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

(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, THEREFO	RE, PLEASE TAK	E 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, "A	Accessory Dwellin	g Units" of Article III of Chapter 140, "Zoning" of
the Code of the Town of N	lew Paltz," same to	be held in person at the Courthouse located at 59
North Putt Corners Road i	n the Town of Nev	v 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?pw	d=MVRkSDJPczREN0ZRblMxRlJ0ZldVQT09 at
P.M. at which tim	e, or as soon there	after as practicable, all persons interested therein
shall be heard. The hearing	g may be closed or	n that date or adjourned to another date, as the Town
Board deems appropriate.		
	Anyone requiring s	very effort to assure that the hearing is accessible to pecial assistance and/or reasonable accommodation
Dated: January, 202	24	
		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)

_	eeting of the Town Bo		· ·	
County, New York, hel				
Town on the d Prevailing time.	ay 01	_, 202 4 , at	0 clock 1.1	v1.,
C				
The meeting w	as called to order by C	Council Membe	er	, and upon
roll being called, the fo	ollowing roll was take	n:		
			PRESENT	<u>ABSENT</u>
Supervisor Neil Better	Z			
Council Member Julie	e Seyfert-Lillis			
Council Member Alex	Baer			
Council Member Esi l	ewis			
Council Member Kris	ten Brown			
The following moved its adoption, se	resolution was offered conded by Council Mo	by Council Moember	ember	, who , to wit:
WHEREAS, a Article III of Chapter I Law No for the y Town of New Paltz on having been duly given	year 2024 was introdu the day of	Code of the Tow ced at a meetin	yn of New Paltz p g of the Town Bo	roposed as Local ard of the
WHEREAS, and housing affordability and neighborhoods by allow the 900 square foot sized dwelling or existing acceptation 140.17) and with detached residential acceptation C of Section 140.15	wing more efficient us the limitation of accessory eccessory structure (Sub- tithin accessory dwelling eccessory structure or no	ge of housing of se of existing ho ory dwelling un o-paragraph (e) ng units attache	pportunities in resousing and infrast its within an exist of Paragraph (3) ed to an existing of	sidential cructure by removing ting one-family of Subdivision B of one-family dwelling,
WHEREAS, do	ue notice of a public h was duly published in	earing to be held the	ld thereon on the	day , a newspaper
printed and published	in New Paltz, Ulster C	County, New Yo	ork, 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, ato'clock P.M. the Town Board of the Town of New
Paltz enacted Local Law Nofor 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

RESOLUTION

REVIEW ENVIRONMENTAL IMPACTS OF PROPOSED CHANGES 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, Uls	ter County, New York,
held at the Town	n Hall, in New Paltz, New York, in	said Town on the	day of,
2024, at	o'clock P.M., Prevailing time.		
The meeting	g was called to order by Council M	ember	_, and upon roll being
called, the follow	wing roll was taken:		
		<u>PRESENT</u>	ABSENT
Supervisor Neil	l Bettez		
Council Membe	er Julie Seyfert-Lillis		
Council Membe	er Alex Baer		
Council Membe	er Esi lewis		
Council Membe	er Kristen Brown		
The follo	owing resolution was offered by Co	ouncil Member	, who moved
its adoption, sec	conded by Council Member	, to w	rit:
WHER	EAS, a local law to amend Section	140-17, "Accessory Dw	velling Units" of Article
III of Chapter 14	40, "Zoning" of the Code of the To	wn of New Paltz" propo	osed as Local Law No.
for the yea	ar 2024 was introduced at this meet	ing; and	
WHER	EAS, any project having a potentia	l impact on the environr	nent must have such
impact determin	ned by a lead agency pursuant to the	e State Act and Town Co	ode; and
NOW, T	THEREFORE, BE IT RESOLVE	D that the Town Board	of the Town of New
Paltz designates	s the Town Board as the Lead Agen	cy to determine all envir	ronmental matters and it
is further			
RESOL	NED, that the Town Board of the T	Cown of New Paltz has c	ompared the proposed
action as describ	bed in the Environmental Assessme	ent Form Parts One and	Two with the list of
criteria set forth	in 6 NYCRR 617.12 and determin	ed that the application p	proposed is a Type II
Action and that	no further action is required to be t	aken under the Act.	
	*		

AYE NAY

ABSTAIN

VOTE

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	n of New Paltz,	Ulster Cou	ınty, 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	er	, and	upon roll being
called, the following roll was taken:			
	PRES	<u>ENT</u>	ABSENT
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	n 140-17, 'Acc	essory Dwe	lling Units' of
Article III of Chapter 140, 'Zoning' of the Code of t	the Town of Ne	w Paltz; an	d
WHEREAS, the Town Board of the Town of Ne	ew Paltz has bee	en designato	ed lead agency to
make all determinations pursuant to the State Enviro	onmental Quali	ty Review A	Act (SEQRA); and
WHEREAS, the Town Board desires to hold a	public hearing	with respect	t to the adoption of
the aforesaid local law.			
NOW, THEREFORE, BE IT RESOLVED, that	at a public hear	ing 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 Pa	ltz, Ulster Cou	nty, New Yo	ork in person and
virtually by phone (dial in +1 929 205 6099, Meetin	ng ID: 836 6723	3 4905, Pass	scode: 883506) and
online https://us02web.zoom.us/j/83667234905?pv	vd=MVRkSDJI	PczREN0ZI	RblMxRlJ0ZldVQT
<u>09</u> on the day of, 2024	at	_ P.M.; and	it is further
RESOLVED, that the Town Clerk is hereby dire	ected and author	rized to cau	se 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>	AYE	NAY	ABSTAIN
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.