

**VILLAGE OF HIGHLAND FALLS  
RESOLUTION OF ADOPTION OF LOCAL LAW NO.1 OF 2020, TITLED  
“AMENDMENT OF THE ZONING LAW MODIFYING THE USES ALLOWED  
WITHIN THE BUSINESS-1 MAIN STREET CORRIDOR AND ASSOCIATED BULK  
TABLE MODIFICATIONS”**

**WHEREAS**, an introductory Local Law, titled “AMENDMENT OF THE ZONING LAW MODIFYING THE USES ALLOWED WITHIN THE BUSINESS-1 MAIN STREET CORRIDOR AND ASSOCIATED BULK TABLE MODIFICATIONS,” was introduced before the Board of Trustees of the Village of Highland Falls on November 19, 2019; and

**WHEREAS**, the Board of Trustees met with the Planning Board and requested comments on a proposal to modify the bulk regulations and uses in the B-1 district and the contemplated new B-3 zoning district and the Planning Board responded with comments dated September 5, 2019; and

**WHEREAS**, the Board of Trustees introduced the proposed local law on November 19, 2019 and duly referred it to the Planning Board, which responded with comments dated December 16, 2019 and updated comments on January 20, 2020; and

**WHEREAS**, the Village Board reviewed and considered the Planning Board’s comments and modified the proposed local law in response to said comments; and

**WHEREAS**, upon notice duly published and posted, a hearing was held on said Local Law on December 16, 2019, January 6, 2020, January 21, 2020 and February 3, 2020, whereat public discussion was heard concerning the merits of said Local Law and after hearing from all those present wishing to speak and acknowledging written comments had been received, the Board of Trustees declared the public hearing closed on February 3, 2020; and

**WHEREAS**, the Board of Trustees declared Lead Agency pursuant to the Regulations implementing the State Environmental Quality Review Act (SEQRA) and caused its consulting

engineer to prepare a Full Environmental Assessment Form (“FEAF”) Part 1 and after reviewing the FEAF determined that the proposed action was a Type I action pursuant to the SEQRA Regulations; and

**WHEREAS**, the Board of Trustees directed its consulting engineer and attorney to prepared FEAF Part 2, which identified potential environmental impacts which could result from the proposed local law; and

**WHEREAS**, the Board of Trustees, as SEQRA Lead Agency prepared FEAF Part 3, which supported the Board’s determination of significance; and

**WHEREAS**, on February 3, 2020, after duly considering the potential environmental impacts, if any, of the proposed local law, the Board determined that the proposed local law would not have a significant negative environmental impact and issued a Negative Declaration, closing SEQRA; and

**WHEREAS**, on December 16, 2019, the draft proposed local law was duly referred to the Orange County Planning Department (“OCPD”), which referral was updated on January 8, 2020 and January 17, 2020 after modifications to the local law were made in response to public comments and Planning Board recommendations; and

**WHEREAS**, by letter dated January 8, 2020, updated February 3, 2020, OCPD determined that the proposed zoning amendment did not have significant intermunicipal implications and was, therefore, a “local determination.”

**NOW THEREFORE, BE IT RESOLVED**, that the introductory Local Law, titled **“AMENDMENT OF THE ZONING LAW MODIFYING THE USES ALLOWED WITHIN THE BUSINESS-1 MAIN STREET CORRIDOR AND ASSOCIATED BULK TABLE MODIFICATIONS,”** of the Village of Highland Falls be and hereby is adopted on

February 3, 2020 as Local Law No. 1 of 2020 of the Village of Highland Falls.

On a motion by Trustee Livsey, seconded by Trustee Alyward, the Mayor declared the Resolution adopted on a roll call vote of 5 ayes and 0 nays.

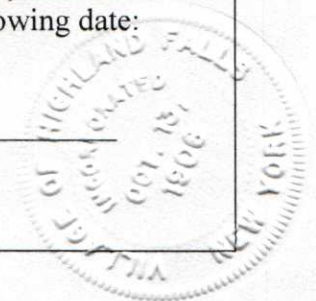
Mayor D'Onofrio	✓ Aye	___Nay
Trustee Alyward	✓ Aye	___Nay
Trustee Livsey	✓ Aye	___Nay
Trustee DiSalvo	✓ Aye	___Nay
Trustee Ramus	✓ Aye	___Nay

Dated: February 3, 2020

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      2/4/2020

Signature and Date



Seal of the Village of Highland Falls: