

**NOTICE OF PUBLIC HEARING  
OF THE ORANGE COUNTY LEGISLATURE**

**PURSUANT TO N.Y.S. TOWN LAW § 73 "ALTERATION OF TOWN BOUNDARIES" WITH RESPECT TO A PETITION FOR THE DIVISION OF THE TOWN OF MONROE TO CREATE THE NEW TOWN OF PALM TREE (OR OTHER SUITABLE NAME IDENTIFIED BY THE ORANGE COUNTY LEGISLATURE) AND TOWN OF MONROE.**

**NOTICE IS HEREBY GIVEN**, that the Orange County Legislature will hold a public hearing for the purposes of soliciting public comments **on Tuesday, August 15, 2017 at 6:30 p.m. at the Central Valley Elementary School Auditorium, 45 Route 32, Central Valley, New York, 10917 and continuing thereafter, on Wednesday, August 16, 2017 at 6:30 p.m. at the Bais Rachel Paradise Hall, 5 Israel Zupnick Dr., Monroe, New York, 10950**, with respect to a "TOWN LAW ARTICLE FIVE **PETITION FOR DIVISION** OF THE TOWN OF MONROE, COUNTY OF ORANGE, NEW YORK" to create the new Town of Palm Tree (or other suitable name identified by the County Legislature) and Town of Monroe, filed with the Clerk of the Orange County Legislature on September 12, 2016, and an amendment thereof, filed with the Clerk of the Orange County Legislature on July 10, 2017, changing the name of the proposed new town to the Town of Palm Tree and revising the Legal Common Boundary Description and Map by reducing the acreage of land. All of which are available on the Orange County website at <http://www.orangecountygov.com/>.

**EXHIBIT A**

**THE TOWN OF PALM TREE COMMON**

**BOUNDARY DESCRIPTION**

**Preamble:** The new Town of Palm Tree boundary description incorporates all of the Village of Kiryas Joel in its entirety and assumes that the parcels and land area as part of the recently approved 164 acre annexation of unincorporated Town of Monroe into the Village of Kiryas Joel are currently a legal part of the Village of Kiryas Joel. Thus, the proposed Town of Palm Tree would consist of this new, amended Kiryas Joel boundary described in recent annexation documents plus the area from the 27 parcels listed in the attached table; in addition to road area. Generally, these parcels are located in the northwestern portion of the Town of Monroe, north of NYS Route 17, west and southwest of the Village of Kiryas Joel as depicted on the attached map. The acreage of the parcels and adjacent road area is approximately 56+/- acres. The new Town of Palm Tree acreage will include these 56 +/- acres plus the 889+/- acres currently a part of the Village of Kiryas. The total acreage of the new Town of Palm Tree will be 940+/- acres.

**The Boundary Description:**

**Beginning** at a point located along the common boundary of the Town & Village of Woodbury and the Town of Monroe at the intersection with the common boundary of The Village of Kiryas Joel and the unincorporated portion of the Town of Monroe; said point being the most northerly corner of the Village of Kiryas Joel, and the northerly corner of N/F Aishes Chayil D' Kiryas Joel and Mother's Relief Inc. (Tax Lot 307-1-7.323); thence

**Southeasterly** along the common boundary of the Town & Village of Woodbury and the Village of Kiryas Joel for approximately 6,450 feet, said boundary crossing County Road 44 and Forest Road to the most northeastern corner of Village of Kiryas Joel, Section 360, Block 1, Lot 1 owned now or formerly by Duane, John J., where meets the corner boundary of the Village/Town of Woodbury; thence

**Southerly** along a common boundary of the Village of Kiryas Joel and the Town & Village of Woodbury for an approximate distance of 4,300 feet, said boundary crossing Bakertown Road and Acres Road and incorporating the east side of Village of Kiryas Joel: Tax Map Section 360, Block 1, Lots 1, 2, 5, and 6, the east side of Tax Map Section 361, Block 1, Lot 10, the east side of Tax Map Section 347, Block 3, Lots 1.1, 1.42 and 1.22, as well as the east side of Village of Kiryas Joel Tax Map Section 362, Block 1, Lot 1 to a point where it intersects with Orange County Road 105; thence

**Westerly** along the curvilinear road boundary of CR 105 and the Village of Kiryas Joel Tax Map Section 362, Block 1, Lot 1 to where the southwest corner of Village of Kiryas Joel Section 310, Block 1, Lot 21.2 and CR 105 intersect; thence

**Southwesterly Crossing** County Road 105 along a common boundary of Village of Kiryas Joel Tax Map Section 311, Block 1, Lot 8 and Town of Monroe Tax Map Section 2, block 1, Lot 4.31 to the most southeasterly point of Village of Kiryas Joel Tax Map Section 311, Block 1, Lot 8; thence

**Northwesterly** along a common boundary of Town of Monroe Tax Map Section 2, block 1, Lot 4.31 and Village of Kiryas Joel Tax Map Section 311, Block 1, Lots 7 and 8 to the most northwesterly point of Town of Monroe Tax Map Section 2, block 1, Lot 5.221 and intersection with the Village of Kiryas Joel Border; thence

**Southerly** along a common boundary between the Town of Monroe and Village of Kiryas Joel Boundary along the northwest side of Town of Monroe Tax Map Section 2, block 1, Lot 5.221 to a point where the southwesterly corner of Town of Monroe Tax Map Section 2, Block 1, Lot 5.221 meets the Village of Kiryas Joel Boundary; thence

**Southeasterly** along a common boundary between the Village of Kiryas Joel and Town of Monroe said boundary incorporating the southwesterly borders of the Town of Monroe Tax Map Section 2, Block 1, Lot 5.221 and Lot 4.31; thence

**Northeasterly** along a common boundary between the Village of Kiryas Joel and Town of Monroe said boundary incorporating the northwesterly boundary of the Town of Monroe Tax Map Section 2, Block 1, Lot 4.31 to where this lot line intersects with CR 105; thence

**Easterly** along the curvilinear county road 105 boundary incorporating the northern boundaries of Town of Village of Kiryas Joel Tax Map Section 311, Block1, Lots:2.1, 3, 4, 5 and 6 to the northern most corner of Village of Kiryas Joel Tax Map Section 311, Block1 Lot 6; thence

**Southerly** along a common boundary of the Village of Kiryas Joel Tax Map Section 311, Block1 Lot 4 and the Town of Monroe Section 2, Block 1 and Lot 2.4 to point where the corners of these 2 lots meet Village of Kiryas Joel Tax Map Section 311, Block 1 Lot 2.1; thence

**Continuing southerly** crossing a strip of Village of Kiryas Joel Tax Map Section 311, Block1 Lot 2.1 to a point where it intersects with Town of Monroe Section 2, Block 1 and Lot 26.222; thence

**Southwesterly** along a common boundary between Village of Kiryas Joel Tax Map Section 311, Block 1 Lot 1.2 and Town of Monroe Section 2, Block 1 and Lot 26.222 to the corner of where Village of Kiryas Joel Tax Map Section 311, Block 1 Lots 2.1, 1.2 and 5 and the Town of Monroe Section 2, Block 1, Lot 26.222 meet; thence

**Southeasterly** along a common boundary of the Village of Kiryas Joel Tax Map Section 311, Block 1 Lots 1 and 1.2 and Town of Monroe Town of Monroe Section 2, Block 1 and Lot 26.222 to the point 15 feet from the intersection where the Village of Kiryas Joel, the Town of Monroe and the Town and Village of Woodbury boundaries meet; thence

**Southerly** for approximately 175 feet along a line 15 feet from the most northeasterly corners of Village of Kiryas Joel Tax Map Section 312, Block 1 Lot 1 and Village of Kiryas Joel Boundary to a point where this line, the Village of Kiryas Joel and Town of Monroe meet; thence

**Southwesterly** along the common boundary of the Village of Kiryas Joel Tax Map Section 312, Block 1 Lot 1 and unincorporated Town of Monroe Tax Map Section 2, Block 1 Lot 10 to a point where it intersects with Nininger Road (County Road 64); thence

**Northwesterly** along the common boundary of the Village of Kiryas Joel and the unincorporated Town of Monroe; along the northeasterly boundary of Nininger Road (County Route 64) to the northeasterly boundary of County Road 105; thence

