumption, therefore preventing excessive production of by-products and pollution associated with these utilities.

As detailed further in this chapter, the WEC directly supports the preparation of religious materials that are disseminated throughout the world. In order to respond to increasing demand and better serve those who rely on its services, the applicant needs to expand its production capabilities. The proposed project would allow people to continue to benefit from the teachings and educational materials which are supported by the WEC facilities.

The proposed project would result in primarily positive fiscal impacts to the community, as described in Chapter 13, “Economic Analysis.” The addition of new residents, as well as temporary construction activities, would contribute positively to the local economy. The proposed project would not introduce school-age children to the community, thus having no negative impacts on local school systems. And despite the applicant’s tax-exempt status due to its function as a religious and educational entity, the WEC voluntarily contributes tax payments on the Patterson Inn parcel, which totaled \$344,563 in 2008. In addition, the WEC provides various emergency response services on-site (see Chapter 4, “Community Services and Facilities”) and maintains its own water treatment and wastewater treatment facilities (see Chapter 6, “Water Supply and Utilities”), therefore minimizing the effects on municipal services.

Every effort has been taken by the applicant to ensure that the proposed project satisfies its needs and the needs of those that rely on its services, while protecting environmental resources to the maximum extent practical.

D. BACKGROUND AND HISTORY

APPLICANT'S ORGANIZATIONAL HISTORY

The applicant was founded as a New York not-for-profit corporation in 1909 and is recognized as exempt from federal income taxes under Internal Revenue Code section 501(c)(3). Its chartered purposes are "religious, educational, and charitable," and among other things it supports the efforts of Jehovah's Witnesses to: preach and teach the gospel of God's Kingdom under Christ Jesus; print, record, and distribute Bibles and Bible-based literature; establish and maintain schools for Bible education; and maintain any religious order of special ministers used by Jehovah's Witnesses. The applicant and other legal entities are used by the Governing Body of Jehovah's Witnesses to assist Jehovah's Witnesses to accomplish a global religious ministry.

The applicant owns the land and buildings at the WEC, where it sponsors and hosts religious schools and provides facilities that house the members of the Worldwide Order of Special Full-Time Servants of Jehovah's Witnesses ("Worldwide Order") who live and work at the WEC. Members of the Worldwide Order at the WEC staff the religious schools; create audio, video, and visual artwork; provide translation services; and administer the congregations, assemblies, education, and public religious worship of Jehovah's Witnesses in the United States.

Valley Farms Corporation is a New York not-for-profit corporation that is recognized as exempt from federal income taxes under Internal Revenue Code section 501(c)(25) as a title-holding corporation. The applicant is the sole member of Valley Farms Corporation.

In 1942, a major advancement was made in the educational aspect of the work of Jehovah's Witnesses with the seating of the first class of the Watchtower Bible School of Gilead ("Gilead School"). Since 1995, this school has been located at the WEC. While attending the Gilead School, students reside, eat, and study on-site. The school's curriculum trains missionaries who are sent to teach the Bible in countries throughout the world. On September 13, 2008, the 125th class graduated, bringing to over 8,000 the number of missionaries who have been trained at the Gilead School.

In addition to the Gilead School, the applicant sponsors or hosts other schools at the WEC. The School for Branch Committee Members provides Bible and organizational training for administrators of Jehovah's Witnesses' branches located in over 100 countries. The School for Traveling Overseers provides Bible and organizational training for special traveling ministers serving over 12,000 congregations of Jehovah's Witnesses in the United States, Canada, and other countries. The School for Congregation Elders, which was instituted in early 2008, trains elders from congregations of Jehovah's Witnesses in the United States. In addition to these schools, throughout the year, training for members of the Worldwide Order who are skilled translators, who operate the applicant's unique multi-language electronic publishing system, and others who hold professional and trade licenses is conducted at the WEC. All attending these schools and training seminars reside, eat, and study at the WEC.

PROJECT SITE

EXISTING OPERATION

The WEC is staffed by Jehovah's Witnesses who are members of the Worldwide Order and reside on-site. They create text, art, and electronically recorded material for religious publications; provide administration of congregations and the public ministry 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.

Residents and students are housed in six residence buildings at the facility and eat in the common dining room. All personnel who support the office and school functions, including maintenance, cleaning, housekeeping, and food service personnel, live at the facility. Additionally, thousands of guests and visitors arrive annually to tour the facilities and see relatives or friends. A number of these guests stay overnight in the Patterson Inn, located on a parcel adjacent and to the south of the WEC.

The offices, schools, maintenance, and other support services generally operate from 8 AM to 5 PM, Monday through Friday. Tours of the WEC are available to the public during those times.

The property west of NYS Route 22 comprises three separate tax parcels. This portion of the property is largely used for agricultural and recreational purposes. Barns and equipment sheds house and care for approximately 80 mature cows. Much of the property comprises open fields and is used to pasture livestock. Several playing fields for volleyball, softball, and soccer are provided for use by residents. Five houses provide residential accommodations. Additionally, garden plots are made available for residents' personal use. Several wells for the WEC are located on the northern end. The westernmost portion of the property is within the Great Swamp, an expansive state-designated and protected wetland.

Through a series of permits and approvals, the WEC was developed at its existing location in the Town of Patterson. In a letter dated December 15, 2001, the Patterson Town Planner documented the history of the applicant's special use permit/site plan approval as follows:

HISTORY OF THE PERMITS / VARIANCES GRANTED TO APPLICANT

- **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.
- **February 17, 1993:** ZBA rendered an interpretation that the proposed audio/visual arts (video) facility would be an attendant part of the normal operation of the WEC.

Watchtower Educational Center Amended Site Plan DEIS

- **October 7, 1993:** The Patterson Planning Board granted site plan approval for the construction of the Audio/Video Building.
- **July 14, 1994:** The Patterson Planning Board granted site plan approval for the following improvements:
 - Wastewater plant sludge de-watering required by the Putnam County Health Department.
 - Wastewater chemical storage building required to comply with New York City Department of Environmental Protection (NYCDEP) requirements.
 - Wastewater flow equalization tanks to increase the plant to full design capacity.
 - Wastewater laboratory to allow monitoring of sewage treatment.
 - Water-softening plant to preserve the domestic water flow capacity.
- **March 1, 2001:** The Planning Board granted a waiver of site plan for the additional filtration improvements proposed to the wastewater treatment plant, as required and paid for by NYCDEP.

HISTORY OF APPLICATION FOR AMENDED SITE PLAN APPROVAL

With the need for expanded facilities at the WEC, the applicant initiated the application process in 2001. Below is a timeline showing various stages and approvals of the process thus far.

- **January 3, February 7, April 4, and May 30, 2002:** Site plan application was reviewed by Planning Board.
- **January 16 and February 26, 2002:** ZBA reviewed the variance applications. Review held open until completion of the State Environmental Quality Review Act (SEQRA) review.
- **January 26, 2002:** Combined ZBA/Planning Board site visit was conducted.
- **SEQRA Process Timeline:**
 - December 17, 2001: Environmental Assessment Form (EAF) was signed and submitted with the Planning Board/ZBA applications.
 - February 7, 2002: Planning Board declared intention to become lead agency.
 - February 26, 2002: ZBA agreed to the Planning Board becoming lead agency; ZBA public hearing on variances held open during the SEQRA review.
 - March 15, 2002: NYCDEP agreed to Planning Board becoming lead agency and requested that a DEIS be prepared and submitted for review.
 - April 4, 2002: Planning Board submitted a Draft Scope of a DEIS to Watchtower for the proposed amended site plan.
 - May 30, 2002: Public hearing held on the Draft Scope.
 - June 7, 2002: NYCDEP commented on the Draft Scope.
 - June 12, 2002: Edie Keasbey/FrOGS commented on the Draft Scope.
 - July 2, 2002: Final Scope adopted by Planning Board after public comment period ended.

- December 6, 2007: The Patterson Planning Board amended the Final Scope following a public hearing. Applications before ZBA for variances pending.

E. APPLICANT'S OBJECTIVES AND NEED

As stated in its charter, the applicant's purposes include to:

print, record by any means and in any medium, and otherwise produce, and distribute Bibles in any medium; disseminate Bible truths in various languages; write, record by any means and in any medium, and otherwise create, publish, and distribute literature in various languages containing information and comment explaining Bible truths and prophecy concerning the establishment of Jehovah's Kingdom under Christ Jesus (2 Timothy 3:16, 17); write, record by any means and in any medium, and otherwise create, publish, and distribute music, art, and other intellectual property of a religious or educational nature in any medium; instruct and educate men, women, and children about the Bible and incidental scientific, historical, and literary subjects and to own and/or operate schools to advance such purpose; improve men, women, and children intellectually and morally by education based on Christian principles and to own and/or operate schools to advance such purpose; establish and operate private Bible schools, and ancillary facilities to house and care for the students at such schools, and classes for instructing men and women about the Bible, Bible literature, and Bible history; arrange for and hold assemblies for religious worship (Leviticus 23); maintain one or more religious orders of special ministers of Jehovah's Witnesses (2 Kings 2:3, 5; 6:1).

To accomplish these purposes, the WEC facilities and staff enable the creation and translating of religious print material, creation of artwork for religious publications, creation of audio and video publications that directly effect the dissemination of Bible truths, and training designated Jehovah's Witnesses as missionaries, special ministers, and religious administrators.

In recent years, increased membership among Jehovah's Witnesses and a concomitant increase in printing requirements have necessitated expansion and/or upgrading of the applicant's facilities and those at other branches of Jehovah's Witnesses in numerous locations around the world. Several growth factors are responsible for the rate at which these needs arise. They include: 1) as a result of world political changes and globalization, many countries of the world have opened up to Christianity in general and to Jehovah's Witnesses in particular; 2) the worldwide growth in the number of Jehovah's Witnesses; and 3) the increase in the worldwide demand for Bibles and Bible-related literature printed and published by Jehovah's Witnesses. The need to increase the size of the staff of school instructors, video, graphics, and art specialists, and translators, along with additional support staff caused by these growth factors has created a need at the WEC for additional space for the additional staff to live and work.

