

NEW YORK STATE DEPARTMENT OF STATE  
Local Law Filing 162 WASHINGTON AVENUE, ALBANY, NY 12231

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(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

~~County~~  
~~City~~  
Town of New Paltz  
~~Village~~

Local Law No. \_\_\_\_\_ of the year 2024

A Local Law To Amend Section 140-17, "Accessory Dwelling Units" of Article III of Chapter 140, "Zoning" of the Code of the Town of New Paltz.

Be it enacted by the Town Board of the

~~County~~  
~~City~~  
Town of New Paltz as follow:  
~~Village~~

Section 1. Amendment

Sub-paragraph (e) of Paragraph (3) of Subdivision B of Section 140.17, "Accessory Dwelling Units" of Article III of Chapter 140, "Zoning" of the Code of the Town of New Paltz is hereby amended to read as follows:

(e) An accessory dwelling unit shall be subordinate to the principal residential structure and shall contain not greater than 45% of the total of the legally finished area of the principal dwelling unit for which a building permit and certificate of occupancy was issued. In any case, no accessory dwelling unit shall be less than 350 square feet. A "tiny house home," as defined in the New York State Uniform Fire Prevention and Building Code, that is constructed on a movable frame may not be used as an accessory dwelling unit. Accessory dwelling units must be constructed on a permanent foundation.

Section 2.

Paragraph (6) of Subdivision C of Section 140.17, "Accessory Dwelling Units" of Article III of Chapter 140, "Zoning" of the Code of the Town of New Paltz is hereby amended to read as follows:

(6) An accessory dwelling unit shall be subordinate to the principal residential structure and shall contain not greater than 45% of the total of the legally finished area of the principal dwelling unit for which a building permit and certificate of occupancy was issued. In any case, no accessory dwelling unit shall be less than 350 square feet.. A "tiny house home," as defined in the New York State Uniform Fire Prevention and Building Code, that is constructed on a movable frame may not be used as an accessory dwelling unit. Accessory dwelling units must be constructed on a permanent foundation.

### Section 3. Purposes and Intent

The purpose of this local law is to increase housing affordability and create a wider range of housing opportunities in residential neighborhoods by allowing more efficient use of existing housing and infrastructure by removing the 900 square foot size limitation of accessory dwelling units within an existing one-family dwelling or existing accessory structure (Sub-paragraph (e) of Paragraph (3) of Subdivision B of Section 140.17) and within accessory dwelling units attached to an existing one-family dwelling, detached residential accessory structure or newly created accessory structure (Paragraph (6) of Subdivision C of Section 140.17).

### Section 4: Severability

If any clause, sentence, paragraph, subdivision, section, or part of this law or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, effect or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this law or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

### Section 5. Effective date

This Local Law shall be effective upon filing with the Secretary of State.

TOWN OF NEW PALTZ  
NOTICE OF PUBLIC HEARING  
(Amendment Section 140-17, "Accessory Dwelling Units")

PUBLIC NOTICE is hereby given that there has been introduced before the Town Board of the Town of New Paltz, New York a local law to amend Section 140-17, "Accessory Dwelling Units" of Article III of Chapter 140, "Zoning" of the Code of the Town of New Paltz.

Among the purposes and intent of the proposed local law is to increase housing affordability and create a wider range of housing opportunities in residential neighborhoods by allowing more efficient use of existing housing and infrastructure by removing the 900 square foot size limitation of accessory dwelling units within an existing one-family dwelling or existing accessory structure (Sub-paragraph (e) of Paragraph (3) of Subdivision B of Section 140.17) and within accessory dwelling units attached to an existing one-family dwelling, detached residential accessory structure or newly created accessory structure (Paragraph (6) of Subdivision C of Section 140.17).

A complete copy of the introductory Local Law is available for inspection at the Town Clerk's Office during normal business hours.

