

**VILLAGE OF HIGHLAND FALLS
NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW**

PLEASE TAKE NOTICE that there has been introduced before the Board of Trustees of the Village of Highland Falls in the County of Orange and State of New York a local law titled “**Moratorium On Land Use Development Approvals.**” The purpose of this local law is to temporarily suspend requirements to review and act upon proposed development while the Village considers changes to its comprehensive plan and considers and adopts changes to its land use regulations. This local law is intended to allow the Village to amend its comprehensive plan and land use regulations to provide for controlled growth that will not unduly impact the public welfare, community services, schools and infrastructure, to preserve open space, protect historic buildings and scenic features important to the Village’s character, and to plan for a proper mix of residential and commercial development. This stop gap or interim measure is intended to preserve the status quo pending the adoption of an amended comprehensive plan and amended planning and zoning regulations in accordance with the newly revised comprehensive plan. The overall purpose of this local law is to promote community planning values by regulating land development based on a carefully considered plan. This local law prevents a “race of diligence” by those seeking to obtain approvals before the new comprehensive plan and regulations are in place. This local law will protect the public interest and welfare until an amended comprehensive plan and zoning law are adopted.

A complete copy of the Introductory Local Law is available for inspection at the Clerk's Office, 303 Main St. and on the village website www.highlandfallsny.org

PLEASE TAKE FURTHER NOTICE that pursuant to Section Twenty of the Municipal Home Rule Law, a public hearing will be held on the aforesaid proposed Local Law before the Board of Trustees of the Village of Highland Falls in the Senior Center, 15 Drew Avenue, Highland Falls, New York, at 7:00 o'clock p.m. on **Monday, March 21, 2022** at which time all interested parties will be heard.

Dated: March 7, 2022
Regina Taylor
Village Clerk