



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 21<sup>st</sup> day of November, 2005 at 7:00 p.m. to consider whether to remove a Planning Board Member pursuant to Town Law Section 271(9).

All persons interested in this matter are entitled to be heard at the Public Hearing.

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

Dated: November 9, 2005

CHARLOTTE MADIGAN  
TOWN CLERK

TERESA M. KENNY, ESQ.  
TOWN ATTORNEY  
TOWN OF ORANGETOWN

# AFFIDAVIT OF PUBLICATION

from

## The Journal News

Fluence Smilla 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 area(s) on the date(s) below:

**Note:** The two-character code to the left of the run dates indicates the zone(s) that the ad was published. (See Legend below)

JN 11/11/05

Signed \_\_\_\_\_

Sworn to before me

This 15th day of November 20 05

Notary Public, Westchester County

NOTICE OF PUBLIC HEARING  
NOTICE: S. HERBERY gives notice that a Public Hearing will be held on the 11th day of November 2005 at the Town Board of Orangeburg, the Orangeburg Town Hall, 26 Chateaufort Road - Orangeburg, New York 10962, on the 21st day of November 2005 at 7:00 p.m. to consider whether to remove a Planning Board Member pursuant to Town Law Section 27(9).  
All persons interested in this matter are entitled to be heard at the Public Hearing.  
By order of the Town Board of the Town of Orangeburg.  
Dated: November 9, 2005  
CHARLOTTE MADIGAN  
TOWN CLERK  
TERESA MCKENNY, ESQ.  
TOWN OF ORANGEBURG  
TOWN OF ORANGEBURG

LOLA M. HALL  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01HA6112693  
QUALIFIED IN WESTCHESTER COUNTY  
TERM EXPIRES JULY 6, 2008

### Legend:

#### Northern Area (AN):

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

#### Central Area (AC):

Ardsley, Ardsley on Hudson, Dobbs Ferry, Elmsford, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Larchmont, Ramapo, Ramapo Neck, Pleasantville, Port Chester, Purchase, Rye, Scarsdale, Tarrytown, Thornwood, Valhalla, White Plains, Greenburgh

#### Southern Area (AS):

Bronxville, Eastchester, Mount Vernon, New Rochelle, Pelham, Tuckahoe, Yonkers

#### Rockland Area (JN or RK):

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

#### Patent Trader (PT):

Amawalk, Armonk, Baldwin Place, Bedford, Bedford Hills, Briarcliff, Chappaqua, Cortlandt Manor, Cross River, Croton Falls, Goldens Bridge, Granite Springs, Jefferson Valley, Katonah, Lincolnale, Millwood, Mohegan Lake, Mount Kisco, North Salem, Pleasantville, Pound Ridge, Purdys, Shrub Oak, Somers, South Salem, Thornwood, Verplanck, Waccabuc, Yorktown Heights

#### Review Press (BVW):

Bronxville, Eastchester, Scarsdale, Tuckahoe

NOTICE OF POSTING: NOTICE OF PUBLIC HEARING TO CONSIDER THE ADDITION OF A NEW SECTION TO THE EXISTING CHAPTER 24 ("PARKING LOTS, MUNICIPAL") TO BE ENTITLED "COMPREHENSIVE PARKING PLAN FOR THE PEARL RIVER PARKING METER DISTRICT".

**EXHIBIT**

11-6-05 11/21/05

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

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 8th day of November 2005, 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 8th day of November, 2005



**DONNA A. MORRISON**  
Notary Public, State of New York  
No. 01MO5081099  
Qualified in Rockland County  
Commission Expires June 30, 2007

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

All persons interested in these proposed Local Laws are entitled to be heard at the Public Hearing. The complete text of the proposed Local Laws may be inspected at the Office of the Town Clerk of the Town of Orangetown (tel. #845-359-5100, ext. 263), during Town Hall's regular business hours, and copies may be made upon request for a fee.