NOW, THEREFORE, PLEASE TAKE NOTICE that a Public Hearing will be held on the \_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock p.m. to consider "A Local Law To Amend Section 140-17, "Accessory Dwelling Units" of Article III of Chapter 140, "Zoning" of the Code of the Town of New Paltz," same to be held in person at the Courthouse located at 59 North Putt Corners Road in the Town of New Paltz, Ulster County, New York and virtually by phone (dial in +1 929 205 6099, Meeting ID: 836 6723 4905, Passcode: 883506) and online <https://us02web.zoom.us/j/83667234905?pwd=MVRkSDJPCzREN0ZRblMxRIJ0ZldVQT09> at \_\_\_\_\_ P.M. at which time, or as soon thereafter as practicable, all persons interested therein shall be heard. The hearing may be closed on that date or adjourned to another date, as the Town Board deems appropriate.

The Town of New Paltz will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodation should contact the Town Clerk.

Dated: January \_\_\_\_, 2024

BY ORDER OF THE TOWN BOARD OF THE  
TOWN OF TOWN OF NEW PALTZ

\_\_\_\_\_  
ROSANNA ROSENKRANSE,  
TOWN CLERK

RESOLUTION

(A Local Law To Amend Section 140-17, "Accessory Dwelling Units" of Article III of Chapter 140, "Zoning" of the Code of the Town of New Paltz)

At a regular meeting of the Town Board of the Town of New Paltz, Ulster County, New York, held at the New Paltz Court House in New Paltz, New York, in said Town on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock P.M., Prevailing time.

The meeting was called to order by Council Member \_\_\_\_\_, and upon roll being called, the following roll was taken:

	<u>PRESENT</u>	<u>ABSENT</u>
Supervisor Neil Bettez	_____	_____
Council Member Julie Seyfert-Lillis	_____	_____
Council Member Alex Baer	_____	_____
Council Member Esi Lewis	_____	_____
Council Member Kristen Brown	_____	_____

The following resolution was offered by Council Member \_\_\_\_\_, who moved its adoption, seconded by Council Member \_\_\_\_\_, to wit:

WHEREAS, a local law to Amend Section 140-17, "Accessory Dwelling Units" of Article III of Chapter 140, "Zoning" of the Code of the Town of New Paltz proposed as Local Law No. \_\_\_\_ for the year 2024 was introduced at a meeting of the Town Board of the Town of New Paltz on the \_\_\_\_ day of \_\_\_\_\_, 2024, with a copy thereof having been duly given to all council members; and

WHEREAS, among the purposes and intent of the proposed local law is to increase housing affordability and create a wider range of housing opportunities in residential neighborhoods by allowing more efficient use of existing housing and infrastructure by removing the 900 square foot size limitation of accessory dwelling units within an existing one-family dwelling or existing accessory structure (Sub-paragraph (e) of Paragraph (3) of Subdivision B of Section 140.17) and within accessory dwelling units attached to an existing one-family dwelling, detached residential accessory structure or newly created accessory structure (Paragraph (6) of Subdivision C of Section 140.17); and

WHEREAS, due notice of a public hearing to be held thereon on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, was duly published in the \_\_\_\_\_, a newspaper printed and published in New Paltz, Ulster County, New York, commencing on the \_\_\_\_ day of

\_\_\_\_\_, 2024; and

WHEREAS, due and proper notice of such proposed local law and of the public hearing to be held thereon as aforesaid was given pursuant to all applicable laws, rules and regulations regarding the giving of such notice; and

WHEREAS, such public hearing was held thereon on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, at which time all interested persons were given an opportunity to be heard thereon;

NOW, THEREFORE, BE IT RESOLVED that the Town of New Paltz adopt a certain local law entitled: “A Local Law To Amend Section 140-17, “Accessory Dwelling Units” of Article III of Chapter 140, “Zoning” of the Code of the Town of New Paltz.

