

**VILLAGE OF HIGHLAND FALLS
RESOLUTION OF ADOPTION OF LOCAL LAW NO. 4 OF 2022
AMENDMENT TO THE ZONING LAW INCREASING THE REQUIRED MINIMUM
LOT AREA PER DWELLING UNIT IN THE B-3 BUSINESS DISTRICT**

WHEREAS, an introductory Local Law, titled “**AMENDMENT TO THE ZONING LAW INCREASING THE REQUIRED MINIMUM LOT AREA PER DWELLING UNIT IN THE B-3 BUSINESS DISTRICT**,” was introduced before the Board of Trustees of the Village of Highland Falls on February 7, 2022; and

WHEREAS, upon notice duly published and posted, a hearing was held on said Local Law on March 7, 2022, and continued on June 6, 2022 until July 18, 2022, whereat public discussion was heard concerning the merits of said Local Law and after hearing from all those present wishing to speak, the Board of Trustees declared the public hearing closed on July 18, 2022; and

WHEREAS, pursuant to General Municipal Law § 239-m, the proposed local law was duly referred to the Orange County Planning Department, which Department responded by letter dated February 16, 2022, that the action was a “local determination”; and

WHEREAS, the proposed local law was duly referred to the Town of Highlands and West Point; and

WHEREAS, on February 3, 2020, the Board of Trustees issued a SEQRA Negative Declaration for Local Law No. 1 of 2020, which included the environmental analyses for the newly created B-3 district at the intended minimum lot area of 2,500 square feet per dwelling unit, which inadvertently through a drafting error was recorded in the local law as 350 square feet. With the correction to 2,500, the Board of Trustees relies on the Negative Declaration issued for Local Law No. 1 of 2020. In addition, this correction in lot area per dwelling unit from 350 to 2,500 represents a reduction from 124 dwelling units per acre to 17, which is consistent with the long-established B-1 district and far more protective of the environment.

NOW THEREFORE, BE IT RESOLVED, that the introductory Local Law, titled **“AMENDMENT TO THE ZONING LAW INCREASING THE REQUIRED MINIMUM LOT AREA PER DWELLING UNIT IN THE B-3 BUSINESS DISTRICT,”** of the Village of Highland Falls be and hereby is adopted on July 18, 2022, as Local Law No. 4 of 2022 of the Village of Highland Falls.

On a motion by Trustee DiSalvo, seconded by Trustee Phillips, the Mayor declared the Resolution adopted on a roll call vote of 4 ayes and 1 nay.

Mayor D’Onofrio	<input checked="" type="checkbox"/> _Aye	<input type="checkbox"/> _Nay
Trustee Alyward	<input checked="" type="checkbox"/> _Aye	<input type="checkbox"/> _Nay
Trustee DiSalvo	<input checked="" type="checkbox"/> _Aye	<input type="checkbox"/> _Nay
Trustee Guerrero	<input type="checkbox"/> _Aye	<input checked="" type="checkbox"/> _Nay
Trustee Phillips	<input checked="" type="checkbox"/> _Aye	<input type="checkbox"/> _Nay

Dated: July 18, 2022

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 7/19/2022

Signature and Date

Seal of the Village of Highland Falls: