

NOTICE OF PUBLIC HEARING ON
PROPOSED LOCAL LAW - TOWN OF CLARKSTOWN

NOTICE IS HEREBY GIVEN that there will be a public hearing on September 29, 2015, at 8:00 P.M., or as soon thereafter as possible, by the Town Board of the Town of Clarkstown, Rockland County, at the Auditorium of the Town Hall, 10 Maple Avenue, New City, New York, for the purpose of considering the adoption of a local law entitled,

"TEXT AMENDMENT TO CHAPTER 290 (ZONING) OF THE CODE OF THE TOWN OF CLARKSTOWN AND THE TOWN ZONING MAP WITH RESPECT TO THE WEST NYACK COMMERCIAL OFFICE (CO) ZONE CHANGE AND COMMERCIAL OFFICE (CO) AND COMMERCIAL OFFICE SUPPORT (COS)"

The purpose of this local law is to rezone certain areas of land located to the north and south of West Nyack Road and to the east of the Palisades Interstate Parkway in the hamlet of West Nyack currently zoned Light Industrial Office (LIO), Laboratory Office (LO) and Medium Density Residence (R-15) to the Commercial Office Zoning District, and portions of four properties from Laboratory Office (LO) to the Medium Density Residence (R-15) Zoning District. This zone change will bring existing commercial properties into better conformance with their current uses, allow increased development flexibility and eliminate potential intensive industrial uses from this area. This zone change would also rezone properties with existing residential and school uses to a more fitting residential zoning district. Additionally, this Local Law will amend Chapters 290-11A Tables 20 and 20A of the Town Code to restrict truck traffic and shipping and receiving of supplies, materials and goods on properties in the CO and COS Zoning Districts with connections to Local Residential Town streets between the hours of 7:00 PM and 7:00 AM to reduce disruptive commercial traffic on residential streets within the Town.

A copy of the current proposed local law is on file in the Office of the Town Clerk, 10 Maple Avenue, New City, New York.

ALL parties in interest and citizens will be heard by the Town Board at the public hearing to be held as aforesaid.

Dated: September 23, 2015

Justin Sweet
Town Clerk

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Town of Clarkstown
10 Maple Avenue
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