

**RESOLUTION NO.                      of 2019**

**RESOLUTION TO SCHEDULE A PUBLIC HEARING ON 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 Community Center, 3 Veteran’s Drive., in New Paltz, New York, in said Town on the 22nd day of August, 2019, at 5:15 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><b>PRESENT</b></u> | <u><b>ABSENT</b></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 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, with a portion zoned I-1, Industrial; 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 amendment 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; 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 has classified the Local Law and Comprehensive Plan Amendment as a Type I action under the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the Town of New Paltz Route 299 Gateway Committee, a special board pursuant to Town Law § 272-a, held a public hearing on the Comprehensive Plan Amendment on March 1, 2018; and

WHEREAS, the Town Board held a second public hearing on the Comprehensive Plan Amendment on May 3, 2018, which was continued to June 7, 2018; and

WHEREAS the Town Board held a public hearing on the Local Law and Comprehensive Plan Amendment on April 18, 2019, which was continued to May 30, 2019; and

WHEREAS, in response comments from members of the public, board members and various committees and governmental agencies, a revised version of the Local Law has been prepared on behalf of the Town Board (the “Revised Local Law”).

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

1. A public hearing on the Revised Local Law and Comprehensive Plan Amendment is scheduled for September 19, 2019 at 7:00 p.m. at the Town of New Paltz Community Center, 3 Veterans Drive, New Paltz, NY 12561.
2. The Town Clerk is hereby authorized and directed to publish notice of said public hearing on the Revised Local Law and Comprehensive Plan Amendment in the official newspaper(s) of said Town, on or before September 9, 2019 which is not less than ten days prior to the date of said public hearing and to make all other postings required by law.
3. The Town Clerk is further authorized and directed to provide written notice of the public hearing on the Revised Local Law and Comprehensive Plan Amendment to the Clerks of all adjacent municipalities by September 9, 2019, which is not less than ten days prior to the date of said public hearing.
4. The Town Clerk is further authorized and directed to provide written notice of the public hearing on the Revised Local Law and Comprehensive Plan Amendment to the Planning Board, Zoning Board of Appeals, Historic Preservation Commission and Building Department by September 9, 2019, which is not less than ten days prior to the date of said public hearing.
5. The Town Clerk is further authorized and directed to send notice of the public hearing to all landowners within the Route 299 Gateway Area, as listed on the last assessment roll, via first class mail.

6. The Town Clerk is further authorized 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, and the Building Inspector for their review and report;
- d) the municipal clerks of the municipalities adjacent to the Town of New Paltz.

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.