

NOTICE OF POSTING: NOTICE OF PUBLIC HEARING TO CONSIDER THE REQUEST FOR A ZONE CHANGE FOR GARDEN HILL TOWNHOUSES FROM MEDIUM DENSITY RESIDENCE (R-15) TO PLANNED ADULT COMMUNITY (PAC) FLOATING ZONE.

EXHIBIT

5-B-04, 5/24/04

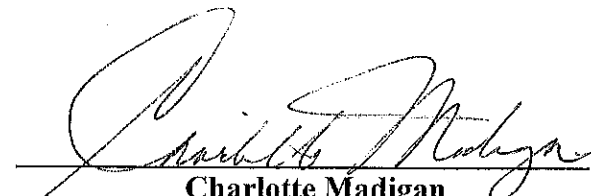
STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.
TOWN OF ORANGETOWN)

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 11th day of May 2004, 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.

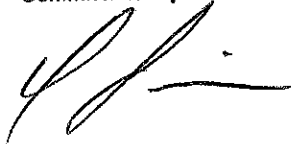
1. Town Hall Bulletin Boards
- 2.
- 3.
- 4.
- 5.


Charlotte Madigan
Town Clerk

Subscribed and sworn to before me

This 11th day of May, 2004

ROBERT R. SIMON
Notary Public, State of New York
No. 01S15005857
Residing in Rockland County
Commission Expires December 21, 2006



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that 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 24th day of May, 2004 at 8:30 PM to consider the request for a zone change for Garden Hill Townhouses, 118-122 South Middletown Road, Pearl River, NY 10965, Orangetown Tax Map No. 69.17-1-69, from Medium Density Residence (R-15) to Planned Adult Community (PAC) Floating Zone, pursuant to Local Law No. 1, 2004, Subsection 4.6.1 of Chapter 43 of the Code of the Town of Orangetown

A copy of the Petition may be examined by any interested party at the Office of the Town Clerk during regular business hours.

All interested persons will be given an opportunity to be heard at the Public Hearing.

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

Dated: May 11, 2004

CHARLOTTE MADIGAN
Town Clerk

TERESA M. KENNY
Town Attorney
Town of Orangetown

AFFIDAVIT OF PUBLICATION

from

The Journal News

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Northern Area

Arrawalk	North Salem
Armonk	Ossining
Baldwin Place	Peekskill
Bedford	Pound Ridge
Bedford Hills	Purveys
Blairville Manor	Shenorock
Buchanan	Shrub Oak
Chappaqua	Somers
Crompond	South Salem
Cross River	Verplanck
Croton Falls	Waccabuc
Croton on Hudson	Yorktown Heights
Goldens Bridge	Brewster
Granite Springs	Carmel
Jefferson Valley	Cold Spring
Katonah	Garrison
Lincolndale	Lake Peekskill
Millwood	Mahopac
Mohegan Lake	Mahopac Falls
Montrose	Putnam Valley
Mount Kisco	Patterson

Central Area

Ardsley	Pleasantville
Ardsley on Hudson	Port Chester
Dobbs Ferry	Purchase
Elmsford	Rye
Greenburgh	Scarsdale
Harrison	Tarrytown
Hartsdale	Thorwood
Hawthorne	Valhalla
Irvington	White Plains
LeBron	Hastings on Hudson
Yonkers	

Southern Area

Mount Vernon	Eastchester
Yonkers	New Rochelle
Tuckahoe	Pelham
Bronxville	

Rockland Area

Suffern	Pomona
Blauvelt	Sloatsburg
Congers	Sparkill
Garnerville	Spring Valley
Haverstraw	Stony Point
Hilborn	Talman
Nanuet	Tappan
New City	Theris
Nyack	Tomkins Cove
Orangeburg	Valley Cottage
Palisades	West Haverstraw
Pearl River	West Nyack
Piermont	

Linda Salamone

being
duly sworn, says that he/she is the principal clerk of The Journal News, a newspaper published in the County of Westchester and State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper indicated on the left and on the dates checked below:

														Year <u>2004</u>				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
May														X				
	19	20	21	22	23	24	25	26	27	28	29	30	31					

Signed Linda Salamone

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town Board of the Town of Orangetown at the Orangetown Town Hall, 26 Orangeburg Road, Orangetown, New York 10962, on the 24th day of May, 2004 at 8:30 PM to consider the request for a zone change for Garden Hill Townhouses, 118-122 South Middletown Road, Pearl River, NY 10965, Orangetown Tax Map NO. 69.17-1-69, from Medium Density Residence (R-15) to Planned Adult Community (PAC) Floating Zone, pursuant to Local Law No. 1, 2004, Subsection 4.8.1 of Chapter 43 of the Code of the Town of Orangetown.