WORLDWIDE PUBLISHING AND TRANSLATING

Jehovah's Witnesses have developed an unparalleled worldwide organization that provides free Bible instruction to all who wish to understand the Bible better. Since the 1870s, the publishing agencies of Jehovah's Witnesses have produced a truly immense quantity of Bible-based literature in a variety of languages. For example:

- In 1995, Jehovah's Witnesses produced literature in 309 languages, with 1,499 volunteer translators worldwide. Today, Jehovah's Witnesses produce literature in 523 languages, with approximately 3,370 full- or part-time uncompensated translators worldwide. Much of this translation work is coordinated at the WEC.
- In the early 1980s, a team of Jehovah's Witnesses developed the world's first multi-language electronic phototypesetting system. Members of the Worldwide Order at the WEC maintain this publishing system, which currently has the capacity to process material in 610 languages.
- Bible translation is currently underway in many languages and is coordinated from the WEC. The complete *New World Translation of the Holy Scriptures* is translated or in the process of being translated in 104 languages. Over 154 million copies of all editions of the *New World Translation* have been printed.
- *The Watchtower* magazine (average printing of 37 million) has the largest circulation of any religious magazine in the world. It is published in 174 languages. The *Awake!* magazine (published in 82 languages) is a general-interest magazine with a religious slant and has an average printing of 36 million. Artwork for these and many other publications for global production is prepared at the WEC.

Jehovah's Witnesses will continue to devote time and resources to the translation of Bibles and Bible-based literature for people of all languages around the world.

AUDIO AND VIDEO PUBLICATIONS

Jehovah's Witnesses have produced 22 videos on a variety of historical and Biblical topics in 71 languages. Ten of these have won a total of 27 awards. These video recordings are produced and/or coordinated from the WEC.

In recent years, there has been a dramatic increase in the number of languages in which videos have been produced. Also, there has been an increase in the number of publications that have been recorded. Growth in the number of audio or video recordings is anticipated to continue. One reason for this is to assist the deaf to learn about the Bible. For example, in 1999 the WEC's audio/video facilities produced 71 different American Sign Language (ASL) programs in videocassette format, with an annual distribution of 15,680 copies. As of September 2008, the number of ASL programs has increased to 99 different programs, in DVD format, with a distribution of 527,555 copies in a recent year. The applicant has managed to handle this increased production despite using substandard temporary facilities. To handle anticipated further increases while continuing to produce high-quality programs, enhanced and expanded facilities are required.

RELIGIOUS AND ADMINISTRATIVE TRAINING

Since April 1995, the WEC has been the home of the Gilead School. The school's curriculum of Bible study and instruction in organizational procedures and public speaking trains missionaries who are sent to teach the Bible in countries throughout the world. While attending the Gilead School, students reside, eat, and study on-site. To date, over 8,000 missionaries have graduated from the Gilead School.

Other schools of Bible study and training in organizational religious administration and procedure, as well as in-house training seminars, are conducted at the WEC. All attending such schools and seminars reside, eat, and study at the WEC. Among these schools and seminars are:

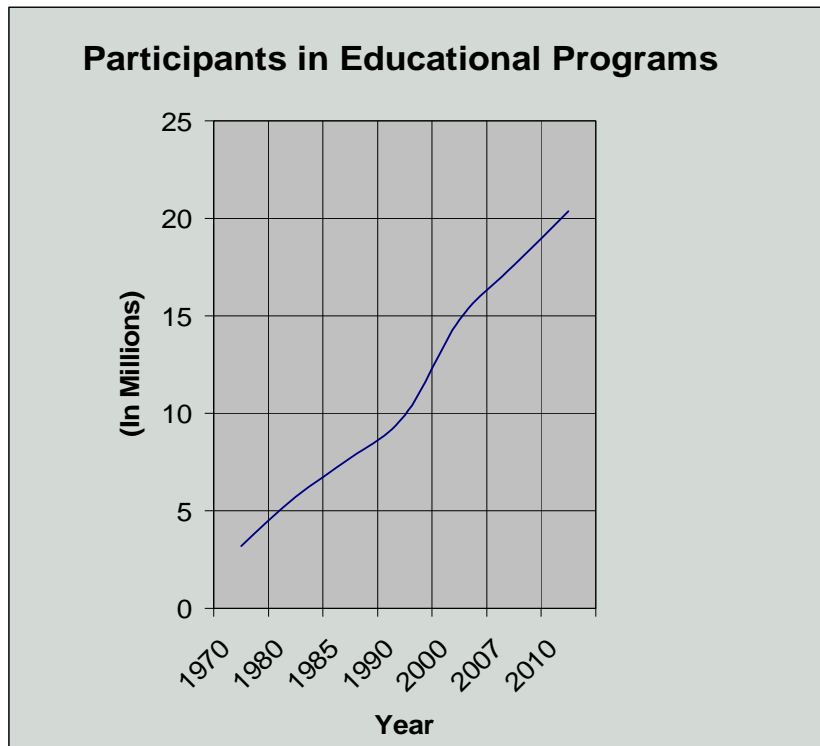
- **School for Branch Committee Members.** Jehovah's Witnesses maintain administrative offices ("branches") in over 110 countries. For each branch, the Governing Body of Jehovah's Witnesses appoints a branch committee, usually consisting entirely of members of the Worldwide Order. Within their respective branch's territory of responsibility, each branch committee represents the Governing Body, oversees the activities of the branch office, the public ministry of Jehovah's Witnesses, and the activities of congregations, and organizes large assemblies for worship. During the School for Branch Committee Members, attendees receive instruction and training in the Bible, including a thorough study of Scriptural principles governing all aspects of a Christian's life, branch office administration, and organizational religious procedure.
- **School for Traveling Overseers.** Traveling overseers are certain members of the Worldwide Order who visit one congregation of Jehovah's Witnesses per week for the purpose of training elders in the congregation, conducting worship services, taking the lead in the public ministry, and delivering Bible-based talks at large assemblies for worship. The School for Traveling Overseers provides Bible study and training in organizational religious procedure for these traveling ministers serving congregations in the United States, Canada, and other countries. To date, over 875 have completed this course of instruction.
- **School for Congregation Elders.** Elders are appointed to take the lead in each of the over 12,000 local congregations of Jehovah's Witnesses in the United States. In addition to the study of portions of the Bible, elders receive instruction in organizational religious procedure and public speaking.
- **In-House Training Seminars.** Throughout the year, seminars are conducted at the WEC for members of the Worldwide Order serving at the United States branch who are skilled translators, operate the applicant's unique multi-language electronic publishing system, or hold professional and trade licenses.

PUBLIC NEED

The more than 8,000 missionaries who have graduated from the Gilead School since its inception have taken knowledge of the Bible and Bible-based moral values to the far corners of the world, benefitting millions. In addition to the public impact of such missionaries, the religious ministerial activities of all Jehovah's Witnesses have a tremendous impact on the public. The literature produced deals with issues of concern such as family planning, dealing with sexual abuse, improving personal relationships, coping with stress, avoiding substance abuse, and economic planning among many other issues. This ministry has helped millions improve their lives by identifying how Bible principles can be applied in daily life. Many whose lives have been touched by this public ministry decide to participate in it themselves. In 1992, over 866,400 people in the United States and about 4,279,000 people worldwide actively shared in this public religious ministry. In 2008, over 1,060,000 people in the United States and about 7,000,000 people worldwide participated in this religious educational activity. This religious ministry, which "improves men, women, and children intellectually and morally," has created an increasing need for more Bibles and Bible-based publications. In addition to those taking part in the public ministry activities, millions more have benefited from the Bible educational programs offered by congregations of Jehovah's Witnesses, as shown in the chart below.

Demand for Jehovah's Witnesses' publications has increased dramatically. By 1980, over 35 million Bibles and Bible-based books and over 400 million religious magazines in over 200 languages were produced annually by Jehovah's Witnesses. Today, over 108.6 million Bibles

and Bible-based books and over 1.3 billion religious magazines and tracts in over 500 languages are produced annually by Jehovah's Witnesses.



Another need filled by Jehovah's Witnesses is their support of the deaf community. *Ethnologue* (15th Edition) reports that there are approximately two million deaf people in the United States, and according to the World Federation of the Deaf there are approximately 70 million deaf people worldwide. The extent of assistance provided by Jehovah's Witnesses from the WEC facility to the deaf community continues to increase. For example, in 1998 there were approximately 15 Sign Language congregations of Jehovah's Witnesses in the United States, while today there are a total of 121. These include four in the New York metropolitan area formed within the past 10 years. Worldwide, in 2003, there were 350 Sign Language congregations of Jehovah's Witnesses, and now there are 1,154 congregations. The publications distributed by Jehovah's Witnesses teach the deaf Bible principles and improve their intrafamily relations. As reported in a newspaper in Brazil, Leila Salgado, a psychologist in the Teaching Department of the Municipal Education Office located in Governador Valadares, Brazil, praised the work that Jehovah's Witnesses are doing in teaching Libras (Brazilian sign language), saying: "It's a good initiative. And especially when it comes to the training in Libras, which many deaf ones do not know." These are some of the ways that the deaf community is benefited by the religious educational work of Jehovah's Witnesses that is coordinated at the WEC.

During the next decade, there will likely be continued increase in the number of Jehovah's Witnesses worldwide. To keep up with the corresponding increase in demand for Bibles and Jehovah's Witnesses' publications and the related need for enhanced capacity for religious and administrative training, the applicant requires additions to the WEC facility. *

A. INTRODUCTION

This chapter evaluates the proposed project's potential impacts to land use, zoning, and public policy. An assessment of existing conditions, as well as future conditions without and with the proposed project, is provided. This chapter also describes visions and goals of the Town of Patterson, as expressed in its Comprehensive Plan of 2000, and evaluates the consistency of the proposed project with these goals.

