

**VILLAGE OF HIGHLAND FALLS  
SEQRA RESOLUTION – NEGATIVE DECLARATION**

**ADOPTION OF LOCAL LAW MODIFYING THE USES ALLOWED WITHIN THE BUSINESS-1 MAIN STREET CORRIDOR AND ASSOCIATED BULK TABLE MODIFICATIONS**

**WHEREAS**, on November 19, 2019 the Village Board of Trustees (the “Board”) introduced a local law modifying the uses allowed within the Business-1 zoning district and establishing a new business zone known as the “Business-3” district and modifying the associated bulk table and parking requirements associated with uses within the business districts located in the commercial corridor of the Village; and

**WHEREAS**, the Village Board of Trustees (the “Board”) is the only Agency authorized to amend the Village 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 Part 1 and Part 2 of a Long Environmental Assessment Form (“SEAF”) to be prepared and determined the action to be a “Type I” pursuant to at 6 NYCRR § 617.7(b)(2) of the regulations implementing SEQRA; 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; and

**WHEREAS**, the Board consequently finds that the adoption of a local law that would clarify the intent of the Comprehensive Plan to allow for more intensive development of commercial, residential and mixed-use properties along the Village’s commercial corridor by increasing the allowable height of buildings as well as clarifying the meaning of currently allowed “Dwelling units over first floor nonresidential uses” and provide guidelines to allow for such uses; and

WHEREAS, the Board has thoroughly identified and analyzed potential environmental impacts and mitigated said impacts, if any, to the greatest extent practicable, as set forth in the FEAF Part 3 and its associated Narrative.

NOW, THEREFORE, BE IT RESOLVED that based upon the foregoing, the Board of Trustee of the Village of Highland Falls determines that the adoption of a local law clarifying and modifying the uses allowed within the Business-1 zoning district, creating a new Business-3 district and expanding said business uses to certain other properties that abut the Main Street and Route 218 corridor, as well as modifying the associated bulk table within the Village 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.

<b>Title of Action:</b>	Local law to clarify, modify and expand the uses and bulk regulations applicable to business districts and create a new B-3 business district within the Village of Highland Falls.
<b>SEQRA Status:</b>	Type I Action
<b>Negative Declaration:</b>	Yes
<b>Conditioned Negative Declaration:</b>	No
<b>Description of Action:</b>	SEQRA Resolution adopting a Negative Declaration for a local law to modify the uses and bulk regulations applicable to business districts within the Village of Highland Falls.

**Location:** The local law would be applicable to construction within the B-1, B-2 and B-3 zoning districts within the Village of Highland Falls.

**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 Aylward, seconded by Trustee DiSalvo, the Mayor declared the Resolution adopted on a roll call vote of 5 ayes, 0 nays.

Mayor D'Onofrio     x Aye     \_\_\_ Nay

Trustee Aylward     x Aye     \_\_\_ Nay

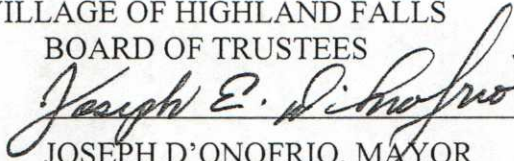
Trustee DiSalvo     x Aye     \_\_\_ Nay

Trustee Livsey     x Aye     \_\_\_ Nay

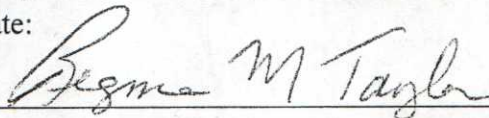
Trustee Ramus     x Aye     \_\_\_ Nay

Dated February 3, 2020

VILLAGE OF HIGHLAND FALLS  
BOARD OF TRUSTEES

  
JOSEPH D'ONOFRIO, MAYOR

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

 2/4/2020

Signature and Date