A copy of the Petition may be examined by any interested party at the Office of the Town Clerk during regular business hours.

All interested persons will be given an opportunity to be heard at the Public Hearing.

By order of the Town of Orangetown.

Dated: May 11, 2004

CHARLOTTE MADIGAN
Town Clerk

Sworn to before me

this 2nd day of June

Notary Public, Westchester County

TERESA M. KENNY
Town Attorney
Town of Orangetown

5-C-04, 5/24/04

14-16-4 (9/95)—Text 12

PROJECT I.D. NUMBER

617.20

SEQR

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR
TRI-BEE LTD
2. PROJECT NAME
GARDEN HILL TOWNHOUSES

3. PROJECT LOCATION:
Municipality Orangetown County Rockland

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)
118-122 South Middletown Road, Pearl River, New York 10965
Sec. 69.17, Block 1, Lot 59

5. IS PROPOSED ACTION:
 New Expansion Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:
Senior Citizen Townhouses Project under PAC zone

7. AMOUNT OF LAND AFFECTED:
Initially 1.47 acres Ultimately 1.47 acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
 Yes No If No, describe briefly
Zone Change Required

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
 Residential Industrial Commercial Agriculture Park/Forest/Open space Other
Describe:

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
 Yes No If yes, list agency(s) and permit/approvals

Approval of Planning Board

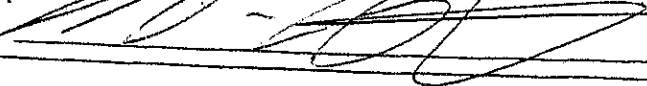
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
 Yes No If yes, list agency name and permit/approval

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
 Yes No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Tom Bertucci For TRI-BEE LTD.

Date: April 5, 2004

Signature: 

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

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF ORANGETOWN ISSUING A NEGATIVE DECLARATION WITH RESPECT TO THE ADOPTION OF A ZONING TEXT AMENDMENT, CREATING THE RPC-R ZONING DISTRICT; FUNDING FOR, AND CONSTRUCTION OF, A TOWN AQUATIC FACILITY AND COMMUNITY CENTER AT THE RPC SITE; AND RELATED RECREATIONAL PROJECTS, INCLUDING THE CONVEYANCE OF APPROXIMATELY 16+ ACRES TO A PRIVATE DEVELOPER FOR AN INDOOR RECREATIONAL FACILITY AND THE CONSTRUCTION OF TOWN ATHLETIC FIELDS.

WHEREAS, the Town Board of the Town of Orangetown (the "Town Board") is the duly elected legislative body of the Town, authorized to adopt zoning text amendments to the Town's Zoning Law, and an "involved agency" under the State Environmental Quality Review Act ("SEQR") with respect to the adoption of a zoning text amendment creating the RPC-R zoning district on the lands recently purchased by the Town from the State of New York at the Rockland Psychiatric Center (the "RPC Site"); and

WHEREAS, the Town Board is also an involved agency with respect to the Town's present intention to fund and construct a Town aquatic facility and community center and other athletic fields on a portion of the RPC Site; and

WHEREAS, the Town Board is also an involved agency with respect to the proposed conveyance of a portion of the Town's recently acquired property on the RPC Site to a private developer, in contemplation of the latter's improvement of such property with a commercial indoor recreation center; and

WHEREAS, on or about July 21, 2003, and again, later, on April 12, 2004, the Town Board circulated amongst all other involved agencies notice of its intention to assume Lead Agency status for the purpose of environmental review of the above referenced actions; and

WHEREAS, more than thirty (30) calendar days have passed since the Town declared its intent to be Lead Agency for environmental review, and no other involved agency has expressed a desire or intent to act as Lead Agency, or otherwise to contest the Town Board's authority to act in that capacity with respect to the referenced actions, the Town Board has assumed the role of Lead Agency for environmental review; and

WHEREAS, the Town Board, acting in its capacity as Lead Agency for environmental review, having carefully considered all of the potential environmental impacts, has concluded that there will be no significant environmental impacts or effects caused or occasioned by the adoption of a new RPC-R zoning district in the Town of Orangetown, the funding and development of the contemplated Town Aquatic Facility and Community Center and related athletic fields, or the contemplated conveyance of property to a private developer for the development of a commercial indoor recreation facility,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board adopts the findings and conclusions relating to probable environmental impacts contained in the Long Form Environmental Assessment Form, Parts 1 through 3, inclusive, and the Negative Declaration annexed hereto, and authorizes the Town Supervisor, or his designated agent, to execute the Environmental Assessment Form and to file the Negative Declaration in accordance with the applicable provisions of law; and

BE IT FURTHER RESOLVED, that the Town Board authorizes the Town Supervisor, or his designated agent, to take such further steps as may be necessary to discharge the Town Board's responsibilities as Lead Agency.