PRINCIPAL CONCLUSIONS

The proposed project would increase development on the project site but would remain in context with existing structures and existing operations on-site. Most proposed development would occur on a portion of the project site that is set back more than 900 feet from neighboring properties and over 1,100 feet from New York State (NYS) Route 22. The overall character of the Route 22 corridor would not be affected. The proposed project would conform to zoning regulations set forth in the Patterson Zoning Code for a use with a special permit. A zoning variance for building height from the Zoning Board of Appeals (ZBA) would be required as some buildings would be greater than the maximum 38-foot height requirement outlined in the Town's Zoning Code for structures in the R-4 zoning district. The orderly development of the project site and the numerous environmental considerations of the proposed project discussed in subsequent chapters of this DEIS would support goals outlined in the Town's Comprehensive Plan.

B. EXISTING CONDITIONS

Geographic Information Systems (GIS) data provided by the Putnam County Department of Information Technology and GIS, in addition to field surveys conducted on September 4, 2008, were used to analyze existing land uses in proximity to the proposed project. Existing land uses are shown on **Figure 3-1**.

LAND USE

REGIONAL LAND USE PATTERN

The applicant's properties are located in the Town of Patterson in northeastern Putnam County, NY. Similar to many communities in Putnam County, Patterson is largely undeveloped, featuring widespread forests and open fields. Commercial development is limited to principal highways and scattered hamlet centers. Larger population centers, including the Villages of Pawling and Brewster, are located along NYS Route 22 north and south of Patterson, respectively. In addition, the Putnam Lake section of Patterson is a large subdivision surrounding Putnam Lake comprising almost 4,000 residents in southeastern Patterson.

Patterson is in a transitional area between denser suburban communities to the south (i.e., Westchester and southeastern Putnam Counties) and more rural communities to the north in eastern Dutchess County. While the town contains no incorporated villages or cities, it contains several hamlet centers consisting of concentrated residential and commercial activity. One such hamlet center is located within relative proximity to the project site: the Hamlet of Patterson.

Government and community services are concentrated in the Hamlet of Patterson, located northwest of the project site at the intersection of NYS Route 311 and the Metro-North Railroad tracks (Harlem Line). The hamlet comprises Town Hall, the Town Courthouse, a post office, a library, a Metro-North commuter rail station, a Chinese restaurant, a small pub, and other small “mom and pop” retail establishments. The Patterson Fire Department, Station 1, is located on Burdick Road just east of the hamlet center. **Figure 3-2 (Photo 1)** shows the character of the hamlet center.

Another area of concentrated commercial activity located in close proximity to the project site is centered around the intersection of Haviland Hollow Road (CR #68) and NYS Route 22, located approximately a half mile south of the Watchtower Educational Center (WEC) main entrance. Businesses located in this area include a small furniture store, an autobody shop and gas station, a used car dealership, a deli, a diner, and several other small eateries. **Photo 2 on Figure 3-2** shows the overall character of this area.

Although Patterson is a rural community, it is not secluded from other more intensely developed communities. NYS Route 22 connects the town to commercial areas and large shopping centers in the Town of Southeast and the Village of Brewster near Interstate 84 (I-84). NYS Route 311 provides alternate access to I-84. NYS Route 22 also connects the town to Interstate 684 (I-684), which provides access to New York City, White Plains, and other economic centers in southern Westchester County.

SURROUNDING, ADJACENT, AND ON-SITE LAND USES

Surrounding Land Uses

NYS Route 22 is the principal north-south roadway in the study area. This corridor is characterized primarily by low-density commercial and institutional uses. A higher density of commercial land uses is located farther north, primarily between NYS Route 311 and the Pawling town border. Figure 3-1 provides a visual representation of land uses in the study area.

North of Project Site. Between the project site and NYS Route 311 is a diverse mix of land uses, that includes Rocco’s Diner, Thunder Ridge Ski Area, the New England Equine Practice, a self-storage facility, a pharmaceutical company, a large pond, and undeveloped forests and fields. Most development is located close to NYS Route 22, behind which are expansive open fields, forests, and rolling hills. The intersection of NYS Route 22 and NYS Route 311 is a commercial hub anchored by Patterson Commons, a large shopping plaza featuring an A&P supermarket, Blockbuster Video, and other small retail establishments. Other businesses near this intersection include a gas station, an ice cream stand, an auto shop, and a small antique store.

North of its intersection with NYS Route 311, NYS Route 22 is lined with restaurants, auto garages, the Patterson Old Tyme Flea Market, the Westview Golf Driving Range, insurance and real estate offices, other small businesses, and several single-family residences. NYS Route 311 connects NYS Route 22 to the Hamlet of Patterson. Where NYS Route 311 traverses the Great Swamp, commercial and residential development is intermittent.

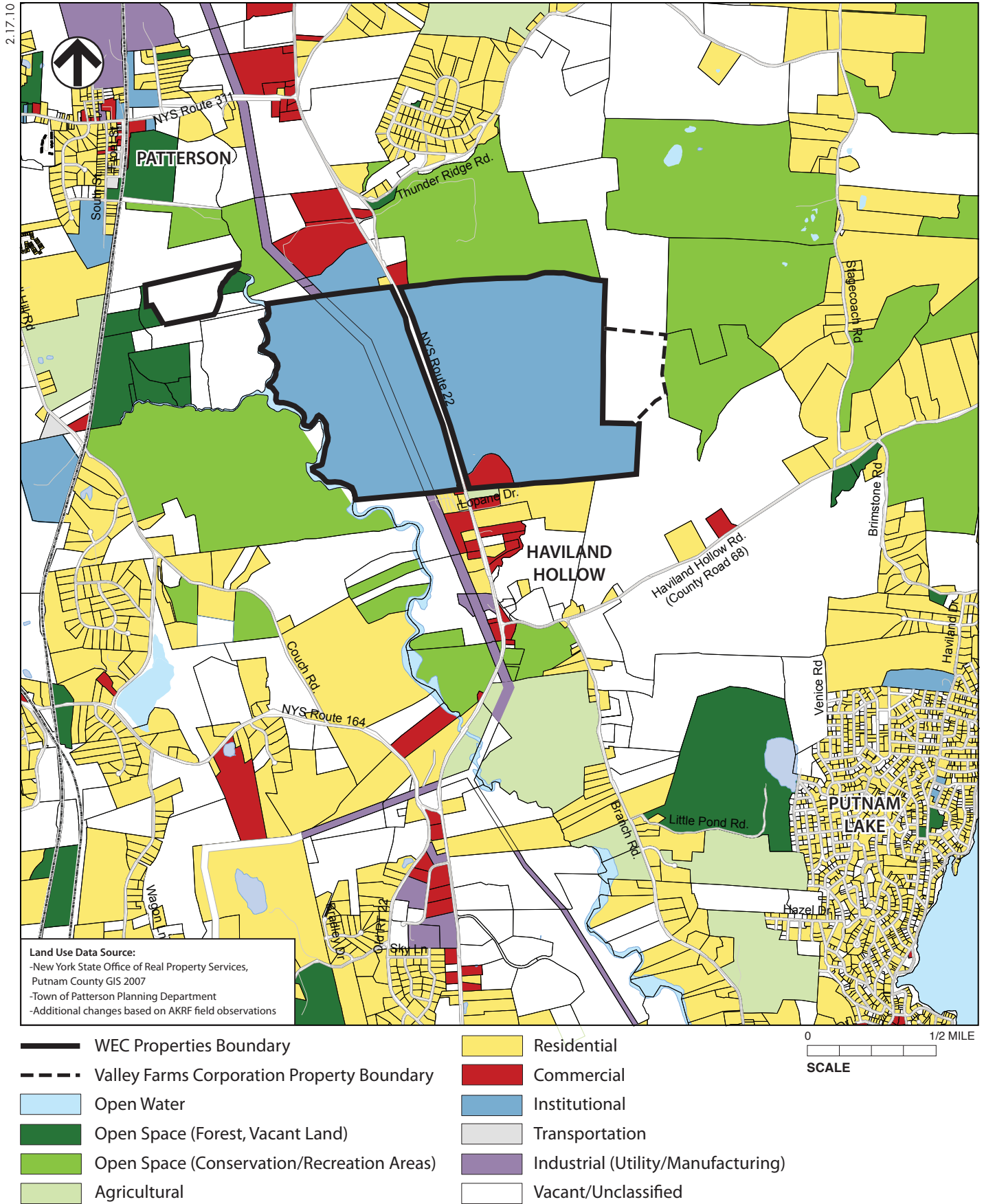


Figure 3-1
Existing Land Use

1.21.09



View looking west along NYS Route 311 toward the Metro-North Railroad tracks in the Patterson Hamlet Center

1



View of Haviland Hollow, looking north along NYS Route 22 just south of Haviland Hollow Road (County Road 68)

2

Residential development is minimal north of the WEC properties. Low-density single-family residences are located along South Quaker Hill Road. Closer to the project site, a larger, suburban-type residential subdivision is located off Birch Hill Road.

South of Project Site. South of the WEC properties, land uses along NYS Route 22 are primarily commercial interspersed with several residential properties. A mobile home park, several single-family residences, and the Berkshire Nursery and Garden Center border the project site. Farther south is a steakhouse, a sign and printing company, a sporting goods store, Birch Hollow Center (comprising several construction company offices and a warehouse for a party catering business), and several vacant or undeveloped parcels. Approximately a half mile south of the WEC is additional commercial activity centered around the intersection of Haviland Hollow Road (CR #68) and NYS Route 22, described earlier.

Haviland Hollow Road connects NYS Route 22 east to CT Route 37 in Connecticut. This corridor consists primarily of undeveloped woodlands and several scattered single-family residences and a nursery. The Michael Ciaiola Conservation Area, a Putnam County preserve comprising over 800 acres, is located along this corridor near the Connecticut border.

Land along NYS Route 22 south of Haviland Hollow Road is largely undeveloped forest and farmland. Several commercial and office buildings are located at the NYS Route 164 intersection and on parcels farther south.

Characteristic photos of areas described above are shown in **Figures 3-3a and 3-3b**.