**Continuing Northwesterly** along the common boundary of the Village of Kiryas Joel and the unincorporated Town of Monroe; along the northeastern boundary of NYS Highway Route 17 to the intersection of Forest Road and the most westerly property corner of Town of Monroe Tax Map Section 1, Block 2, Lot 11.12 owned now or formerly by Raizel Eva Freund; thence

**Continuing northwesterly** crossing Forest Road along the common boundary of the Village of Kiryas Joel and the unincorporated Town of Monroe along the northeastern boundary of NYS Highway Route 17 to the most westerly property corner of Town of Monroe Tax Map Section 1, Block 2, Lot 32.2 owned now or formerly by Abraham Rosenberg; thence

**Northeasterly** along Schunnemunk Road and the most northwesterly property boundaries of Town of Monroe Tax Map Section 1, Block 2, Lots 30.8, 30.9 30.51, 32.211, 32.22 and Town of Monroe Tax Map Section 67, Block 1, Lot 1; thence

**Continuing Northeasterly** along Schunnemunk Road and a common boundary between the Village of Kiryas Joel and the Town of Monroe to a point where the unincorporated Town of Monroe ceases, the incorporated Village of Kiryas Joel begins on both sides of Schunnemunk Road and the corner of Town of Monroe Tax Map Section 1, Block 2, Lot 29 meet; thence

**Northerly** along a common boundary between the Village of Kiryas Joel and the Town of Monroe to the corner of where Village of Kiryas Joel Tax Map Section 377, Block 1, Lot 1.2, meets the corner of Town of Monroe Tax Map Section 43, Block 1, Lot 11 and the southwesterly side of Village of Kiryas Joel Tax Map Section 377, Block 1, Lot 1.2; thence

**Northwesterly** along a common boundary between the Village of Kiryas Joel and The Town of Monroe to the corner of the Town of Monroe Tax Map Section, 43, Block 1, Lot 12;

**Southwesterly** along Town of Monroe Tax Section 43, Block 1, Lot 12 to where it intersects with Raywood Drive; thence

**Westerly** for approximately 155 feet along the common boundary of Town of Monroe Tax Section 43, Block 1, Lot 12 and Raywood Drive for approximately 155 feet to where the corners Town of Monroe Tax Section 43, Block 1, Lot 12 and Lot 13 meet; thence

**Northerly** along the most western boundary of Town of Monroe Tax Map Section 43, Block 1, Lot 12 to a point where it intersects with the Village of Kiryas Joel and Ruzhin Road; thence

**Continuing Northerly** along a common boundary of the Village of Kiryas Joel and the Town of Monroe to a point where it intersects with the boundary of Town of Monroe Tax Map Section 1, Block 1, Lot 20; thence

**Southwesterly** along the boundary of Town of Monroe Tax Map Section 1, Block 1, Lot 20 to a point where it meets Town of Monroe Tax Map Section 43, Block 5, Lot 4.1; thence

**Northwesterly** along the boundary of Town of Monroe Tax Map Section 1, Block 1, Lot 20 and Town of Monroe Tax Map Section 1, Block 1, Lot 18 to where it meets Seven Springs Road; thence

**Northerly** along Seven Springs Road and the western boundary of Town of Monroe Tax Map Section 1, Block 1, Lots 18, 20, 21, 22.1, 22.2 and 23 to a point where Town of Monroe Tax Map Section 1, Block 1, Lots 23 meets Mountain Road (County Road 44); thence

**Southeasterly** along the southwest side of Mountain Road (County Road 44) for approximately 385 feet to the where Mountain Road is adjacent to the corner of Town of Monroe Tax Map Section 1, Block 1, Lot 6; thence

**Crossing Mountain Road** (County Road 44) northeasterly along Town of Monroe Tax Map Section 1, Block 1, Lot 6 to a point where the Town of Monroe meets the Village of South Blooming Grove; thence

**Southeasterly** along common boundary of Town of Monroe Tax Map Section 1, Block 1, Lot 6, Village of South Blooming Grove and the Village/Town of Woodbury to a point where the Village/Town of Woodbury, the Village of Kiryas Joel and the Town of Monroe meet; thence

Continuing southeasterly along a common boundary between the Village of Kiryas Joel and the Village/Town of Woodbury to the point of beginning.