The aforesaid resolution was moved by Councilman Troy, seconded by Councilman Morr, and (~~adopted~~ ~~rejected~~) by a vote of 4 Ayes 0 Nays and Abstentions, as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Councilman Troy	<u> x </u>	<u> </u>	<u> </u>	
Councilman O'Donnell	<u> </u>	<u> </u>	<u> </u>	<u> x </u>
Councilwoman Manning	<u> x </u>	<u> </u>	<u> </u>	
Councilman Morr	<u> x </u>	<u> </u>	<u> </u>	
Supervisor Kleiner	<u> x </u>	<u> </u>	<u> </u>	

Dated: Orangeburg, New York
May 24, 2004

**TOWN OF ORANGETOWN RECREATION ZONE AND
RECREATIONAL PROJECTS**

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

May 24, 2004

Lead

Agency :

The Town Board of the Town of Orangetown
Orangetown Town Hall
26 Orangeburg Road
Orangeburg, New York 10962

This Notice is issued pursuant to Part 617 of the implementing regulations of Article 8 (State Environmental Quality Review) 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 :

Town of Orangetown Recreation Zone and Recreational Projects

SEQR Status :

Type I Action

**Description of
the Action :**

The proposed action consists of the (1) adoption of a zoning text amendment, creating the Rockland Psychiatric Center Recreational ("RPC-R") zoning district, consisting of approximately 220 acres; (2) the funding for, and construction of, a Town aquatic facility and community center within the RPC-R zoning district that will include four swimming pools and a 35,000 square foot building organized on two levels to be situated on the westernmost portion of the lands of the Rockland Psychiatric Center ("RPC") recently acquired by the Town of Orangetown from the State of New York; (3) the construction of 6 Little League size baseball fields; and (4) the conveyance of a portion of the newly acquired RPC property, consisting of approximately 16+ acres, adjacent to the area of the proposed Town aquatic facility and community center, to a private developer

for the construction of an indoor recreation center, of approximately 220,000 square feet, with indoor fields, ice rinks, basketball / volleyball and other courts, and other areas for other sports activities.

The contemplated pool and community center project will entail related site development, including paved pool decks, pedestrian walkways, fencing around the pool complex, general site lighting and landscaping.

The aquatic facility and indoor recreation center will be accessed by a new access road with related parking areas will support the facility.

Support utility improvements will include storm water handling, sanitary sewer service, water, gas and electrical supply. The storm water system will minimize increased drainage to the extent feasible, and will include a water quality basin to conform to New York State regulations. Sanitary sewage will be carried via force main to an existing Town operated sewage pump station located on Hunt Road or to a State owned pump station, operated by the Town, located on the RPC property, or to Lester Drive. Sewage treatment will be provided at the Town Sewage Treatment plant.

Water, electric and gas supplies will be provided by public utilities from existing services on Veterans Memorial Highway.

The presently contemplated development will cover approximately 65.2 acres of the approximately 220 acres of the newly created RPC-R zoning district.

Location:

The proposed project shall be located on the westernmost portion of the lands of the Rockland Psychiatric Center acquired by the Town of Orangetown from the State of New York on or about January 22, 2003, north of Old Orangeburg Road, and adjacent to Lake Tappan, and shown on the Tax Map of the Town of Orangetown as SBL 73.11-1-2.