<u>VOTE</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Supervisor Neil Bettez	_____	_____	_____
Council Member Julie Seyfert-Lillis	_____	_____	_____
Council Member Alex Baer	_____	_____	_____
Council Member Esi Lewis	_____	_____	_____
Council Member Kristen Brown	_____	_____	_____

**TOWN OF NEW PALTZ  
NOTICE OF ADOPTION  
(Amend Section 140-17, “Accessory Dwelling Units”)**

**NOTICE IS HEREBY GIVEN** that at a duly convened meeting of the Town Board of the Town of New Paltz held at the Courthouse thereof located at 59 North Putt Corners Road, New Paltz, Ulster County, New York on the \_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock P.M. the Town Board of the Town of New Paltz enacted Local Law No. \_\_\_\_\_ for the year 2024.

Among the purposes of the local law is to increase housing affordability and create a wider range of housing opportunities in residential neighborhoods by allowing more efficient use of existing housing and infrastructure by removing the 900 square foot size limitation of accessory dwelling units within an existing one-family dwelling or existing accessory structure (Sub-paragraph (e) of Paragraph (3) of Subdivision B of Section 140.17) and within accessory dwelling units attached to an existing one-family dwelling, detached residential accessory structure or newly created accessory structure (Paragraph (6) of Subdivision C of Section 140.17).

A copy of the local law is on file in the Office of the Town Clerk, Town of New Paltz located at 52 Clearwater Road, New Paltz, New York 12561 and is available for inspection during regular office hours.

Dated: New Paltz, New York  
\_\_\_\_\_, 2024

BY THE ORDER OF THE TOWN BOARD  
OF THE TOWN OF NEW PALTZ

\_\_\_\_\_  
ROSANNA ROSENKRANSE,  
TOWN CLERK



Supervisor Neil Bettez

\_\_\_\_\_

Council Member Julie Seyfert-Lillis

\_\_\_\_\_

Council Member Alex Baer

\_\_\_\_\_

Council Member Esi Lewis

\_\_\_\_\_

Council Member Kristen Brown

\_\_\_\_\_

The resolution was thereupon duly adopted.

**RESOLUTION**

**(Amend Section 140-17, “Accessory Dwelling Units.”)**

At a regular meeting of the Town Board of the Town of New Paltz, Ulster County, New York, held in New Paltz, New York, in said Town on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock P.M., Prevailing time.

The meeting was called to order by Council Member \_\_\_\_\_, and upon roll being called, the following roll was taken:

	<b><u>PRESENT</u></b>	<b><u>ABSENT</u></b>
Supervisor Neil Bettez	_____	_____
Council Member Julie Seyfert Lillis	_____	_____
Council Member Alex Baer	_____	_____
Council Member Esi Lewis	_____	_____
Council Member Kristen Brown	_____	_____

The following resolution was offered by Council Member \_\_\_\_\_, who moved its adoption, seconded by Council Member \_\_\_\_\_, to wit:

**WHEREAS**, a local law “To Amend Section 140-17, ‘Accessory Dwelling Units’ of Article III of Chapter 140, ‘Zoning’ of the Code of the Town of New Paltz; and

**WHEREAS**, the Town Board of the Town of New Paltz has been designated lead agency to make all determinations pursuant to the State Environmental Quality Review Act (SEQRA); and

**WHEREAS**, the Town Board desires to hold a public hearing with respect to the adoption of the aforesaid local law.

**NOW, THEREFORE, BE IT RESOLVED**, that a public hearing will be held by the Town Board with respect to the adoption of the aforesaid local law, at the New Paltz Town Court House, 59 North Putt Corners Road in the Town of New Paltz, Ulster County, New York in person and virtually by phone (dial in +1 929 205 6099, Meeting ID: 836 6723 4905, Passcode: 883506) and online <https://us02web.zoom.us/j/83667234905?pwd=MVRkSDJPCzREN0ZRblMxRIJ0ZldVQT09> on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ P.M.; and it is further

**RESOLVED**, that the Town Clerk is hereby directed and authorized to cause public notice of said hearing to be given as provided by law.

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

<u>VOTE</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Supervisor Neil Bettez	_____	_____	_____
Council Member Julie Seyfert-Lillis	_____	_____	_____
Council Member Alex Baer	_____	_____	_____
Council Member Esi Lewis	_____	_____	_____
Council Member Kristen Brown	_____	_____	_____

The resolution was thereupon duly adopted.