

NOTICE OF POSTING: NOTICE OF PUBLIC HEARING: ZONE CHANGE / 28 & 29 WHITTIER RD., BLAUVELT

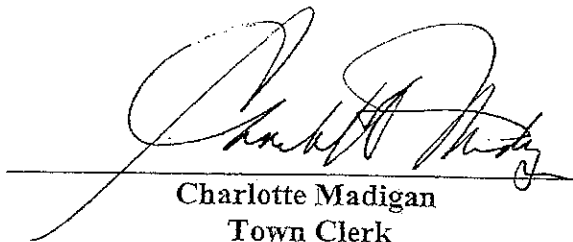
STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS.
TOWN OF ORANGETOWN }

Charlotte Madigan being duly sworn upon her oath, deposes and says;

That, she is, at all times hereinafter mentioned was, duly elected, Qualified and acting Town Clerk of the *TOWN Of ORANGETOWN*, in the County of Rockland, State of New York.

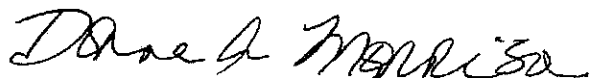
That, on the 21st day of April, 2015 she caused to be conspicuously posted and fastened up a notice, a true copy of which is annexed hereto and made a part of hereof, in the following places, at least one of which is a public place within the *TOWN Of ORANGETOWN*, New York.

1. Town Hall Bulletin Boards
- 2.
- 3.
- 4.
- 5.


Charlotte Madigan
Town Clerk

Subscribed and sworn to before me

This 21st day of April, 2015



DONNA A. MORRISON
Notary Public, State of New York
No. 01MO5081099
Qualified in Rockland County
Commission Expires June 30, 2015

TOWN

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that, pursuant to Section 130 of the Town Law of the State of New York, and pursuant to resolution of the Town Board of the Town of Orangetown, adopted April 14, 2015, a public hearing will be held by the Town Board of the Town of Orangetown at the Orangetown Town Hall, 26 Orangeburg Road, Orangeburg, New York 10962, on the 12th day of May, 2015, at 8:00 P.M., to consider a proposed Local Law, amending the Town Code of the Town of Orangetown, Chapter 43, entitled "Zoning", and the related Town "Zoning Map", to change the zoning district of properties located at 28 Whittier Rd., Blauvelt (Tax Map Designation 65.18-1-10) and 29 Whittier Rd., Blauvelt (Tax Map Designation 65.18-1-14) from the "LO" (Laboratory Office) zoning district to the "R-40" (Low Density Residence) zoning district.

A copy of the proposed Local Law may be examined by any interested party at the Office of the Town Clerk.

At the time and place of the hearing all interested persons will be given an opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

Dated: April 14, 2015
Orangeburg, New York

CHARLOTTE MADIGAN
Town Clerk

JOHN S. EDWARDS, ESQ.
Town Attorney
Town of Orangetown

**AFFIDAVIT OF PUBLICATION
FROM**



CECILIA HERNANDEZ

being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper area(s) on the date (s) below:

**Zone:
Rockland**

**Run Dates:
04/30/15**

Cecilia Hernandez
Signature

Sworn to before me, this 7th day of May 2015

Vilma Avelar
Notary Signature

**Vilma Avelar
Notary Public State of New York
NO. 01AV6318411
Qualified in Westchester County
Commission Expires January 26, 2019**

Legend:

WESTCHESTER:

Arnawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincoln Dale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

ROCKLAND:

Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0000426440

Run Dates: 04/30/15

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that, pursuant to Section 130 of the Town Law of the State of New York, and pursuant to resolution of the Town Board of the Town of Orangetown, adopted April 14, 2015, a public hearing will be held by the Town Board of the Town of Orangetown at the Orangetown Town Hall, 26 Orangeburg Road, Orangeburg, New York 10962, on the 12th day of May, 2015, at 8:00 P.M., to consider a proposed Local Law, amending the Town Code of the Town of Orangetown, Chapter 43, entitled "Zoning", and the related Town "Zoning Map", to change the zoning district of properties located at 28 Whittier Rd., Blauvelt (Tax Map Designation 65.18-1-10) and 29 Whittier Rd., Blauvelt (Tax Map Designation 65.18-1-14) from the "LO" (Laboratory Office) zoning district to the "R-40" (Low Density Residence) zoning district.

A copy of the proposed Local Law may be examined by any interested party at the Office of the Town Clerk.

At the time and place of the hearing all interested persons will be given an opportunity to be heard.

By order of the Town Board of the Town of Orangetown.

Dated: April 14, 2015
Orangeburg, New York

CHARLOTTE MADIGAN
Town Clerk

JOHN S. EDWARDS, ESQ.
Town Attorney
Town of Orangetown

426440

**TOWN OF ORANGETOWN, ROCKLAND COUNTY
ZONING TEXT AMENDMENT**

**STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
NEGATIVE DECLARATION
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE**

DATE: May 12, 2015

LEAD AGENCY: The Town Board of the Town of Orangetown
Orangetown Town Hall
26 Orangeburg Road
Orangeburg NY 10962

This Notice is issued pursuant to Part 617 of the implementing regulations of Article 8 (SEQRA) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant effect on the environment.

TITLE OF ACTION:

Adoption of Local Law of the Town of Orangetown, amending the Town Zoning Law, and Zoning Map, to change the zoning classification of two parcels in the hamlet of Blauvelt.

SEQRA STATUS:

Unlisted Action

DESCRIPTION OF ACTION:

The proposed action consists of a change to the zoning classification of two properties in the hamlet of Blauvelt from "LO" (Laboratory Office) to that of "R-40" (Low Density Residence), a zoning district that directly abuts each of the two said properties.

DETERMINATION:

There will be no significant adverse environmental impact(s) as a result of the proposed action.

REASONS SUPPORTING THIS DETERMINATION:

The proposed action simply changes the zoning district of two existing tax parcels, each already developed with a residential structures, and occupied for a residential use, from the LO, a non-residential, zoning district, to the "R-40" (Low Density Residence) zoning district. The R-40 zoning district is an immediately adjacent zoning district to each of the properties affected.

The change is consistent with what has long been the existing use of the two lots; is consistent with the Town's Master Plan; and is otherwise in the best planning and zoning interests of the Town and the owners' of the parcels, each of whom has requested the change of zoning classification.

In addition, both the Town Planning Board, pursuant to Town Code Chapter 43, § 10.5, and the County Planning Department, pursuant to General Municipal Law §§ 239 L & M, have reviewed the proposed law, and neither has concluded that the proposed action will have any significant adverse impact.

POTENTIAL IMPACTS DETERMINED NOT TO BE SIGNIFICANT:

Based on the Short Environmental Assessment Form, prepared by the Town's Director of the Office of Building, Zoning, Planning and Enforcement, and the Town Board's familiarity with the parcels and the area in which they are situated, the Town Board has concluded that there will be no significant environmental impacts by the adoption of the zoning change specifically relating to:

- Traffic;
- Agricultural Land Resources
- Historic and Archaeological Resources
- Surface or Groundwater Quantity or Quality
- Critical Environmental Areas
- Energy
- Public Health
- Air Quality and Noise Levels
- Human Health, or
- Future Development of Adjacent and Nearby Lands

In summary, after having taken a hard look at the potential environmental impacts associated with the proposed action, the Town Board concludes that such action will not result in a significant adverse environmental impact