Adjacent Land Uses

East of NYS Route 22. Properties that abut the portion of the WEC east of NYS Route 22 are shown in **Figure 3-4**. The WEC properties are bounded to the north by Rocco's Diner and the Thunder Ridge Ski Area, a facility primarily used during the winter months with several events during the off-season (see Chapter 4, "Community Services and Facilities," for further description). The ski area also contains Daniel J's restaurant and Liberty Paintball Games. The eastern portion of the WEC properties is bounded by privately owned woodlands and state-owned woodlands associated with the Cranberry Mountain Wildlife Management Area (WMA). This WMA, a 467-acre preserve managed by the New York State Department of Environmental Conservation (NYSDEC), offers passive recreational opportunities to the public. The WEC properties are bounded to the south by the Berkshire Nursery and Garden Center as well as several single-family residences off Lopane Drive. Finally, this portion of the WEC properties is bounded to the west by NYS Route 22.

West of NYS Route 22. Properties that abut the portion of the WEC west of NYS Route 22 are also shown in Figure 3-4. This portion of the WEC properties is bounded to the north by Angela's Beauty Corner, woodlands, and the New England Equine Practice (Patterson Veterinary MRI); to the east by NYS Route 22; to the south by AVP Business Products, and the Wooded Hills mobile home park; and to the west by the Great Swamp, one of the largest wetland systems in New York State.

On-Site Land Uses

The applicant's properties are located on NYS Route 22 between NYS Route 311 to the north and Haviland Hollow Road to the south. In total, the WEC comprises five contiguous parcels and one non-adjointing parcel (as shown on Figure 3-4), all of which are situated both east and west of NYS Route 22.

The WEC is a facility providing religious education and administrative training used to support the worldwide activities of Jehovah's Witnesses, a not-for-profit Christian organization. The WEC is a self-contained community operated by members of the Worldwide Order who live and work on the premises, as described in more detail in Chapter 2, "Project Description."

Much of the development on-site is concentrated on approximately 46 acres of a 362.5-acre parcel (lot 53) east of NYS Route 22. Lot 53 contains several residential buildings that can accommodate approximately 1,550 people. Other structures house offices, religious schools, an auditorium, maintenance facilities, a kitchen, a dining room, recreation facilities and other support functions. In addition, the parcel contains water and wastewater treatment plants, a temporary concrete batch plant, and garages used to store and repair vehicles. Large portions of lot 53 remain undeveloped with open fields and woodlands. Also east of NYS Route 22 is the Patterson Inn, where the applicant accommodates overnight guests. The Patterson Inn is located on a 12.2-acre separate parcel (lot 54) that comprises seven individual two-story buildings.

Three of the parcels owned by the applicant are located west of NYS Route 22. The smallest parcel (lot 14, 0.25 acres) houses one residence, called H-House. The largest parcel (lot 15, 282.2 acres) supports the applicant's agricultural uses and is also transected by a New York State Electric and Gas (NYSEG) easement for power lines. Most of the parcel is cleared open fields, much of which is used as a cow pasture. 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 (lot 37) west of NYS Route 22 is a 34-acre woodlot that is not contiguous with the rest of the WEC properties.

ZONING

ON-SITE ZONING

The applicant's properties comprise five contiguous parcels and one detached parcel within three zoning districts (see **Figure 3-5**). Most of the properties are located within a residential (R-4) zoning district. The 12.2-acre parcel (containing the Patterson Inn) east of NYS Route 22 on the southern edge of the WEC properties is within a commercial (C-1) zoning district. A portion of the WEC properties west of NYS Route 22 is also within the C-1 district. This area includes the 0.25-acre parcel and approximately 106 acres of the 282-acre agricultural parcel. In addition, a portion of the adjacent Valley Farms Corporation Property is within the commercial recreation (CR) zoning district. No work is proposed on the Valley Farms Corporation Property or the parcels west of NYS Route 22.

The R-4 district is a low-density residential district that permits detached single-family residences and farms on minimum lot sizes of 4 acres. The WEC operates with a special use permit as an educational center, granted on February 17, 1988.

Bulk and dimensional regulations for the R-4 district are shown in **Table 3-1**.

The C-1 district permits such commercial uses as retail stores (less than 50,000 square feet), restaurants, offices, veterinary hospitals, and recreational venues. Small and large farms are also permitted. The C-1 district does not permit hotels as of right or by special permit. However, when the Patterson Inn was constructed, the parcel on which it is located was zoned in an



View of Watchtower property west of NYS Route 22, characteristic of
NYS Route 22 corridor in the vicinity of the project site

3



Commercial uses near NYS Route 22 and NYS Route 311 intersection

4



View of NYS Route 22 corridor north of NYS Route 311 near the Town of Pawling border (looking north)

5



View of NYS Route 22 corridor south of Watchtower (looking south)

6

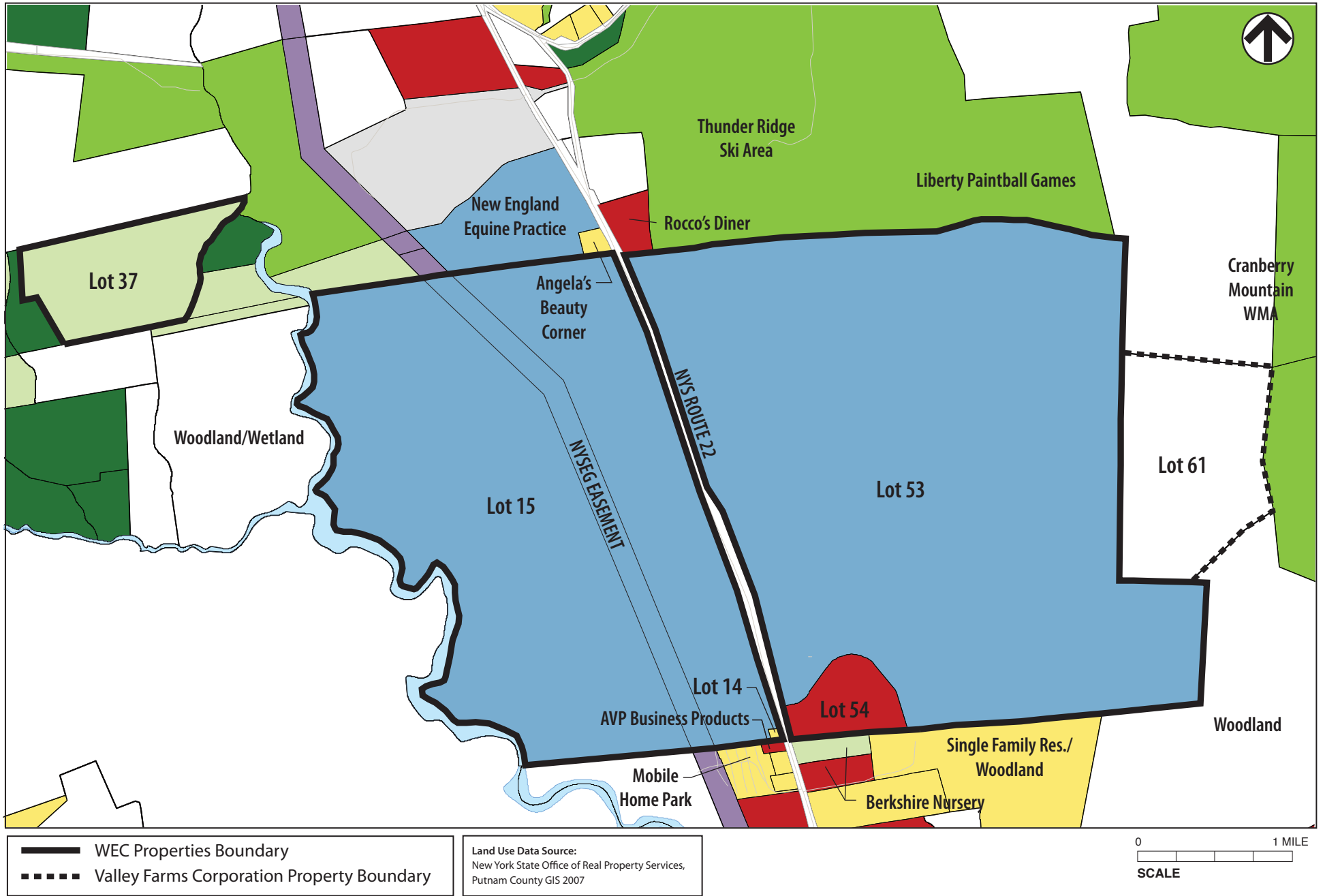
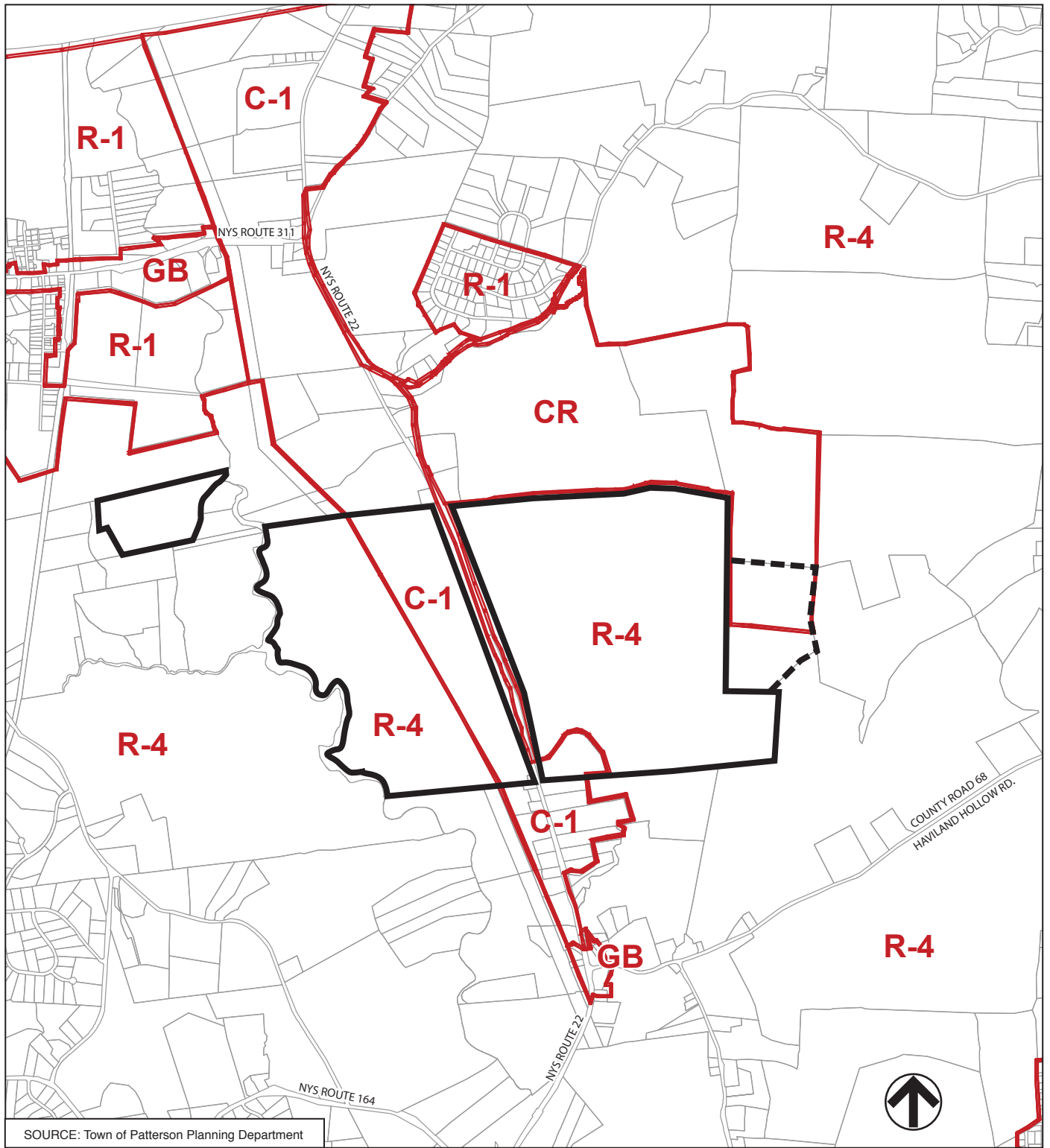