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

Dated: October 24, 2005

CHARLOTTE MADIGAN  
TOWN CLERK

TERESA M. KENNY, ESQ.  
TOWN ATTORNEY  
TOWN OF ORANGETOWN

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Dated: October 24, 2005

CHARLOTTE MADIGAN

Florence Bmilla being duly sworn says that principal clerk of The Journal News, a newspaper published in the County of Westchester of New York, and the notice of which the annexed is a printed copy, was published in area(s) on the date(s) below:

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JN 11/11/05

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Sworn to before me

This 15<sup>th</sup> day of November 20 05

LOLA M. HALL  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01HA6112693  
QUALIFIED IN WESTCHESTER COUNTY  
TERM EXPIRES JULY 6, 2008

Lola M. Hall  
Notary Public, Westchester County

**Legend:**

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Bronxville, Eastchester, Scarsdale, Tuckahoe



## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY** given that a continuation of 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 21<sup>st</sup> day of November, 2005 at 8:05 p.m., to consider the request for a zone change for Skyview Plaza Development Corporation, (the Mews at Pearl River), 21 East Central Avenue, Pearl River, NY 10965, Orangetown Tax Map No. 68.16-6-62, from a Community Shopping (CS) Zone District to a 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.

All persons interested in the proposed zone change are entitled to be heard at the Public Hearing. A copy of the petition may be examined by any interested party at the Office of the Town Clerk of the Town of Orangetown (tel. #845-359-5100 ext. 263), during Town Hall's regular business hours, and copies may be made upon request for a fee. By order of the Town Board of the Town of Orangetown.

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**Review Press (BVW):**  
 Bronxville, Eastchester, Scarsdale, Tuckahoe

617.20  
Appendix A  
State Environmental Quality Review  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

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**THIS AREA FOR LEAD AGENCY USE ONLY**

**DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:  Part 1  Part 2  Part 3  
Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.\***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

\*A Conditioned Negative Declaration is only valid for Unlisted Actions

PAC - REZONING - MEWS AT PEARL RIVER  
Name of Action

TOWN BOARD TOWN OF ORANGE TOWN  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

## PART 1--PROJECT INFORMATION

### Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action PLANNED ADULT COMMUNITY - REZONING

Location of Action (include Street Address, Municipality and County)

21 East Central Avenue, Pearl River, Town of Orangetown, County of

Rockland

Name of Applicant/Sponsor Skyview Plaza Development Corp.

Address 4 Friar Tuck Court

City/PO Orangeburg State NY Zip Code 10962

Business Telephone (845) 358-2443

Name of Owner (if different) Same as above

Address \_\_\_\_\_

City/PO \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Business Telephone \_\_\_\_\_

Description of Action:

Rezoning of an existing vacant building on a 0.164 acre parcel to permit stores and offices on street level and a Planned Adult Facility on the second and third floor levels.

**Please Complete Each Question--Indicate N.A. if not applicable**

**A. SITE DESCRIPTION**

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use:  Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Other \_\_\_\_\_

2. Total acreage of project area: 0.164 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>0.164</u> acres	<u>0.164</u> acres
Other (Indicate type) _____	_____ acres	_____ acres

3. What is predominant soil type(s) on project site?

- a. Soil drainage:  Well drained 80 % of site  Moderately well drained 20 % of site.  
 Poorly drained 0 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? \_\_\_\_\_ acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site?  Yes  No

a. What is depth to bedrock \_\_\_\_\_ (in feet)

5. Approximate percentage of proposed project site with slopes:

- 0-10% 100 %  10- 15% \_\_\_\_\_ %  15% or greater \_\_\_\_\_ %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places?  Yes  No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No

8. What is the depth of the water table? 10 (in feet)

9. Is site located over a primary, principal, or sole source aquifer?  Yes  No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  Yes  No

According to:

[Empty text box]

Identify each species:

[Empty text box]

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes  No

Describe:

[Empty text box]

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes  No

If yes, explain:

[Empty text box]

14. Does the present site include scenic views known to be important to the community?  Yes  No

[Empty text box]

15. Streams within or contiguous to project area:

NONE

a. Name of Stream and name of River to which it is tributary

[Empty text box]

16. Lakes, ponds, wetland areas within or contiguous to project area:

[Empty text box]

b. Size (in acres):

[Empty text box]

17. Is the site served by existing public utilities?  Yes  No
- a. If YES, does sufficient capacity exist to allow connection?  Yes  No
- b. If YES, will improvements be necessary to allow connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No
20. Has the site ever been used for the disposal of solid or hazardous wastes?  Yes  No

