

**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 Amendment to the Zoning Law To Increase The Required Minimum Lot Area Per Dwelling Unit In The B-3 Business District.”** The proposed minimum lot area required for each residential dwelling unit is 850 square feet, which equates to 51 dwelling units per acre in the B-3 district.

The B-3 district encompasses the entirety of those lots abutting the west side of Main Street beginning at the entrance to West Point Military Academy (Thayer Gate) and continuing south to the intersection of Cozzens Avenue. The B-3 District also encompasses those lots abutting the west side of Main Street from the intersection of Walker Avenue to and including the property identified on the Village of Highland Falls Tax Map as Section 107, Block 3, Lot 18.1.

The purpose and effect of the local law is to manage growth in the Village from excessively high-density residential development while balancing developer needs.

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 at the Senior Center, 15 Drew Avenue, Highland Falls, New York, at 7:00 o'clock p.m. on **Monday, July 18, 2022** at which time all interested parties will be heard.

Dated: June 20, 2022

Regina Taylor
Village Clerk