Figure 3-4
Adjacent Property Land Use



- | | |
|---|--|
| — WEC Properties Boundary | R-1 Residence District |
| - - - Valley Farms Corporation Property Boundary | R-4 Residence District |
| | GB General Business District |
| | C-1 Commercial District |
| | CR Commercial Recreation District |

0 1/2 1 MILE
SCALE

industrial (I) district at that time, which permits hotels. Therefore, the Patterson Inn exists as a nonconforming pre-existing use.

Table 3-1
R-4 Zoning District/Special Permit Regulations

Zoning Regulation	Requirement
Minimum Lot Size	50 acres ¹
Maximum Building Coverage	15 percent ¹
Maximum Height	38 feet
Minimum Setbacks	
Front	40 feet
Side	40 feet
Rear	80 feet
Special Setback Requirements ²	
Recreational Facilities Structures	200 feet
Dormitories and Classrooms	100 feet
Notes: ¹ Regulation specific to educational uses with a special permit. ² Special setback requirements are from all property and street lines, pursuant to special permit standards.	
Source: Town of Patterson Zoning Code.	

Bulk and dimensional requirements for the C-1 district are shown in **Table 3-2**.

Table 3-2
C-1 Zoning District

Zoning Regulation	Requirement
Minimum Lot Size	2 acres
Maximum Impervious Surface Coverage	65 percent
Maximum Height	35 feet
Minimum Setbacks	
Front:	65 feet
Side:	30 feet
Rear:	50 feet
Source: Town of Patterson Zoning Code.	

Much of the applicant's properties are within the open space overlay zone. However, this overlay zone applies to subdivision development, which is not a component of the proposed project.

ADJACENT ZONING

Other zoning designations within the study area near the project site include commercial recreation (CR), general business (GB), and residential (R-1) districts, as shown on Figure 3-5.

The CR district is primarily intended to allow indoor and outdoor recreational facilities. Within the study area, Thunder Ridge Ski Area is incorporated in the CR district.

The GB district permits such uses as retail (less than 50,000 square feet), business offices, restaurants, medical offices, and banks. The GB district incorporates parcels at the NYS Route 22/Haviland Hollow Road intersection.

The R-1 district has similar regulations as the R-4 district, except that minimum permitted lot sizes are 1 acre.

PUBLIC POLICY

COMPREHENSIVE PLAN

The Town of Patterson Comprehensive Plan was adopted on December 13, 2000. The Plan intends to guide development in the Town and outlines its visions and goals. The primary objective of the Town is to preserve its rural, scenic, and historic resources while allowing commercial and residential development in areas suited for growth. The Plan promotes orderly growth that has minimal impacts on important natural resources, such as the Great Swamp.

Some goals stated in the Comprehensive Plan include:

“Preserve and enhance the natural beauty and rural quality of the community and protect the small-town atmosphere.”

“Protect environmentally sensitive areas and natural resources such as scenic roads and vistas, waterways, floodplains and wetlands.”

“Establish environmentally sound land use development policies which respect private property rights and ensure balanced and orderly patterns of future growth.”

The Town’s Comprehensive Plan outlines an extensive land use and zoning plan. Many of the zoning recommendations have been enacted in accordance with the Zoning Code amendments adopted in 2003 and last amended on March 31, 2007. The land use plan focuses largely on concentrating development in core neighborhood centers rather than sprawl-type development.

C. THE FUTURE WITHOUT THE PROPOSED PROJECT

Without the proposed project, land use, zoning designations, and public policy in the vicinity of the applicant’s properties would remain unchanged. Other than the proposed project, the applicant has no future development plans for the WEC.

Several retail, office, and residential projects are proposed or approved throughout the Town of Patterson. However, no proposed development applications in the immediate vicinity of the project site have been submitted to the Town of Patterson Planning Board. Any small commercial and residential development applications within the land use study area are located in the outer edges of the study area along NYS Route 311 and NYS Route 22 north of NYS Route 311. If realized, these projects would fit into the existing character of these corridors and have no effect on land uses near the WEC.

The largest development project under review in the Town of Patterson is Patterson Crossing, a proposed 410,560-square-foot retail plaza. This project would be constructed near the intersection of NYS Route 311 and I-84, approximately five miles from the project site, and would therefore not affect land use or zoning at or near the WEC.

Further, no changes to the existing zoning ordinance are expected in the future without the project. The Town Zoning Code was recently amended on July 22, 2009, based on recommendations outlined in the Town’s Comprehensive Plan of December 13, 2000, and other community needs.

D. PROBABLE IMPACTS OF THE PROPOSED PROJECT

LAND USE

The proposed project would add 186,000 square feet of building coverage comprising 904,000 square feet of new residential, office, and other building space on-site. However, the expansion of these uses would remain in context with existing uses on-site. Additional space would better accommodate the needs of the applicant by allowing it to more effectively create and translate religious print material, create artwork for religious publications, create audio and video publications that directly effect the dissemination of Bible truths, and train designated Jehovah's Witnesses as missionaries, special ministers, and religious administrators, in line with the applicant's religious, educational, and charitable purposes discussed in Chapter 2. In addition, the applicant's properties cover a large area, consisting of abundant open space and woodlands, and new development on-site would not encroach on existing development of nearby properties or change the overall character of the Route 22 corridor. Finally, the WEC would continue to serve its existing function. Therefore, no significant adverse impacts to land use are expected.

ZONING

Because the WEC currently operates with a special use permit, a modification to its special use permit would be required, pursuant to Section 154-99 of the Town Zoning Code. This would be done in conjunction with the site plan application. The WEC would continue to operate as an educational center for the purpose of promoting the religious activities of Jehovah's Witnesses. As part of the special use permit approval process, the Patterson Zoning Board of Appeals (ZBA), upon recommendation from the Planning Board, would determine the minimum number of parking spaces required on the project site. A waiver would be required from the Planning Board for reduced parking dimensions, both for surface and garage parking areas.

The proposed project would not alter existing zoning designations. However, the proposed project would require two zoning variances from the Patterson ZBA. The first variance would be for fence height. A 6-foot high security fence is proposed along Route 22 at the main entrance to the WEC, approximately 500 feet in length. The Town's Zoning Code limits the height of fences along lot frontage to 4 feet. The fencing is needed to provide deterrence to those with criminal intent. However, a four foot fence would provide very little deterrence. The added height of a six-foot fence would provide a greater measure of security as it is more difficult to surmount. The added height would be of particular benefit in the area proposed since this is the closest proximity to the occupied buildings, enhancing the safety and welfare of the occupants. A six-foot fence would match the scale of the WEC, architecturally match the proposed security gate main entrance, and meet up with the existing cow pasture fence to the north of the main entrance. The style of the fence is proposed to be aesthetically pleasing and similar to other fences in the area along Route 22.

The second variance would be for building height. As previously shown in Table 3-1, the Town's Zoning Code limits height of structures in the R-4 zoning district to 38 feet. Several of the proposed new buildings would exceed this limitation, as shown in **Table 3-3**. The variance is to avoid a sprawling development with significantly greater impervious surface and disturbance. The potential impacts of a lower height alternative plan are described in greater detail in Chapter 16, "Alternatives." These proposed new buildings would remain in context with existing conditions, as several existing buildings (including the South Services Building, South Office Building, North Services Building, Auditorium, and F Residence) have comparable heights

ranging from approximately 54 feet to 75 feet above average grade. These exceptions were allowed under a previous height variance from the Patterson ZBA.

Table 3-3
Buildings Requiring Variance for Height

New Building	Height (feet)
North Office Building	76
Maintenance Building	67
G Residence	64
H Residence	69
West Addition to Audio/Video Building	45
Source: Watchtower Bible and Tract Society of New York, Inc.	

Many of the proposed project-related elements, including new buildings, building expansions, and other improvements would be lower or similar in scale and nature to surrounding infrastructure elements and would not result in substantial changes to the visual character of the complex. However, the structures proposed for the orchard area (the Maintenance and North Office Building, G Residence, and H Residence) would represent a more substantial change from the current visual character of their proposed location. Existing views to the project site parcel are limited to Route 22 in the immediate vicinity of the project site parcel and to limited locations from across the valley. The visual impact of this change would be minimized by the proposed coniferous and deciduous trees, which would provide substantial visual screening. Since the property is already so densely developed with structures of a similar height and design, the addition of the new structures in this area would not represent a substantial change in the overall character of this view and would not result in adverse visual impact. Special care would be taken to design the facades in such a manner as to minimize building mass and scale. Muted colors will be selected to complement the adjacent existing buildings, and to harmonize as much as possible with the natural surroundings. New lighting would be installed in areas where lighting is currently minimal or lacking, including the vicinities of new buildings such as the Maintenance and North Office Buildings, G Residence, and H Residence. However, this new lighting would not result in spillover on locations outside of the project site. The proposed scheme would incorporate measures to minimize glare and sky-glow. Therefore, some of the proposed project elements, particularly the buildings that would be constructed in what is now the orchard area, would be visible from the limited vantage points from which the WEC properties are currently visible. However, the visual impact of these new elements would be minimal. The proposed project would not result a substantial change in the existing overall visual character of the area or the visual resources identified in the study area and would not block or meaningfully alter views to and from these visual resources. Thus, the project would not result in an adverse impact on visual resources. The potential visual impact and mitigation measures are discussed in greater detail in Chapter 12, "Historic and Visual Resources."

Special use permit regulations applicable to the proposed project limit maximum building coverage to 15 percent of the lot. "Building coverage" is defined in the Zoning Code as the "area of all principal and accessory buildings on a lot." All new buildings associated with the proposed project would be developed on a 362.5-acre (15,789,341-square-foot) lot east of NYS Route 22. **Table 3-4** provides the breakdown of existing building coverage, new building coverage, and total building coverage on-site with the proposed project.

Table 3-4
Building Coverage for Lot #53

	Building Coverage (square feet)	Percentage
Existing	529,711	3.35%
Proposed	185,831	1.18%
Total	715,542	4.4.53%
Source: Watchtower Bible and Tract Society of New York, Inc.		

Had the previous height variance never been granted, limiting structures to 30 feet (per the zoning definition in effect in 1988) and 2-1/2 stories high, the existing building coverage on site would have been 571,168 square feet, or 3.62 percent of the lot area. The proposed project, without a height variance, would result in new building coverage of approximately 307,000 square feet as opposed to approximately 186,000 square feet with a height variance, which is discussed further in Chapter 16, “Alternatives,” under the heading “Alternative Site Plan Layout: Land Use, Zoning, and Public Policy.” The current zoning definition for building height of 38 feet is to the roof peak, as compared with the 1988 zoning definition of 30 feet to the midpoint between the eave and roof peak. For the WEC buildings either zoning definition results in essentially the same as-of-right building coverage.

As shown in Table 3-4, the proposed development of the site would remain well within the limitations in the Town Zoning Code.

PUBLIC POLICY

The proposed project would conform to goals and objectives outlined in the Town of Patterson Comprehensive Plan by conducting orderly development on the site. Numerous measures would be taken in conjunction with the proposed project to reduce any impact on the environment, such as reducing water usage, as explained in Chapter 6, “Water Supply and Utilities.” Further, energy-saving measures that would be implemented with the proposed project would mitigate any potential effects on the environment. *

A. INTRODUCTION

This chapter discusses how the proposed project could affect community services and facilities, including police and fire protection, emergency medical services, and public recreational facilities. This analysis describes existing community services, conditions likely to occur in the future without the proposed project, and the potential impacts of the proposed project on demand for community services.

PRINCIPAL CONCLUSIONS

Additional office and residential space, as well as 500 new residents, associated with the proposed project would not add a substantial demand on community facilities. Existing municipal services, such as police, fire protection, medical, and recreation, would be able to adequately serve the proposed Watchtower Educational Center (WEC) amended site plan, as detailed further in this chapter. Existing and proposed site components, such as the watchman program and fire protection designs in the new buildings, would help minimize potential impacts to community facilities in the Town of Patterson and Putnam County.

B. EXISTING CONDITIONS

The locations of community facilities currently serving the study area are shown on **Figure 4-1**.

POLICE

The applicant maintains an on-site private security arrangement for the WEC properties. The Town of Patterson does not employ its own police force. Instead, the Town relies on police protection from the Putnam County Sheriff's Department and the New York State Police, as described further below.

APPLICANT ON-SITE SECURITY

The applicant maintains an on-site private security arrangement for the WEC properties that includes: 24-hour physical and camera surveillance; an overnight watchman program; a watchman stationed at the gated driveway entrance to the WEC; personnel on duty 24/7 at the main lobby desk to screen visitors and monitor security cameras installed throughout the WEC, including at the entrance and at the main lobby; and a security response team made up of residents who are administrative personnel on call at all times. Before they become WEC residents, all residents go through a strict approval process in order to verify, to the extent possible, that they are law-abiding and honest. The applicant maintains emergency response procedures for its residents at the WEC, including the provision of back-up power generation in the event of an outage. All emergency 911 calls that originate at the WEC are handled by the Putnam County Sheriff's Office.

PUTNAM COUNTY SHERIFF'S OFFICE

The Putnam County Sheriff's Office is located at 3 County Center in the Town of Carmel. The department has a staff of 83 full-time law enforcement officers. A minimum of one patrol is assigned to the sector that includes the Town of Patterson (including the WEC), 24 hours a day. All 911 emergency calls from Patterson are routed through the department. The Applicant's records indicate the number of E-911 calls made from 2002 to 2007 from the Watchtower Educational Center averaged 3.16 calls per year for a total of 19 calls in this time period. Table 13-4 taken from the Economic Impact (13-6) shows the monthly average of calls responded to during this time period by Fire/Emergency & Police. As can be seen, one E-911 call could have multiple responders (e.g., a request for an ambulance requires police or sheriff accompaniment). Approximate response time ranges from 5 to 20 minutes, depending on the location of the patrol unit and the emergency call.

The department comprises a civil bureau, a marine unit, school resource officer program, and a narcotic enforcement unit. The civil bureau is responsible for enforcing the New York State Civil Practice Laws and Rules and manages civil summonses, family court papers, district attorney subpoenas, court orders, and property executions. The marine unit patrols bodies of water (primarily the Hudson River and Lake Oscawana in Putnam Valley) and promotes boat safety and conducts search and rescue operations. The marine unit also supports the U.S. Department of Homeland Security by providing surveillance of the Bear Mountain Bridge, Newburgh-Beacon Bridge, and the two rail lines that run along the Hudson River's eastern and western shore. The school resource officer program assigns deputy sheriffs full-time to elementary, junior, and high schools throughout Putnam County. Finally, the narcotic enforcement unit tracks and monitors drug activity within the county.

NEW YORK STATE POLICE

The New York State Police is divided into 10 troops based on geographic area. Troop K of the State Police patrols an area of approximately 2,111 square miles, home to approximately 1.4 million people living in nine cities, 37 villages, and 62 towns. Included within Troop K's jurisdiction is Putnam County, as well as Columbia, Dutchess, and Westchester Counties. Troop K is subdivided into three zones and operates out of 17 stations (including its headquarters in Poughkeepsie). The Town of Patterson is in Zone 2, with police services provided by the Brewster barracks located at 1672 Route 22 in Brewster.¹

FIRE

The Town of Patterson, including the WEC properties, receives fire protection services from the Patterson Fire Department and the Putnam Lake Fire Department. The WEC also has on-site fire protection provisions, as described below.

WATCHTOWER EDUCATIONAL CENTER FIRE PROTECTION

A strict no-smoking policy is in effect on all of the WEC properties. A fire hydrant system exists throughout the WEC properties with maximum spacing of 500 feet between hydrants, as requested by the Patterson Fire Department. Hydrants are connected to a 405,000-gallon high-

¹ http://www.troopers.state.ny.us/Introduction/Annual_Reports/AnnualReport2006.pdf. Accessed July 30, 2008.

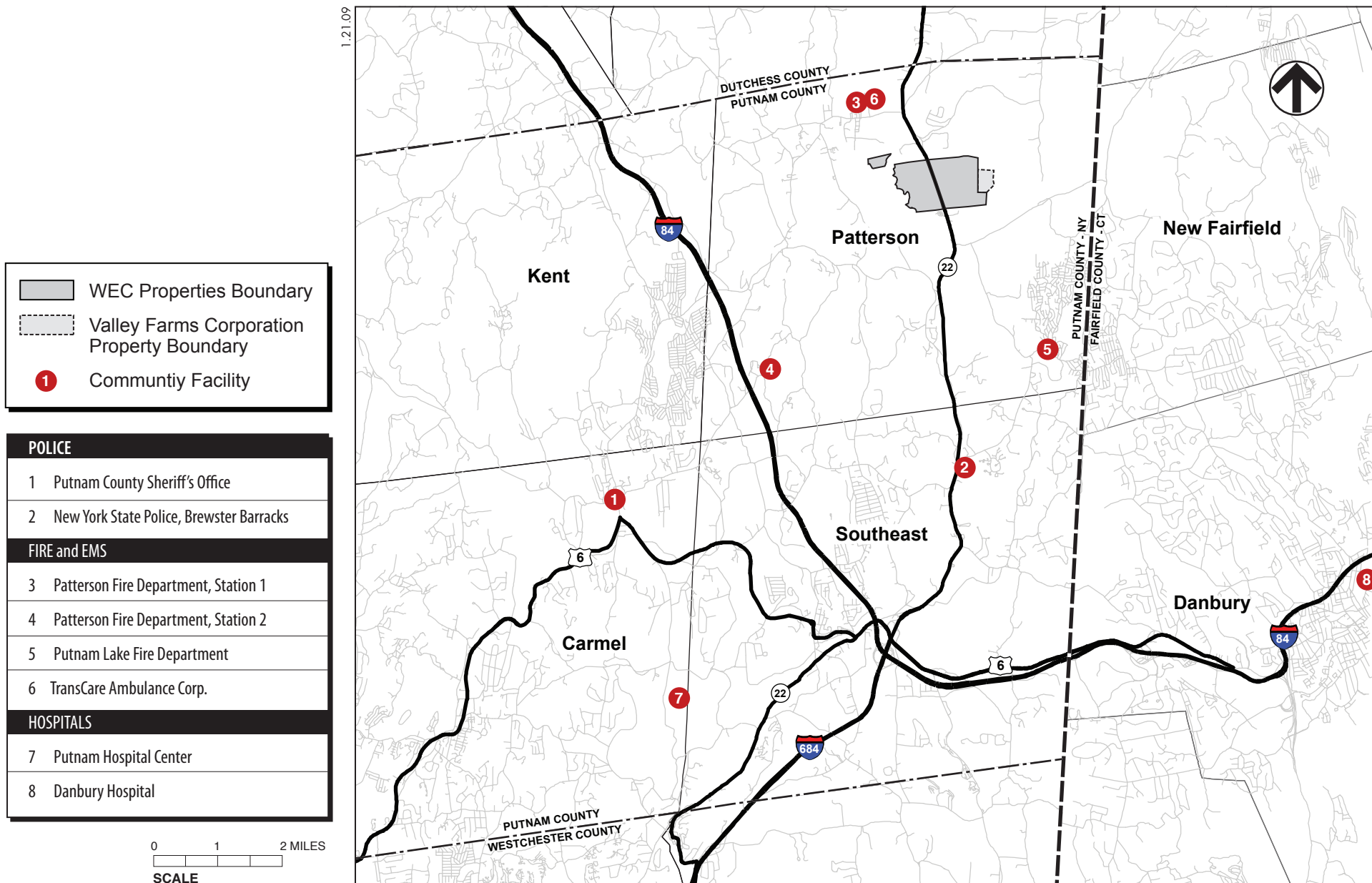


Figure 4-1
Community Services

level water storage tank. The high-level water storage tank meets National Fire Protection Association (NFPA) volume requirements for this size facility to provide a flow of at least 2,000 gallons per minute (gpm) for 2 hours (i.e., 240,000 gallons). Additional water storage for fire protection is provided by a 13-million-gallon reservoir on-site, allowing direct connection for fire departments. Sprinklers are provided in residential hallways and below-grade parking garage. A fire suppression system is also installed in the central kitchen. Standpipes are provided in all exit stairways. The structures are constructed of non-combustible and fire-resistant materials, such as concrete and steel. Each building is equipped with alarms and smoke detectors. These alarms and detectors are tied into the central monitoring system for the WEC as required.

PATTERSON FIRE DEPARTMENT

The Patterson Fire Department (PFD) would be the first responder to fire emergencies at the WEC properties. The PFD is headquartered on New York State (NYS) Route 311 at Burdick Road and provides supplementary service from a second station located on Bullet Hole Road just east of the Interstate 84 overpass. The Patterson Fire District encompasses an area home to over 7,000 residents. In addition to fire protection services, the PFD also provides emergency medical services, discussed later in this chapter.

The PFD is a 100-percent volunteer fire department comprising 60 active members. The PFD responds to over 500 emergency fire and medical calls each year.¹ The department uses the following equipment: three SUVs, three fire engines, one brush truck, two tankers, one ladder truck, one heavy rescue truck, one basic life support (BLS) ambulance, and one fire police truck.

PUTNAM LAKE FIRE DEPARTMENT

The Putnam Lake Fire Department (PLFD) is stationed at 72 Fairfield Drive in the Town of Patterson and comprises a staff of 45 volunteers.² The PLFD would normally provide back-up to the PFD for emergencies at the WEC properties. However, standard protocol usually involves at least one truck being automatically dispatched from the PLFD for fire emergencies handled by the PFD.

PLFD equipment includes two SUVs, one brush truck, three fire engines, two tankers, one rescue truck, one BLS ambulance, one rescue truck, one engine, and one tanker set up for immediate aid to the PFD.

EMERGENCY MEDICAL SERVICE AND HOSPITALS

AMBULANCE

The applicant and local fire departments provide BLS ambulance support for emergency medical situations. Advanced life support (ALS) ambulance services are available through a contract with the TransCare Ambulance Corp.

¹ <http://www.pattersonfiredept.org/>. Accessed July 30, 2008.

² <http://www.firedepartments.net/NewYork/Patterson/PutnamLakeFireDepartment.html>. Accessed July 30, 2008.

Applicant Medical Response Service

The applicant is able to provide primary emergency medical response services to emergencies on-site through the use of a privately owned BLS ambulance operated by a staff of approximately 14 EMTs. The on-site ambulance provides service to the WEC residents. If the on-site ambulance is unavailable, the applicant relies on the PFD to provide back-up services.

Patterson Fire Department

The PFD provides emergency medical services (EMS) to the Town of Patterson. The PFD employs one BLS ambulance, available to support the needs of the WEC campus when the applicant's ambulance is not available. As of January 22, 2009, the PFD website lists 17 members on the rescue squad.

Putnam Lake Fire Department

The PLFD also has available one BLS ambulance. The PLFD provides back-up ambulance services to the Patterson Fire District when needed. The PLFD website lists one EMS officer.

TransCare Ambulance Corp.

TransCare provides ALS ambulance services throughout Putnam County, and also to New Rochelle, Wappinger Falls, and White Plains, NY. In the event that BLS services are not sufficient for incidents in the Town of Patterson, including the WEC properties, TransCare will dispatch an ALS ambulance for additional emergency medical support. TransCare has its headquarters in Wappinger Falls, NY, but stages one of its ambulances at the Patterson Fire Station.

HOSPITALS

Watchtower Educational Center Infirmary

In addition to its ambulatory services, the WEC provides in-house medical services to residents at its on-site infirmary, which currently has two full-time and one part-time physicians, 16 RNs, and additional administrative and support staff. The WEC infirmary is capable of providing day-to-day medical services as well as limited emergency medical treatment. Patients with more serious injuries and medical conditions are taken to Putnam Hospital Center in Carmel.

Putnam Hospital Center

Putnam Hospital Center (PHC) is located at 670 Stoneleigh Avenue in the Town of Carmel, approximately 12.5 miles from the WEC properties. PHC serves approximately 150,000 residents in Putnam County, southern Dutchess County, and northern Westchester County. PHC is a 164-bed not-for-profit acute care facility offering the full spectrum of medical services. Hospital staff includes 300 physicians, surgeons, and allied health professionals, as well as 1,000 additional employees.

Danbury Hospital

Danbury Hospital is a 371-bed full service health care facility located at 24 Hospital Avenue in Danbury, CT. The hospital serves approximately 350,000 people, including residents of Putnam County, with a full range of medical services.

RECREATIONAL FACILITIES

The Town of Patterson is in a predominantly rural area with abundant open space and opportunities for outdoor and indoor recreational activities. Several town-, county-, state-, and privately-owned recreational facilities open to the public are located in Patterson. These recreational areas are shown on **Figure 4-2**. The applicant also maintains several recreational facilities on-site for WEC residents. WEC residents typically use facilities on-site more frequently than they use municipal recreational facilities.

WATCHTOWER EDUCATIONAL CENTER RECREATIONAL FACILITIES

The following recreational amenities are provided on the WEC property:

Outdoor Facilities

- Five miles of hiking and jogging trails
- One baseball field
- One soccer field
- One full and one half basketball court
- Three tennis courts
- Two horseshoe pits
- Two volleyball courts
- 250 garden plots for residents to use
- Over 20 picnic tables
- Fishing in the reservoir (seasonally)
- Two outdoor pavilions

Indoor Facilities

- Three racquetball courts
- Table games
- Exercise rooms
- Saunas
- Swimming pool
- Senior exercise activities
- Basketball court

TOWN PARKS AND RECREATIONAL AREAS

Patterson Recreation Center

The Patterson Recreation Center is located at 65 Front Street in the Patterson hamlet near the Metro-North train station. The Center offers an indoor gym and an arcade, and occasionally sponsors camps and other organized events. Use of the facilities requires an application and a fee. Access to the facility requires a Patterson Recreation Center photo-ID. Patrons can access the facilities from 9AM to 9PM weekdays with varying hours on weekends.

William Clough Nature Preserve

The William Clough Nature Preserve is a 63-acre Town-owned preserve located off Farm to Market Road in the southern portion of the Town. The preserve is largely forested and provides hiking trails leading to Ice Pond.

Patterson Environmental Park

The Patterson Environmental Park is a 23-acre park located just northwest of the WEC property. The park is within the Great Swamp and is believed to have been originally quarried for stone used as the foundation of many early homes in Patterson. Today, the park permits hiking, canoeing, fishing, and cross-country skiing. Access is gained from South Street.

Patterson Town Memorial Park

Patterson Town Memorial Park is located off Maple Avenue in the Hamlet of Patterson and may be used by residents in the Town Park Tax District. The park contains ball fields, picnic areas, and small beach with a pond for swimming.

COUNTY PARKS AND RECREATIONAL AREAS

Michael Ciaiola Conservation Area

The Michael Ciaiola Conservation Area (formerly the Walter G. Merritt County Park and combined with the former Haviland Hollow Conservation Area) is an 800-acre county-owned preserve. The conservation area is located just east of the project site near the Connecticut border. Access to the park is provided by an entrance off Haviland Hollow Road near CT Route 37, and another entrance off Stage Coach Road south of Birch Hill Road. Attractions at the site include abundant wildlife and the great gorge waterfall. Trails are available for hiking, biking, and horseback riding.

Other Putnam County Lands

The Town's Comprehensive Plan and GIS data received from the County indicate that Putnam County also owns and protects a number of small areas of open space throughout the Town of Patterson, as shown on Figure 4-2.

STATE PARKS AND RECREATIONAL AREAS

Wonder Lake State Park

Approximately 3 miles due west of the WEC is Wonder Lake State Park, which occupies land in both the Towns of Patterson and Kent. Access is provided from Ludingtonville Road in Kent. The park is 973 acres in size and is home to resident otter, barred owls, and coyote. Laurel and hemlock are also abundant. The State of New York is currently improving trails throughout the park.¹

¹ <http://www.pattersonny.org/>. Accessed July 22, 2008.



