

RESOLUTION NO. ____ of 2019

RESOLUTION DECLARING LEAD AGENCY, CLASSIFYING ACTION AND REFERRING PROPOSED LOCAL LAW AND COMPREHENSIVE PLAN AMENDMENT RELATING TO THE ROUTE 299 GATEWAY REZONING

At a meeting of the Town Board of the Town of New Paltz, Ulster County, New York, held at the Town Courthouse, 23 Plattekill Ave., in New Paltz, New York, in said Town on the 21st day of March, 2019, at 7 o'clock P.M., prevailing time.

The meeting was called to order by Supervisor Bettez, and upon roll being called, the following roll was taken:

	<u>PRESENT</u>	<u>ABSENT</u>
Supervisor Neil Bettez	_____	_____
Council Member Daniel Torres	_____	_____
Council Member David Brownstein	_____	_____
Council Member Marty Irwin	_____	_____
Council Member Julie Seyfert-Lillis	_____	_____

WHEREAS, the Town of New Paltz Route 299 Gateway Committee has provided the Town Board with a report entitled, "Draft Report of the Town of New Paltz Route 299 Gateway Committee", dated February, 2018 ("Report"), which recommended that the Town update its Comprehensive Master Plan and amend the existing zoning regulations in the Route 299 Gateway Area, defined generally as that the area along Route 299 from the Shop Rite Plaza/Empire State Bank eastward to and including the Ohioville Commercial Area; and

WHEREAS, the Route 299 Gateway Area is predominantly zoned as B-2, Highway Business; and

WHEREAS, the regulations in the B-2 District have not been thoroughly evaluated or amended in over 20 years; and

WHEREAS, the Town Board has received a draft comprehensive plan update and local law to rezone a portion of the B-2 District known as the Route 299 Gateway Area into three new zoning districts and one new overlay district and to extend the existing R-1 District (the "Local Law") from its attorney (the "Project"); and

WHEREAS, the Town Board has received a draft Full Environmental Assessment Form for the Project which has been prepared on its behalf and reviewed by the Town Board with the following supporting reports : 1) "Trip Generation Analysis, Gateway District Zoning Change", dated March 1, 2019 prepared by Alta Planning and Design; 2) "Land Use Assumption, Gateway District Zoning Change", dated February 28, 2019, prepared by Alta Planning and Design; and 3) "Preliminary Natural Resources Inventory for the New Paltz Route 299 Gateway" dated February 2019 prepared by Hudsonia, Inc. (together, the Full Environmental Assessment Form with backup reports is the "EAF"); and

WHEREAS, the Town Board wishes to authorize the Town Clerk to distribute the proposed Local Law and Comprehensive Plan Amendment to the interested agencies and to coordinate the

environmental review under the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, pursuant to 6 NYCRR 617.4.b(2), the adoption of changes in the allowable uses in any zoning district which affect 25 acres or more is a Type I action.

NOW THEREFORE IT IS HEREBY RESOLVED by the Town Board of the Town of New Paltz that:

1. Supervisor Neil Bettez is hereby authorized to sign the verification on page 13 of Part 1 of the EAF.
2. The proposed action is classified as a Type 1 action under SEQRA as it involves a change in the allowable uses in a zoning district or districts affecting more than 25 acres;
3. The Town Board hereby declares its intent to serve as lead agency in the environmental review of the proposed action and directs the Town Clerk to send notice of its intent, along with a copy of the EAF, proposed Local Law and Comprehensive Master Plan amendment to all involved and interested agencies.
4. The Town Board hereby directs the Town Clerk to refer the proposed Local Law, the Comprehensive Master Plan amendment, the EAF and this resolution to:
 - a) the Ulster County Planning Board for its review pursuant to General Municipal Law Section 239-m;
 - b) the Town of New Paltz Planning Board for its review and advisory report pursuant to Town Code Section 140-56(B);
 - c) the Town of New Paltz Environmental Conservation Board, Bike/Pedestrian Committee, Clean Water and Open Space Protection Commission, and the Building Inspector for their review and report;
 - d) the municipal clerks of the municipalities adjacent to the Town of New Paltz, together with a copy of the notice of public hearing.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

<u>VOTE</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Supervisor Neil Bettez	_____	_____	_____
Council Member Daniel Torres	_____	_____	_____
Council Member David Brownstein	_____	_____	_____
Council Member Marty Irwin	_____	_____	_____
Council Member Julie Seyfert-Lillis	_____	_____	_____

The foregoing resolution was thereupon declared duly adopted.