**B. Project Description**

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 0 acres.
- b. Project acreage to be developed: 0.164 acres initially; 0.164 acres ultimately.
- c. Project acreage to remain undeveloped: 0 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing 0; proposed 0
- g. Maximum vehicular trips generated per hour: \_\_\_\_\_ (upon completion of project)? See Traffic Report
- h. If residential: Number and type of housing units:
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | _____      | _____      | _____           | <u>12</u>   |
| Ultimately | _____      | _____      | _____           | <u>12</u>   |
- i. Dimensions (in feet) of largest proposed structure: Existing Building height; \_\_\_\_\_ width; \_\_\_\_\_ length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 186 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed  Yes  No  N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- 
- b. Will topsoil be stockpiled for reclamation?  Yes  No
- c. Will upper subsoil be stockpiled for reclamation?  Yes  No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? \_\_\_\_\_ acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes  No

6. If single phase project: Anticipated period of construction: N/A months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated \_\_\_\_\_ (number)

b. Anticipated date of commencement phase 1: \_\_\_\_\_ month \_\_\_\_\_ year, (including demolition)

c. Approximate completion date of final phase: \_\_\_\_\_ month \_\_\_\_\_ year.

d. Is phase 1 functionally dependent on subsequent phases?  Yes  No

8. Will blasting occur during construction?  Yes  No

9. Number of jobs generated: during construction 30; after project is complete 15

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities?  Yes  No

If yes, explain:

12. Is surface liquid waste disposal involved?  Yes  No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount \_\_\_\_\_

b. Name of water body into which effluent will be discharged \_\_\_\_\_

13. Is subsurface liquid waste disposal involved?  Yes  No Type \_\_\_\_\_

14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain?  Yes  No

16. Will the project generate solid waste?  Yes  No

a. If yes, what is the amount per month? 1 tons

b. If yes, will an existing solid waste facility be used?  Yes  No

c. If yes, give name Rockland County Solid Waste Authority; location Hillburn

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?  Yes  No

e. If yes, explain:

17. Will the project involve the disposal of solid waste?  Yes  No

a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.

b. If yes, what is the anticipated site life? \_\_\_\_\_ years.

18. Will project use herbicides or pesticides?  Yes  No

19. Will project routinely produce odors (more than one hour per day)?  Yes  No

20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No

21. Will project result in an increase in energy use?  Yes  No

If yes, indicate type(s)

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 3,000 gallons/day.

24. Does project involve Local, State or Federal funding?  Yes  No

If yes, explain:



**25. Approvals Required:**

			Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Zone Change</u>	_____
				_____
				_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Site Plan Approval</u>	_____
				_____
				_____
City, Town Zoning Board	<input type="checkbox"/> Yes	<input type="checkbox"/> No		_____
				_____
				_____
City, County Health Department	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		_____
				_____
				_____
Other Local Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Building Department</u>	_____
				_____
				_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Rockland County</u>	_____
				_____
				_____
State Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		_____
				_____
				_____
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		_____
				_____
				_____

**C. Zoning and Planning Information**

1. Does proposed action involve a planning or zoning decision?  Yes  No

If Yes, indicate decision required:

- |  |   |  |   |
|--|---|--|---|
| <input checked="" type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance    | <input type="checkbox"/> New/revision of master plan | <input checked="" type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site plan        | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan    | <input type="checkbox"/> Other                  |

2. What is the zoning classification(s) of the site?

CS and eligible for PAC

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Commercial

4. What is the proposed zoning of the site?

PAC (Planned Adult Community)

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

12 Units

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Commercial and Residential

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?  Yes  No

9. If the proposed action is the subdivision of land, how many lots are proposed? \_\_\_\_\_

a. What is the minimum lot size proposed? \_\_\_\_\_

10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes  No

a. If yes, is existing capacity sufficient to handle projected demand?  Yes  No

12. Will the proposed action result in the generation of traffic significantly above present levels?  Yes  No

a. If yes, is the existing road network adequate to handle the additional traffic.  Yes  No

**D. Informational Details**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. Verification**

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name SKYVIEW PLAZE DEVELOPMENT CORP. Date \_\_\_\_\_

Signature *Edward Lane*

Title President

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