

Town of Orangetown

Town Hall 26 W. Orangeburg Road · Orangeburg NY, 10962

Telephone: (845) 359-5100 ext. 2261 · Fax: (845) 359-2623

e-mail: supervisor@orangetown.com · website: www.orangetown.com



Dear Resident:

After members of the Chamber of Commerce and residents asked the Town Board to study our options, and after a public comment process came up with several options to improve our downtown, **the public hearing process for the potential Transit Oriented Development zone in Pearl River will continue on November 19th at 8:00PM at Orangetown Town Hall.** This plan is revised to take into account feedback at the previous hearing. Some important points:

- 1) **There will be no vote on this matter at this meeting.**
- 2) **The intent of this second hearing is to arrive at a version that can then be sent out for review and study in terms of any potential environmental, traffic, drainage, or adjacent municipality perspective.** We cannot answer those questions until there is a version that can be sent forward through that process, which is the goal of this hearing.
- 3) **The revised potential TOD zone ordinance is posted on the Orangetown website at www.orangetown.com/LINK and the map is on the reverse of this page.** Some changes from the prior version based on feedback at the last hearing include:
 - a. Shifting the borders of the district so as to exclude areas that are currently zoned single-family residential on East Washington Ave and Ridge St, while including areas currently zoned for commercial use along Route 304 south of Jefferson Avenue.
 - b. Reducing the density along Central and Franklin Avenues east of the Firehouse and shifting that density to the area between Route 304 and Railroad Avenue, nearer to the train tracks.
 - c. Encouraging green space and environmentally-friendly development using a density bonus in only the areas nearest to the train tracks.

Generally speaking, the intent of this zone and the reason it is being concerned is threefold. **First, it is to normalize the zoning along the Central Avenue area** where there are already many apartments, so each parcel has the same rules about having apartments above commercial space.

Second, it is to encourage a “more in-keeping with a downtown” use of the now industrially-zoned area between Route 304 and Railroad Avenue, with the intent of giving people who want to stay in Orangetown but are not yet ready to buy a home a place to live. **Finally, it is to implement an appearance code,** that will ensure that buildings put in or renovated within the downtown area is attractive and in keeping with the character of Pearl River.

Together, all of **these three goals would, if implemented, both improve the overall economy of the area and create new tax ratables that can then reduce the tax burden on single family homeowners** in our town. Further, as it is often asked: the Town would not be building these units at taxpayer expense, just changing the zoning to allow for it.

Importantly, by way of comparison, **the proposed density in this zone is far less than other nearby TOD zones,** with a range of 5 to 25 studio, one bed, or two bed units per acre. This is compared to 15 to 65 units per acre in Suffern, 16 to 50 units per acre in Nanuet, and 50 units per acre in Nyack.

I hope to see you there so we can answer the important questions that will allow the Town to eventually, as a community, make a decision on this proposal.

Sincerely,

Chris Day
Supervisor

