



Town of New Paltz

Neil Bettez, Town Supervisor

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March 1, 2018

Dennis Doyle, Director
Ulster County Planning Department
County Office Building
244 Fair Street, 3rd Floor
Kingston, NY 12401

Referral No: 2018-014
Date Reviewed: 2/12/2018

Re: Final Action Report: Local Law A of 2018

Dear Director Doyle,

Please accept this letter as the Final Action Report on Referral No. 2018-014. On January 10, 2018, pursuant to General Municipal Law § 239-m, the Town Board of the Town of New Paltz adopted a resolution referring a proposed Local Law to impose a 120-day moratorium on all applications and permits in the Town's Exit 18 Gateway Area (the "Local Law") to the Ulster County Planning Board for its report and recommendation thereon. The Ulster County Planning Board responded by letter dated February 12, 2018, recommending disapproval of the Local Law.

The County based its negative recommendation on its determination that it had not received sufficient information regarding updates to the Town's Comprehensive Plan and Zoning Law made during the initial nine-month moratorium.

The Town Board, upon consideration of the County's recommendation, the recommendation of the Town of New Paltz Planning Board and other relevant information before it, voted to adopt the Local Law on March 1, 2018. The Town Board determined to act contrary to the recommendation of the Ulster County Planning Board for the following reasons:

- During the initial moratorium, the Town established the Route 299 Gateway Committee to "solicit input from the community with workshops, interviews, and hearings, to review the Town Comprehensive Plan as it relates to the Route 299 Gateway area, and to revise the Plan and the Town's Zoning Code as needed to reflect the community's vision for this important entranceway to the Town and the Village." Since the Committee's inception, it

has held seven working meetings, one stakeholder meeting, and interviewed several of the large property owners and/or their representatives in the corridor.

- The Committee has also prepared a draft report entitled, “Draft Report of the Town of New Paltz, Route 299 Gateway Committee” dated December, 2017, which includes a draft Comprehensive Plan amendment and draft Zoning Law amendments.
- The above meetings and draft report demonstrate that significant progress has been made in the Town’s effort to review and update its Comprehensive Plan and Zoning Code.
- Despite this substantial progress, the Gateway Committee needs additional time to complete its report and finalize its recommendations to the Town.
- The Town Board found that the adoption of an additional 120-day moratorium is necessary for the Committee to finalize its report, and for the Town to properly review the Committee’s report and consider implementing the recommendations therein.

Sincerely,

Neil Bettez, Town Supervisor