**REASONS SUPPORTING
THIS DETERMINATION**

I. Information Reviewed and Relied Upon

In making its determination, the Town Board, acting in its capacity as Lead Agency, considered the following:

- The Full Environmental Assessment Form for the project, as prepared by the Town's Engineering Consultant, Lawler, Matusky & Skelly Engineers LLP, including Parts 1, 2 and 3, with supporting studies;

- Traffic Evaluations by John Collins, P.C., dated September 3, 2003, and last revised as of May 20, 2004;
- Water Quality Management Assessment by Lawler, Matusky & Skelly LLP, dated September 2003;
- Study of Hartgen Archeological Associates, Inc. dated January, 2004, and the clearance letters from the State Historical Preservation Office (SHPO), dated January 30, and March 2, 2004, based thereon;
- Parking Evaluation by Bargmann Hendrie + Archetype, Inc., dated March 4, 2004;
- Construction Cost Analysis by Bargmann Hendrie + Archetype, Inc., dated May 21, 2004;
- Letter dated September 4, 2003 from the United States Department of the Interior, Fish and Wildlife Service, relating to the presence of listed or proposed endangered or threatened species.

In addition to the aforesaid, the Town Board has also considered the following studies, reports and /or other assessments and reviews relating more generally to conditions in and about the area of the proposed development:

- Town of Orangetown Comprehensive Plan, adopted by the Town Board on May 12, 2003;
- Generic Environmental Impact Statement and Environmental Findings Statement, September 2002, issued in connection with the Town of Orangetown Comprehensive Plan;
- Rockland Psychiatric Center Redevelopment Plan, prepared by Saccardi & Schiff, Inc., Planning and Development Consultants, dated July 2003, and last revised April 7, 2004;
- Comments of the Rockland County Department of Planning, relating to the contemplated creation of an RPC recreation zone, and the related recreational projects, dated January 23, 2004, February 5, 2004, and May 24, 2004;
- Acquisition documents, dated January 22, 2003, pursuant to which the Town purchased the RPC property.

II. Familiarity with the Site

The members of the Town Board, in general terms, are also each personally familiar with the location of the proposed development, including its proximity to the nearby roadways as well as other development in the area.

III. Potential Impacts Determined Not to Be Significant

In the course of its review, the Town Board, with the assistance of its professional consultants, identified a number of potential impacts that required further analysis beyond the Part 2 of the Full EAF, whereupon a Part 3, with accompanying studies was prepared. The potential impacts identified included traffic, parking, storm water management, possible historical or archeological significance, possible endangered or fish and wildlife impacts. A visual assessment was also undertaken. Each of the above possible impacts, when considered in the light of the further studies undertaken with respect to each, was determined not to be significant in the long, or in the short, term.

- ***Traffic***

The Town Board, as Lead Agency, has received traffic studies from John Collins Engineers, P.C., intended to determine the nature and extent, if any, of any traffic impact that might result from the proposed project. The Collins report, last revised May 20, 2004, evaluated, among other things, existing traffic volumes, projected growth increases unrelated to the project, including possible PAC zone housing, site generated increases, and arrival and departure distributions along the primary and more remote roadways.

The Collins study considered traffic patterns and volumes at and along major roadways and intersections on, near and away from the project location, including the following:

- Orangeburg Road / Lester Drive / Edgewood Drive;
- Orangeburg Road and Old Orangeburg Road;
- Orangeburg Road and Blaisdell Road;
- Orangeburg Road and Old Orangeburg Road / Hunt Road;
- Veterans Memorial Drive and Blue Hill Road;
- Veterans Memorial Drive and South Blue Hill Road;
- Veterans Memorial Drive and Gilbert Avenue;
- Gilbert Avenue and Old Middletown Road;
- Old Orangeburg Road and the Rockland Psychiatric Center Access Road;
- Convent Road and the Rockland Psychiatric Access Road;
- Convent Road and Blue Hill Road; and
- Convent Road / Sickletown Road and Gilbert Avenue.

The report identified the peak traffic hours along the referenced thoroughfares and at the referenced intersections, performed and reviewed traffic counts, and analyzed the resulting data with respect to existing and future traffic volumes and the capacity of the roadways to handle such volumes. With specific reference to the three proposed Town uses, *i.e.*, the Town Aquatic Facility and Community Center, the Little League fields and the future soccer fields on the RPC-R site, those uses, in fact, were determined to compliment one another, because they have different peaking characteristics based on different seasons.

As stated earlier, the Collins studies also considered possible additional traffic volumes that might result, in the future, from off-site adult housing projects that could be approved under a newly created floating PAC zone, to the extent such future projects might utilize some of the same roadways as the within actions.

Collins concluded that the traffic generated by the proposed Recreation Zone, and the municipal and private construction projects now contemplated will not result in a significant negative impact on the area roadways in the vicinity of the site.

Recommending the installation of a traffic signal at the Orangeburg Road / Old Orangeburg Road / Hunt Road intersection, as is currently planned by the Town in connection with the RPC development, Collins further concluded that "similar levels of service and delays will be experienced under Future No-Build and Future Build Conditions and the roadway system can accommodate the additional traffic generated by the development at acceptable levels of Service."

