

**TOWN OF ORANGETOWN
NOTICE OF ADOPTION**

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Orangetown, after a Public Hearing held on the 25th day of June, 2024, adopted Local Law No. 7, 2024, amending the zoning district, from “MFR” (Multi Family Residential) to “RG” (General Residence) for property known as 283 N. Middletown Rd., Pearl River, NY (68.12-3-24).

Local Law No. 7, 2024, as adopted and approved, has been filed in the Office of the Town Clerk of the Town of Orangetown, Town Hall, 26 W. Orangeburg Rd., Orangeburg, NY, where it may be examined by any interested party and is available for review online at www.orangetown.com.

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

Dated: June 25, 2024
Orangetown, NY

Rosanna Sfraga, Town Clerk
Robert Magrino, Town Attorney

LOCAL LAW 7, 2024
AMENDING CHAPTER 43, § 2.2, OF THE ZONING LAW OF THE TOWN OF
ORANGETOWN TO CHANGE THE ZONING DISTRICT OF CERTAIN PROPERTY IN
THE HAMLET OF PEARL RIVER

Be it enacted by the Town Board of the Town of Orangetown as follows:

Section 1: The Zoning Map of the Town of Orangetown, which establishes the areas and boundaries of the various Town zoning districts, is hereby amended to change the zoning district of the following property:

A portion of 283 North Middletown Road (Tax Map Designation Section 68.12 Block 3 Lot 24) from the "MFR" (Multi Family Residence) zoning district to the "RG" (General Residence) zoning district. The metes and bounds description is as follows:

ALL That certain plot, piece or parcel of land, with the building and improvements Thereon erected, situate, lying and being in the Town of Orangetown, County of Rockland and State of New York more particularly bounded and described as follows:

BEGINNING at a point on the Northerly line of tax lot 68.12-3-28 said point being N85°47'00"W, a distance of 500.07' from the Northeasterly corner of tax lot 68.12-3-25;
RUNNING THENCE along the Northerly line of tax lot 68.12-3-28 N 85°47'00" W, a distance of 67.97';
THENCE through tax lot 68.12-3-24 N 4°13'04" E, a distance of 99.91' to the Southerly line of tax lot 68.12-3-22;
THENCE along the Southerly line of tax lot 68.12-3-22 S 85°47'00" E, a distance of 67.97';
THENCE through tax lot 68.12-3-24 S 4°13'00" W, a distance of 99.91' to the POINT OF BEGINNING containing 6,791.04 Sq. Ft. More or less;

See Map depicting the area attached.

Section 2: This law shall take effect immediately upon filing with the Secretary of State.