

**VILLAGE OF HIGHLAND FALLS
SEQRA RESOLUTION – NEGATIVE DECLARATION
LOCAL LAW AMENDING THE ZONING LAW TO REDUCE THE MINIMUM
REQUIRED SQUARE FOOTAGE OF EXISTING DWELLING UNITS WITHIN
DISTRICTS WHICH ALLOW SINGLE FAMILY HOMES TO BE CONVERTED TO
TWO-FAMILY HOMES**

WHEREAS, on October 15, 2018, the Village of Highland Falls Board of Trustees introduced on its own motion a proposed local law to amend the zoning law to reduce the required square footage of existing dwelling units within districts which allow existing single family homes to be converted to two-family homes ; and

WHEREAS, the Village Board of Trustees (the “Board”) is the only Agency authorized to effectuate an amendment to the zoning law and is, therefore, the only agency authorized to act as lead agency pursuant to the New York State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the Board caused a Short Environmental Assessment Form (“SEAF”) to be prepared; and

WHEREAS, the Board has thoroughly reviewed and analyzed Part 1 of the SEAF with the knowledge that only existing single-family homes of the aforesaid Parcel and with the intent to use the property for open space or to expand the Village’s parkland and determined that the proposed reduction in minimum square footage per dwelling unit was an Unlisted Action; and

WHEREAS, the Board has analyzed the potential areas of environmental concern associated with the proposed action in accordance with procedures set forth at 6 NYCRR § 617.7 implementing SEQRA and completed Part 2 of the SEAF; and

WHEREAS, the Board consequently finds that the reduction of minimum square footage per dwelling unit will not have a significant impact on the environment for the following reasons:

1. **Impacts on Land.** Only existing single family homes located within zoning districts that allow for the conversion of single family homes to two-family homes will be affected. New construction of single family and two-family homes will be required to adhere to existing square footage requirements. Because this is only applies to existing housing stock, no impacts to land are anticipated.
2. **Impacts on Geological Features.** Because this is only applies to existing housing stock, no impacts to land are anticipated.
3. **Impacts on Surface Water.** Because this is only applies to existing housing stock, no impacts to land are anticipated.
4. **Impacts on Ground Water.** Because this is only applies to existing housing stock, no impacts to land are anticipated. In addition, the zoning districts to which this amendment applies are connected to municipal sewer and water.
5. **Impact on Flooding.** Any modification of the site to accommodate the conversion will require Planning Board approval, which Board will determine at that time whether there will be an impact to flooding or surface water, including stormwater runoff.
6. **Impacts on Air.** The conversion of housing from one to two-family will not have an impact on air quality.
7. **Impacts on Plants and Animals.** The conversion of housing from one to two-family will not have an impact on plants or animal because the houses are already existing.
8. **Impact on Agricultural Resources.** The affected zoning districts are not located on or near agricultural resources.
9. **Impact on Aesthetic Resources.** The conversion of housing from one to two-family will not have an impact on aesthetic resources because the houses are already existing. In fact, the Board anticipates that older, larger homes will be renovated and improved as a result of the ability to convert them to two-family residences.
10. **Impact on Historic and Archeological Resources.** The conversion of housing from one to two-family will not have an impact on historic or archeological resources because the houses are already existing.

11. **Impact on Open Space and Recreation.** The conversion of housing from one to two-family will not have an impact on open space because the houses are already existing.
12. **Impact on Critical Environmental Areas.** The affected zoning districts are not located within or adjacent to a critical environmental area.
13. **Impact on Transportation.** The Village anticipates a low to moderate impact by the potential of increased cars parking on residential streets.
14. **Impact on Energy.** Although converting a limited number of existing houses from one to two-family will have a minimal impact on energy because the houses already exist.
15. **Impact on Noise, Odor, and Light.** The conversion of housing from one to two-family will not have an impact on noise, odor or light because the houses are already existing. No additional square footage shall be added to the houses.
16. **Impact on Human Health.** The project will not expose humans to new or existing sources of contaminants.
17. **Consistency with Community Plans.** The project is consistent with the zoning and comprehensive plan.
18. **Consistency with Community Character.** The zoning districts affected already allow for the conversion of one family homes to two-family homes, thus such conversion has been determined to be consistent with community character.

NOW, THEREFORE, BE IT RESOLVED that based upon the foregoing, the Board of Trustee of the Village of Highland Falls determines that the action will not have a significant adverse effect upon the environment and an environmental impact statement will not be required.

AND, BE IT FURTHER RESOLVED that this Negative Declarations is issued pursuant to 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 (State Environment Quality Review Act) of the Environmental Conservation Law.

Title of Action: Amending the zoning law to reduce the minimum required square footage of existing dwelling units within districts which allow single family homes to be converted to two-family homes.

SEQRA Status: Unlisted Action

Negative Declaration: Yes

Conditioned Negative Declaration: No

Description of Action: SEQRA Resolution adopting a Negative Declaration for the amendment of zoning law.

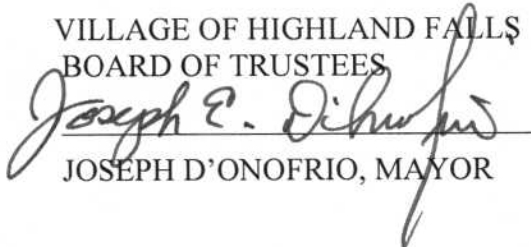
Location: Not Applicable

Contact Person: Joseph D'Onofrio, Mayor
Village of Highland Falls
303 Main Street
Highland Falls, NY 10928
(845) 446-3400

On a motion by Trustee Murphy, seconded by Trustee Livsey, the Mayor declared the Resolution adopted on a roll call vote of 4 ayes, 0 nays and 1 absent.

Mayor D'Onofrio	<u> x </u> Aye	<u> </u> Nay	
Trustee Ramus	<u> </u> Aye	<u> </u> Nay	<u> x </u> Absent
Trustee Alyward	<u> x </u> Aye	<u> </u> Nay	
Trustee Livsey	<u> x </u> Aye	<u> </u> Nay	
Trustee Murphy	<u> x </u> Aye	<u> </u> Nay	

Dated: December 3, 2018

VILLAGE OF HIGHLAND FALLS
BOARD OF TRUSTEES

JOSEPH D'ONOFRIO, MAYOR

Regina Taylor, Village Clerk of the Village of Highland Falls, does hereby certify that the foregoing Resolution of the Board of Trustees was filed in my office on the following date:

Regina M. Taylor 12/5/18

Signature and Date

Seal of the Village of Highland Falls:

