

**LOCAL LAW NO. 5 OF 2025
COUNTY OF ROCKLAND
STATE OF NEW YORK**

YEGER/SOSKIN: UNAN.

A local law superseding New York State County Law § 215(6) relating to the sale of a Permeant Easement to the right of way near 155 Sterling Mine Road (County Highway Route 72), Sloatsburg, Town of Ramapo, New York, Tax I.D. No. 38.06-1 ("the Property") owned by the County of Rockland for \$25,000 to the Watchtower Bible and Tract Society, 900 Red Mills Road, Wallkill, NY 12589 its successors and/or assigns ("Watchtower")

Be it enacted by the Legislature of the County of Rockland as follows:

Section 1. Supersession of NYS County Law § 215(6)

The Legislature of the County of Rockland intends by this local law to supersede the provisions of County Law 215(6), which requires that the sale of County-owned real property be made to the highest bidder after public advertisement. NYS County Law § 215(6) being a special law may be superseded by a charter county's local law. The County is Rockland is such a charter county.

The Legislature of the County of Rockland hereby determines that it is in the best interest of the County to supersede the provisions of Section 215(6) of the County Law calling for and therefore authorizes the alienation of the property described in Schedule A, annexed to this local law by permanent easement.

Section 2.

This local law takes effect immediately upon filing with the NYS Secretary of State.



architects + engineers

538 Broad Hollow Road, 4th Floor East
Melville, NY 11747 | tel 631.756.8000 | h2m.com

Schedule "A"

November 20, 2024

Description of Property Over a Portion of Sterling Mine Road (County Highway Route 72)
Rockland County Tax Map Section 38.05, Block 01, P/O Sterling Mine Road (County Highway Route 72)

ALL that certain plot, piece or parcel of land, situate, lying and being in Sloatsburg, Town of Ramapo, County of Rockland and State of New York, as shown on an easement map prepared by H2M architects + engineers, as project number WBTS-2001, last dated November 20, 2024 and utilizing a topographic map prepared by Atzl, Nasher & Zeigler P.C. for Watchtower Bible and Tract Society of New York, Inc., project number 2805, June 22, 2019, bounded and described as follows:

Beginning at a point being located the following three (3) courses and distance from the intersection of the southerly side of Eagle Valley Road and the easterly line of lands now or formerly of Consolidated Edison Company of New York, Inc:

1. South 01 degrees 20 minutes 11 seconds East, 356.46 feet to the northerly side of Sterling Mine Road (County Highway Route 72).
2. Along the northerly side of Sterling Mine Road (County Highway Route 72) North 88 degrees 30 minutes 44 seconds East, 127.68 feet.
3. Along the northerly side of Sterling Mine Road (County Highway Route 72) South 70 degrees 46 minutes 15 seconds East, 182.91 feet to the point or place of beginning

Thence easterly along the southerly side of lands now or formerly of Prosperity Landscaping Inc. and the northerly side of Sterling Mine Road (County Highway Route 72) the following two (2) courses and distances:

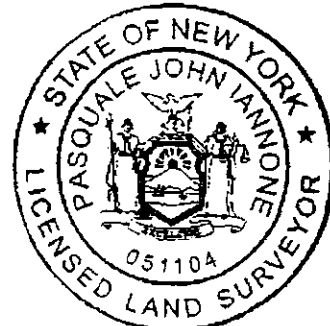
1. South 70 degrees 46 minutes 15 seconds East, 79.18 feet.
2. South 61 degrees 04 minutes 30 seconds East, 71.17 feet.

Thence across and through southerly, westerly and northerly the right-of-way of Sterling Mine Road (County Highway Route 72) the following six (6) courses and distances:

1. South 28 degrees 55 minutes 30 seconds West, 14.27 feet.
2. North 67 degrees 18 minutes 50 seconds West, 57.96 feet.
3. North 68 degrees 14 minutes 28 seconds West, 52.10 feet.
4. North 69 degrees 40 minutes 34 seconds West, 25.37 feet.
5. North 70 degrees 35 minutes 08 seconds West, 11.66 feet.
6. North 19 degrees 13 minutes 45 seconds East, 19.74 feet to the southerly side of lands now or formerly of Prosperity Landscaping Inc. and the northerly side of Sterling Mine Road (County Highway Route 72) and the point or place of beginning.

Containing within said bounds 2,884.63 S.F. or 0.07 acres.

Pasquale J. Iannone, P.L.S.
N.Y.S. License No.: 051104
Expiration Date: January 31, 2026



J:\LPS\01 Melville\017300 Survey\Metes & Bounds Descriptions\WBTS Watchtower\24-1120 Easement for Pump Station.dcx


STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

I, the undersigned, Clerk to the Legislature of the County of Rockland DO HEREBY CERTIFY that the attached is an original Local Law of such Legislature, duly adopted on the 2nd day of December 2025 by a majority of the members elected to the Legislature while such Legislature was in regular session with a duly constituted quorum of members present and voting.

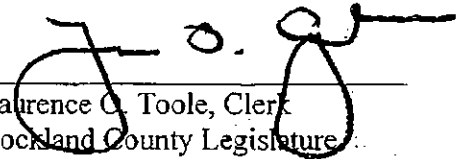
I FURTHER CERTIFY that at the time said Local Law was adopted said Legislature was comprised of seventeen members.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Legislature this 3rd day of December 2025.

Date sent to the County Executive:
December 3, 2025



Edwin J. Day, County Executive
County of Rockland



Laurence O. Toole, Clerk
Rockland County Legislature
12/5/25

Date