

**TOWN OF BLOOMING GROVE
LOCAL LAW 2 OF 2025**

**A LOCAL LAW TO AMEND BULK TABLE IN CHAPTER 235 ZONING
REGARDING MIXED USE BUILDINGS IN THE RR ZONE AND
WAREHOUSE/DISTRIBUTION USES IN THE ORI, NNI AND SB ZONES**

BE IT ENACTED by the Town Board of the Town of Blooming Grove, Orange County, New York (“Town Board”) as follows:

Section 1. Authority.

The adoption of this Local Law is in accordance with Municipal Home Rule Law §10.

Section 2. Title and Purpose.

The title of this Local Law is: “A Local Law to Amend Bulk Table in Chapter 235 (Zoning) Regarding Mixed Use Buildings in the RR Zone and Warehouse/Distribution Uses in the ORI, NNI and SB Zones,” The purpose of this local law is to ensure efficiency of the Town Code to promote the health, safety and welfare of the Town, its citizens, and land in the Town, as well as to promote consistency of the Town Code with other municipalities in the vicinity of Blooming Grove. The Town seeks to amend its Code to maintain the appropriate effectiveness of the Town to facilitate development with respect to disturbance of land within the Town.

Section 3. Amendment. Amend the Use Table established under Section 235-10 (Attachment 1, page 1) to Chapter 235 (Table of General Use Requirements) as follows:

Delete “TB Special Permit” in the “Rural Residential” column for the Mixed-use building (retail/office/residential).

Section 4. Amendment. Amend the Use Table established under Section 235-10 (Attachment 1, page 3) to Chapter 235 (Table of General Use Requirements) as follows:

In “Principal Uses” column, amend “Warehouses; distribution (over 30,000 sq. ft. footprint)” to read: “Warehouses; distribution (over 100,000 sq. ft. gross ground floor area per building or 500,000 sq. ft. gross ground floor area per lot).”

Section 5. State Environmental Quality Review Act.

Pursuant to 6 NYCRR 617.4(b)(2) is classified as a Type I action under the State Environmental Quality Review Act and after environmental review in accordance with NYS SEQRA regulations, the Town Board has determined that the adoption of this local law will not result in any significant adverse impacts on the environment.

Section 6. Severability.

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this Local Law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Local Law.

Section 7. Code Preparation

The Town's Code preparation contractor is authorized, without further action of the Town Board, to correct typographical errors, numbering and other related technical changes that do not affect or alter the substantive provisions of this local law.

Section 8. Effective Date.

This Local Law shall take effect immediately upon filing in the office of the Secretary of State.