*(The above description is intended to describe the common boundary of the Town of Palm Tree as depicted on the Map of the Town of Palm Tree attached as Exhibit B. If there is any discrepancy between the Map and this description, the Map shall take precedence over the description).*

<b>Map #</b>	<b>Tax Map Section, Block, Lot</b>	<b>Owner</b>	<b>Address</b>	<b>Municipality</b>	<b>Acres</b>
1	1-2-11.12	Freund, Raizel Eva	22 Forest Rd	Town of Monroe	1.0
2	1-2-30.9	Weinstock, Gilda	117 Schunnemunk Rd	Town of Monroe	1.3
3	1-2-32.11	Ausch, Naftali	165 Schunnemunk Rd	Town of Monroe	1.0
4	1-2-32.22	Rosenberg, Abraham	Schunnemunk Rd	Town of Monroe	0.1
5	1-1-6	Wercberger, Wolf	168 Seven Springs Mtn Rd	Town of Monroe	2.1
6	1-2-30.51	Freidman, Josef	121 Schunnemunk Rd	Town of Monroe	0.9
7	1-1-8	Wercberger, Wolf	148 Seven Springs Mtn Rd	Town of Monroe	0.8
8	1-1-22.2	Oppenheim, Mendel	Seven Springs Rd	Town of Monroe	0.9
9	1-1-18	Oppenheim, Mendel	136 Seven Springs Rd	Town of Monroe	2.2
10	1-1-20	Oppenheim, Lipa	144 Seven Springs Rd	Town of Monroe	4.2
11	1-1-21	Berger, Yehuda	148 Seven Springs Rd	Town of Monroe	0.9
12	1-2-32.12	Bais, Yisroel Cong	157 Schunnemunk Rd	Town of Monroe	0.9
13	1-1-22.1	Seven Springs Corp,	Seven Springs Rd	Town of Monroe	0.9
14	1-1-7	Oppenheim, Moishe	Co Hwy 44	Town of Monroe	0.9
15	1-2-27	Brucha Properties Ltd,	Forest Rd	Town of Monroe	4.7
16	1-2-31.1	Silah Rosenberg Fam LLC,	137 Schunnemunk Rd	Town of Monroe	0.4
17	1-2-32.211	Rosenberg, Deborah	131 Schunnemunk Rd	Town of Monroe	1.0
18	1-1-23	Commandeer Realty Inc,	Co Hwy 44	Town of Monroe	27.7
19	1-2-13	Klein, Akiva	34 Forest Rd	Town of Monroe	0.3
20	1-2-15	Glanzer, Isaac	38 Forest Rd	Town of Monroe	0.3
21	1-2-16	Glanzer, Eliazer	40 Forest Rd	Town of Monroe	0.4
22	43-1-12	Raywood Holdings LLC,	Raywood Dr	Town of Monroe	1.8
23	67-1-1.1-1	Tager Chaim	105 Schunnemunk Rd Unit 201	Town of Monroe	0.01
24	67-1-1.1-2	Freund Isaac	105 Schunnemunk Rd Unit 202	Town of Monroe	0.01
25	1-2-30.8	Bodek, Rachel	111 Schunnemunk Rd	Town of Monroe	1.1
26	56-1-1.-1	Gelb, Simon	36 Forest Rd	Town of Monroe	0.015
27	56-1-1.-2	Kahan, Samuel	36 Forest Rd	Town of Monroe	0.015

Written comments on the Petition will be accepted through close of business Thursday, August 17, 2017 and directed to Jean M. Ramppen, Clerk of the Orange County Legislature or by email to [Jramppen@orangecountygov.com](mailto:Jramppen@orangecountygov.com) .

**FURTHER NOTICE IS HEREBY GIVEN**, that copies of the Petition for Division and Exhibits are available for inspection during usual business hours at the Office of the

Clerk of said County Legislature, 15 Matthews Street, Suite 203, Goshen New York 10924  
and on the Orange County website at [www.orangecountygov.com](http://www.orangecountygov.com).

**BY ORDER OF THE ORANGE COUNTY  
LEGISLATURE**

BY: Jean M. Ramppen  
Clerk of the Orange County Legislature

Dated: July 11, 2017