- ***Water Quality Assessment and Storm Water Management***

A study prepared by Lawler, Matusky & Skelly Engineers LLP was reviewed and considered by the Town Board, which study concluded that storm water from the project can be managed by the construction of a stormwater pond, meeting the requirements of the N.Y.S. Stormwater Management Practices, and that such a pond is easily incorporated into the project area. The environmental impact of such a pond will be minimal. In fact, because much of the usage of the facilities will be seasonal ". . . the overall impact of the discharges from the site will be less than from year-round facilities of equal parking lot and building size."

- ***Parking***

Bargmann Hendrie + Archetype, Inc., architects of the proposed municipal aquatic facility and community center have indicated that the number of spaces provided (252 spaces) in the upper level lot (105 spaces), the lower level lot (125 spaces), and the overflow lot (22 spaces) is sufficient to meet the needs of the pool and community center during peak periods.

Additional parking for the proposed indoor recreation facility (550 spaces), the use of which will be available to, and shared by, the adjacent Town uses, will provide adequate onsite parking for all such uses. That said, although the Bargmann analysis considered the parking needs of the Town's proposed Aquatic Facility in the light of the development of the adjacent indoor recreation center, it further concluded that, while there should be shared parking during peak periods, as is contemplated under the terms of the proposed conveyance to the adjacent private developer, in the event the adjacent parking facilities are not constructed or available, additional parking could be accommodated on the great lawn, adjacent to the pool complex, during peak periods.

The parking needs for the baseball and other athletic field uses that may be developed in the future shall be provided in the areas of those uses, where adequate space is available.

- ***Fish and Wildlife***

By letter dated September 4, 2003, the United States Department of the Interior, Fish and Wildlife Service, advised that "[e]xcept for occasional transient individuals, no Federally listed or proposed endangered or threatened species under our jurisdiction are known to exist in the project impact area. In addition, no habitat in the project impact area is currently designated or proposed 'critical habitat' in accordance with provisions of the Endangered Species Act. . . ." Absent a change in the project plans, no further coordination or consultation with the U.S. Fish and Wildlife Service is required.

- ***Archeological and Historic Impacts***

At the direction of the Town Board, an extensive investigation of the project site relative to potential impacts on historic and archaeological resources was undertaken by Hartgen Archeological Associates, Inc., which study was provided to the New York State Office of Parks, Recreation and Historic Preservation.

Based on the referenced study, and other information within the said State agency, on January 30, 2004, and in a follow-up letter dated March 2, 2004, the Town has been informed that, . . . the project, as proposed, will have no impact on historic or archeological resources on the project site."

- ***Wetlands and Protected Waters***

Wetland and protected waters issues have been identified and considered by the Town's engineering consultants, Lawler, Matusky and Skelly in Part 3 to the EAF, which concludes that techniques exist which, if utilized, will minimize or avoid impacts to the regulated wetlands and watercourses during the construction and post-construction phases of the projects. All contemplated construction will be in accordance with New York State Department of Environmental Conservation SPDES General Permit for Stormwater

Discharges from Construction Activity, Permit No. GP-02-01, and there will be a Stormwater Pollution Prevention Plan for during and post construction periods

- ***Project Costs***

The municipal project costs are within the existing bonding authority of the Town, and will not adversely impact the Town's ability to meet its other capital and expense needs, now or in the future. Bargmann Hendrie + Archetype, Inc has estimated that the probable construction cost of the proposed Town projects will increase approximately 3% each year that the project is delayed.

The conveyance to the private developer, if approved, will not only generate property tax revenues, in the future, to help offset the cost of the municipal projects, it is expected that the developer will also contribute, through a sharing formula, to the cost of the infrastructure improvements that must be made in order to accommodate the pool, community center and other development on the RPC site, thereby reducing the Town's on and off-site improvement costs.

IV. Other Potential Impacts Considered and Determined Not to Be Significant

The Board has also considered the following issues and potential impacts, and has concluded that neither individually nor cumulatively will they have a significant impact on the environment:

- ***Air Quality and Noise Levels***

The proposed actions are not expected to have a significant effect on local air quality or noise levels.

