

**RESOLUTION NO.                      of 2019**

**RESOLUTION AUTHORIZING THE ADOPTION OF AMENDMENTS TO THE  
TOWN'S COMPREHENSIVE MASTER PLAN**

At a meeting of the Town Board of the Town of New Paltz, Ulster County, New York, held at the Courthouse, 23 Plattekill Avenue., in New Paltz, New York, in said Town on the 3rd day of October, 2019, at 7:00 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 ("Comprehensive Plan Amendment") and a 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 into portions of the former B-2 District (the "Local Law") entitled "A local law to amend Chapter 140 of the Town Code, Zoning, regarding the Route 299 Gateway Area"; and

WHEREAS, the proposed Comprehensive Plan Amendment was referred to the Ulster County Planning Board on several occasions pursuant to Section 239-m of the General Municipal Law, which responded most recently by letter received on September 15, 2019 that it "recognizes and applauds the substantial effort the Town has made in developing revisions to its comprehensive plan in the Route 299 area"; and

WHEREAS, pursuant to Section 140-56B of the Zoning Law, the Comprehensive Plan Amendment was referred to the Town Planning Board on several occasions, most recently on August 22, 2019, for an advisory report; and

WHEREAS, the Town Planning Board's response letter dated September 12, 2019 did not include any comments on the Comprehensive Plan Amendment; and

WHEREAS, on March 21, 2019, the Town Board classified the Local Law and Comprehensive Plan Amendment as a Type I action under the State Environmental Quality Review Act ("SEQRA") and circulated its intent to serve as lead agency in a coordinated review, to which no other agency has objected; and

WHEREAS, on October 3, 2019, the Town Board adopted a negative declaration, determining the Comprehensive Plan Amendment and Local Law would not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, on March 1, 2018, the Route 299 Gateway Committee, a "special board" within the meaning of Town Law § 272-a, held a duly noticed public hearing on the proposed Comprehensive Plan Amendment; and

WHEREAS, the Town Board has held three duly noticed public hearings on the proposed Comprehensive Plan Amendment, the first on May 3, 2018, which was continued to May 17 and June 7, 2018; the second on May 2, 2019, which was continued to May 16, 2019; and the third on September 19, 2019; and

WHEREAS, the Town Board of the Town of New Paltz, after due deliberation, finds it in the best interest of the Town to adopt said amendments.

**NOW THEREFORE BE IT RESOLVED, that the Town Board hereby adopts the proposed amendments to the Comprehensive Master Plan, a copy of which is attached hereto and made a part hereof, and authorizes the Town Clerk to make all required filings, including providing the Ulster County Planning Board with a Final Action Report.**

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.