


**TOWN OF CLARKSTOWN
OFFICE OF THE TOWN ATTORNEY
INTER OFFICE-MEMORANDUM**

TO: George Hoehmann, Supervisor
Town Board Members

FROM: Lino J. Sciarretta, Town Attorney 

RE: Proposed Local Law - Amending the Zoning Map of the
Town of Clarkstown - AAR to CO zone in Congers

DATE: July 7, 2017

Enclosed, for your information, is a copy of the proposed local law referred to above.

The purpose of this proposed local law is to amend the Zoning Map by rezoning various parcels of property in Congers from the AAR zone to the CO zone.

LJS/pm
Encl.

cc: Town Clerk ✓

TOWN OF CLARKSTOWN

LOCAL LAW NO. - 2017

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

Section 1. Title

A Local Law amending the Zoning Map of the Town of Clarkstown.

Section 2. Legislative intent.

The purpose of this Local Law is to amend the Zoning Map of the Town of Clarkstown by rezoning certain parcels of property in Congers, New York from Active Adult Residence (AAR) to Commercial Office (CO) zone to conform with the surrounding properties, which were all originally zoned Light Industrial Office (LIO) before the zone change to AAR took place in 2008. As part of implementing the Comprehensive Plan in 2014, the industrial lands surrounding these AAR zoned parcels were rezoned to a new industrial/office zoning designation, Commercial Office (CO). At the Planning Board meeting of May 10, 2017, the Planning Board recommended that said AAR zoned parcels be rezoned to CO as the senior housing development for which they were rezoned to AAR in 2008 has not progressed since 2015 and the majority of the remaining land remains vacant. This amendment will better reflect the use of these parcels, which furthers the goals and objectives of the Town's Comprehensive Plan.

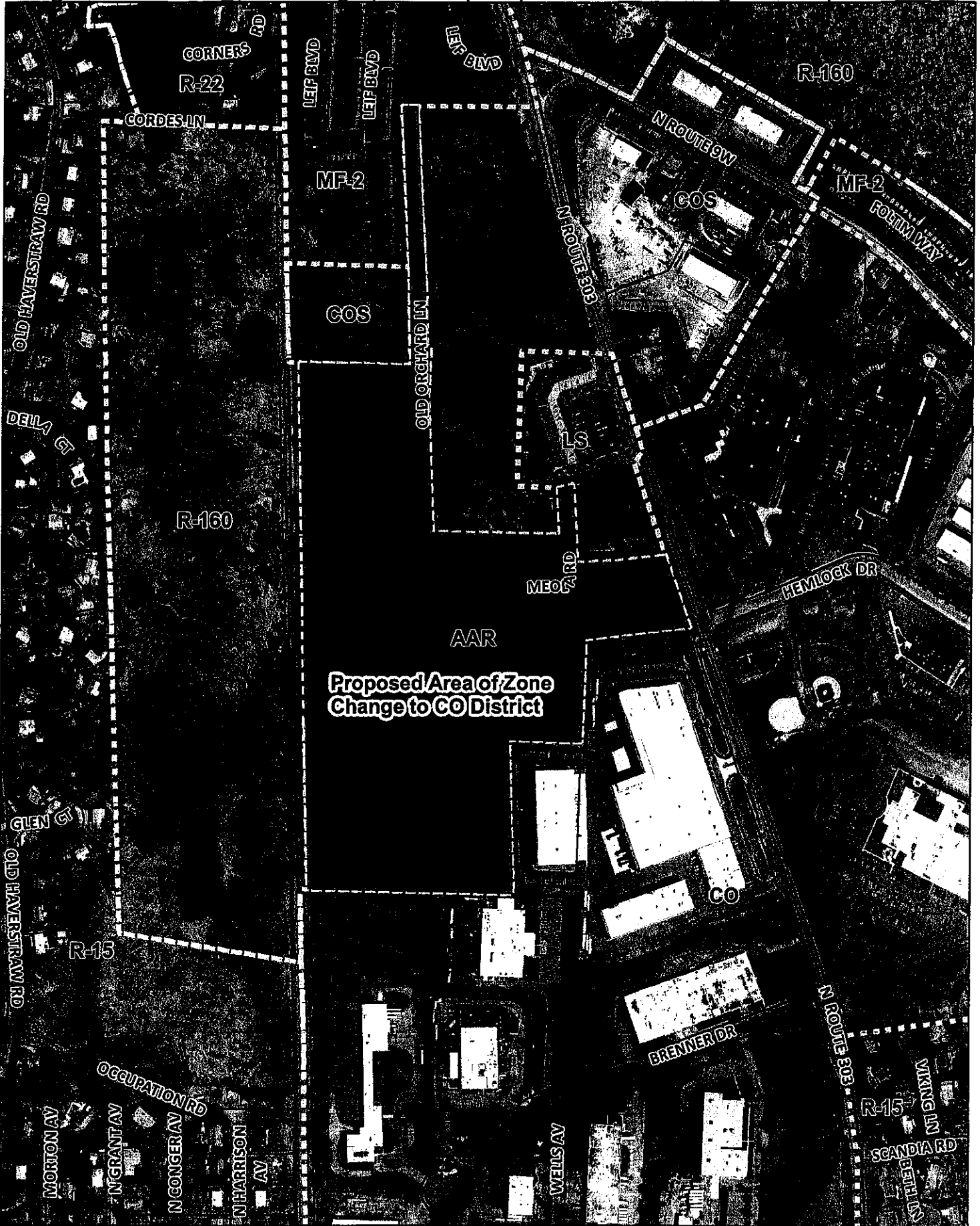
Section 3. Zoning Map Amendment

Amend the official "Zoning Map of the Town of Clarkstown" by rezoning certain parcels of property in Congers, New York (all of 35.19-2-16, 35.19-2-17, 35.19-2-18, 35.19-2-19, 35.19-2-20, 44.07-2-10, 44.07-2-10.2; portions of 35.19-2-15, 44.07-2-10.1) from Active Adult Residence (AAR) to Commercial Office (CO) zone to better match the surrounding area and to better reflect their use, as shown on the attached map.

Section 4. When effective.

This local law shall take effect immediately upon filing with the Secretary of State.

Congers AAR to CO Zone Change (Formerly Proposed Orchard Ridge Development)



**Proposed Area of Zone
Change to CO District**

Source: Rockland County Planning Department, GIS Spring 2013 Aerial Prepared by: Clarkstown Planning Department, May 2017. ONLY FOR INTERNAL USE BY TOWN OF CLARKSTOWN PERSONNEL. Not for public distribution. The Town of Clarkstown makes no warranties express or implied, as to the accuracy of the data on this map. This map is for general information purposes and must not be relied upon for engineering or site specific purposes.

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