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|--|------------------------------|
| — WEC Properties Boundary | 6 Wonder Lake State Park |
| - - - - Valley Farms Corporation Property Boundary | 7 Cranberry Mountain WMA |
| ■ Recreation and Open Space | 8 Thunder Ridge Ski Area |
| 1 Patterson Recreation Center | 9 Sterling Farm Preserve |
| 2 William Clough Nature Reserve | 10 Twin Hills Preserve |
| 3 Patterson Environmental Park | 11 Ice Pond Preserve |
| 4 Patterson Town Memorial Park | 12 Other Putnam County Lands |
| 5 Michael Ciaiola Conservation Area | |

0 1/2 1 MILE
SCALE

Cranberry Mountain Wildlife Management Area

The Cranberry Mountain Wildlife Management Area (WMA) is a 467-acre¹ preserve located between Thunder Ridge Ski Area and Stage Coach Road, just east of and adjacent to the project site. WMAs are state-owned lands managed by the New York State Department of Environmental Conservation (NYSDEC) to preserve fish and wildlife resources. The Cranberry Mountain WMA offers public hiking trails throughout the preserve. The park can be accessed from two locations on Stage Coach Road.²

PRIVATELY OWNED RECREATIONAL AND CONSERVATION AREAS

Thunder Ridge Ski Area

Adjacent to the WEC property is Thunder Ridge Ski Area. The entrance to Thunder Ridge is approximately a mile north of the entrance to the WEC along NYS Route 22. Thunder Ridge is a small ski center with a 600-foot vertical drop that primarily promotes itself to western Connecticut, surrounding areas in the Hudson Valley, and New York City. The ski center provides 90 acres of skiable area on 30 trails. A staff of approximately 150 professional ski and snowboard instructors offers lessons through its snow sports school. Thunder Ridge is primarily active during the winter months, but hosts several events and functions during the summer.

Liberty Paintball Games also operates on the Thunder Ridge Ski Area. It consists of 15 fields on more than 300 acres of varied terrain, including streams, ravines, densely vegetated areas, wooded areas, open fields, and village/building-type areas. The facility includes an indoor dining facility and basic cafeteria. Liberty Paintball Games operates year-round on weekends, school holidays, and on weekdays during summer months.

Putnam County Land Trust

The Putnam County Land Trust is a non-profit organization committed to preserving open space in Putnam County. Several publicly accessible properties owned by the Land Trust are in the Town of Patterson, most notably Sterling Farm Preserve, Twin Hills Preserve, and Ice Pond Preserve.

Sterling Farm Preserve is located on Couch Road between Cornwall Hill Road and NYS Route 164. The preserve comprises hiking trails and abundant forests and wildlife. Another prominent feature of the preserve is the view from Cornwall Hill of the surrounding area.

Twin Hills Preserve totals 37 acres and is located on Farm to Market Road adjacent to the William Clough Nature Preserve. This preserve features hiking trails, a vernal pool, scenic views of Ice Pond, and abundant wildlife.

Ice Pond is a sizeable body of water within the Great Swamp, approximately 0.6 miles long and 0.2 miles wide. Ice Pond Preserve is home to abundant vegetation and wildlife, including diverse bird and fish species. Artifacts near Ice Pond suggest that prehistoric people inhabited the knolls surrounding this area. In more recent history, Ice Pond was used to harvest ice that was transported to New York City via railroad. Today, the preserve is used for bird watching, hiking, mountain biking, and fishing.

¹ <http://www.dec.ny.gov/outdoor/8297.html>. August 4, 2008.

² <http://www.pattersonny.org/>. Accessed July 22, 2008.

C. THE FUTURE WITHOUT THE PROPOSED PROJECT

Without the proposed project, no immediate changes to community facilities are expected. Over the past three to four decades, the Town of Patterson has been one of the fastest-growing municipalities in Putnam County, and the Town is expected to continue to grow at a moderate pace. According to the Town's Comprehensive Plan of 2000, Patterson grew from 4,124 to 7,247 people between 1970 and 1980. By 1990, the Town's population was 8,679. The 2000 U.S. Census reported Patterson's population at 11,306 people. As residential and commercial development increases, community facilities throughout the Town may need to be expanded to accommodate higher populations, but no specific plans are known at this time. Police, fire, and medical facilities would adjust their services, as needed, to handle growth.

D. PROBABLE IMPACTS OF THE PROPOSED PROJECT

The proposed project would add approximately 186,000 square feet of building coverage comprising 904,000 square feet of new building space and approximately 500 residents to the WEC. Design and layout of the proposed structures and on-site driveways would provide sufficient circulation and access for emergency responders. New maintenance and office space would be utilized by the WEC residents and would not provide jobs for persons outside the campus. Additional building space and on-site population would generate minimal demand on municipal services, although existing facilities have adequate capacity to handle increased demand, as discussed below.

POLICE

As described earlier, the applicant maintains an on-site private security arrangement for the WEC properties that includes: 24-hour physical and camera surveillance; an overnight watchman program; a watchman stationed at the gated driveway entrance to the property; personnel on duty 24/7 at the main lobby desk to screen visitors and monitor security cameras installed throughout the WEC, including at the entrance and at the main lobby; and a security response team made up of residents who are administrative personnel on call at all times. The applicant would continue with its security arrangement after construction of the proposed project to ensure the security of the WEC properties. In addition, the applicant plans to construct a new security fence at the site's main entrance that would be closed at night and only accessible to authorized residents and guests.

A letter received from Putnam County Sheriff Donald B. Smith, dated October 2, 2008, stated that the proposed project would not affect police protection services of the Putnam County Sheriff's Office to the WEC (see Appendix A). The proposed project is also not expected to place significant new demands on police services from the New York State Police. Therefore, the proposed project would not have an adverse effect on the area's police services.

FIRE

Although a significant amount of new building space would be added to the WEC by the proposed project, the applicant would implement all necessary measures to ensure adequate fire protection on-site. Additional fire hydrants would be placed on the WEC properties in accordance with applicable regulations. The tallest building proposed (North Office) would be 76 feet high, which is not significantly higher than the 75-foot height of the existing Auditorium. The Patterson Fire Department has a ladder truck equipped with a 100-foot ladder that would

easily accommodate these heights. In addition, site design would include emergency access lanes that are in compliance with the Fire Code of New York State.

Proposed structures would be constructed of non-combustible and fire-resistant materials, such as concrete and steel. These buildings are not expected to create additional burden to fire protection services. Each building would be equipped with alarms and smoke detectors, as needed. These alarms and detectors would be tied into the central monitoring system for the Watchtower Educational Center as required. All buildings would have enclosed stairways exiting directly outdoors in compliance with NYS Building Code and be equipped with standpipe systems and/or sprinkler systems as required by the Fire Code of New York State. Design would emphasize life safety. A strict no-smoking policy would also be enforced in the proposed buildings.

In addition, there would be adequate water resources on-site for use in fire protection, including a 13-million-gallon reservoir (to which the fire department can directly connect) and a 405,000-gallon high-level water tank connected to the facility-wide hydrant system. As mentioned earlier, fire hydrants would be installed in the vicinity of the new buildings, following criteria requested by the Patterson Fire Department during the original construction of the campus (i.e., 500-foot maximum spacing between hydrants, and 40-foot clearance from buildings). New hydrants would also be connected to the existing high-level storage tank.

The storage capacity of the high-level water-storage tank (405,000 gallons) meets the worst-case volume required by NFPA 1142 for the building with the largest existing fire area at the WEC (existing office building). The storage capacity meets minimum design flow for fire purposes of 2,000 gpm for 2 hours (240,000 gallons), and the one-day average demand of 165,000 gallons as required by the Putnam County Department of Health. Since the largest building proposed would be fully sprinklered in compliance with NFPA 13, a waiver from further increasing the water storage volume can be granted. Therefore, if granted, an increase in storage capacity is not necessary for the proposed amended site plan.

Siamese connections are provided for the new buildings as required by Code. Booster pumps would be installed as needed, particularly for the new residences, due to their elevation in relation to the water storage tank.

As a result of the numerous fire protection measures that would be implemented, the proposed project would not have any significant adverse impacts on fire protection services.

EMERGENCY MEDICAL SERVICES AND HOSPITALS

The applicant would continue to provide routine and limited emergency medical services on-site to residents in proportion to the population after completion of the proposed project. Existing EMS and hospital services have sufficient capacity to support additional demand created by the potential 500 new residents from the proposed project. The proposed project would not add a significant new burden to the community medical services. Therefore, the proposed project would not have an adverse impact on community EMS facilities or area hospitals.

RECREATIONAL FACILITIES

WEC residents use facilities on-site more frequently than they use municipal recreational facilities. Facilities on-site provide recreational opportunities for residents that meet or exceed public recreational opportunities provided by many communities, and therefore the residents rarely feel the need to make use of community recreational facilities. This pattern of use is not

expected to change and therefore the proposed project would generate a minimal impact on the community recreational facilities. Off-site recreational activities are usually limited to hiking and picnicking. The impact to community recreational facilities is projected to be mostly limited to occasional use of nature parks and outdoor trails.

Additional recreational facilities would be provided with the proposed amended site plan. These include a new game room, several new exercise rooms, and sauna and steam rooms. These facilities would provide additional recreational opportunities on-site. Therefore, combined with existing recreational facilities, no significant adverse impacts to community recreational facilities would occur as a result of the proposed project.

COMMUNITY CONTRIBUTIONS BY APPLICANT

In addition to its contributions on a worldwide scale, the applicant has also made contributions to its local community in the Town of Patterson. The applicant has contributed to several community projects in the past, such as erecting lighting at the Town Ballpark and site work and assisting with maintenance at the Patterson Little League ball field off Maple Avenue in the Hamlet of Patterson, and pouring concrete at the Patterson Fire Department main station on Burdick Road in the Hamlet of Patterson. The applicant has also made the WEC property available to the PFD on several occasions for fire training drills and use as a landing zone for a STAT Flight helicopter. The applicant will consider similar contributions in the future. *