- **Surface Water Quality or Drainage, Including Effect on Lake Tappan**

The individual recreational projects have been designed to minimize the impact of surface water drainage on surface water quality or quantity including the adjacent Lake Tappan and surrounding wetlands. Substantial erosion and sediment control measures in accordance with the strictest New York State Department of Environmental Conservation regulations will be implemented during construction. As earlier stated, storm water basins will be constructed to reduce the potential for pollutant loadings into the surrounding environment during the life of the project.

- **Solid Waste Production, Erosion, Flooding and Leaching**

The proposed action will not cause a substantial increase in solid waste production, or a substantial increase in the potential for erosion, flooding or leaching.

- **Destruction of Vegetation and Fauna**

The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna, and, as earlier shown, is not expected to substantially interfere with the movement of any resident or migratory fish or wildlife species, endangered or otherwise.

- **Critical Environmental Areas**

The proposed actions will not result in the impairment of the environmental characteristics of any Critical Environmental Area.

- **Town's Plans or Goals**

As previously stated, the proposed actions do not conflict with the Town's expressed plans and goals to provide recreational facilities on the RPC property, as required by the State at the time of the Town's acquisition of the property, or otherwise with the Town's Comprehensive Plan. In fact, the proposed actions, including the creation of the RPC-R zoning district, comport with the Town's overall goals and plans for development in the area.

- **Cultural Resources**

As earlier shown, a Cultural Resources Study was prepared by the Town and reviewed by the New York State Historic Preservation Office which determined that the proposed activity will not impair the character or quality of important historical, archeological, or aesthetic resources of the existing community or neighborhood character.

- **Community Services**

There is no anticipated significant adverse effect on local community services, such as police, fire protection, or recreational or educational facilities.

- **Energy Resources.**

The proposed actions will not result in a major change in the use of either the quantity or type of energy.

- **Human Health**

The proposed actions will not create a hazard to human health.

- **Impact on Agricultural, Open Space and Recreational Assets**

The proposed actions will not have a substantial adverse change in the use, or the intensity of the use, of land devoted to agricultural, open space or recreational uses. In fact, the actions will enhance the recreational alternatives within the Town.

V. **Future Development of Adjacent and Nearby Lands**

The Town Board, as part of its environmental review of the proposed RPC-R zone, the proposed municipal aquatic facility and community center and athletic fields, and the proposed adjacent private indoor recreation center, expressly recognizes that the Town intends to develop, in the future, other portions of the RPC property for recreation and other purposes, including the development of lands immediately adjacent to the proposed aquatic facility and community center. Indeed, the Town Board already has circulated a Request for Qualifications for the private development of other town owned portions of the RPC site, including that which has come to be known as the "Core". In all likelihood, these other areas will be designated for uses that could include volunteer housing, as well as other commercial uses. All such uses will be consistent with the Town's recently adopted Comprehensive Plan, and other limitations that appear in the acquisition documents, pursuant to which the Town purchased the RPC lands from the State, including the commitment to devote at least 216 acres of property to recreation and municipal uses.

At the present time, the other uses contemplated for the RPC property are not clear, and, thus, not ready for environmental review. A good deal of such development may be several years in the future. That said, to the extent possible, based on available information, particularly with respect to those projects that are likely to move forward in the immediate future, the Town Board has considered their potential impacts when considering the adoption of the RPC-R zoning district, and the construction of the long overdue Town Aquatic Facility and Community Center, related athletic fields, and the adjacent private indoor recreational facility.

Lastly, the Town Board recognizes that there may be conditions on certain of the other, nearby sites contemplated for development in the near future, such as possible asbestos contamination, and/or the presence of other materials that will require mitigation or remediation at the time of the development of those areas. The existence of such conditions, however, do not extend onto the areas now proposed for development, and, thus, in the Town Board's opinion, need not be resolved before development of the presently contemplated improvements.

In summary, after evaluating all of the potential environmental impacts relating to the proposed actions, the Town Board concludes that there will be no significant environmental effect caused thereby

For Further Information, Contact:

Town Supervisor Thom Kleiner
Town Hall, Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-5100

Copies of this Notice Sent to:

Commissioner, Department of Environmental Conservation
50 Wolf Road
Albany, New York 12233-0001

Mark Moran
Regional Director, Region 3
New York State Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, New York 12561-1696

James Cymore, Commissioner
Rockland County Department of Planning
Building T
50 Sanatorium Road
Pomona, New York 10970

Edward Devine, Executive Director
Rockland County Drainage Agency
23 New Hempstead Road
New City, New York 10956

Catherine Quinn
Environmental Health
Rockland County health Department
50 Sanatorium Road
Pomona, New York 10970