

RESOLUTION
State Environment Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

This notice is issued pursuant to 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 of the Environmental Conservation Law (State Environment Quality Review Act ("SEQRA")).

The Village of Highland Falls Village Board, as Lead Agency under SEQRA, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Local Law

SEQR Status: Unlisted

Negative Declaration: Yes

Description of Action:

The proposed action includes a proposed change to the zoning regulation regarding condominium ownership, allowed density in certain districts and height of multiple residence buildings.

Facts & Reasons Supporting This Determination:

Based on its careful review of the local law, the Short Form Environmental Assessment Form, and public comment, the Village of Highland Falls Board of Trustees, as Lead Agency, has identified no areas of environmental concern in connection with the proposed modification of the zoning law. Specifically, the modification is required to remedy an unlawful provision in the zoning law regulating form of ownership.

The Village of Highland Falls Board of Trustees also finds and determines that allowing density of 17.4 units per acre in the Planned Residential Development district and Townhouse district and allowing apartment buildings to the height of 70 feet is inconsistent with the Village's Comprehensive Plan and will do irreparable damage to the Village's environmental resources and community character. Reducing density and building height in certain special exception districts to conform to the Comprehensive Plan reduces all potential environmental impacts to the Village, without ameliorating the requirement of all applicants for individual land use approvals to comply with SEQRA.

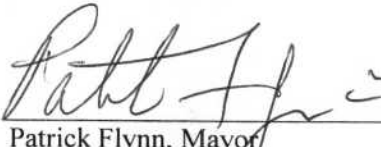
Resolution:

BE IT RESOLVED THAT, based on the Village Board's review and consideration of the Action, Short Form Environmental Assessment Form, public comments and upon consideration of the criteria for determining significance set forth in 6 NYCRR 617.7 (c), the Local Law amending the Zoning Law set forth herein will not result in any significant impact to the environment.

On a motion by Trustee Mellon, seconded by Trustee Farina

The foregoing resolution was adopted on a vote of 5 Ayes, 0 Nays.

Dated: Village of Highland Falls
Orange County, NY
February 16, 2016



Patrick Flynn, Mayor
Village of Highland Falls

For Further Information Contact:

Village Clerk
Village of Highland Falls
303 Main Street
Highland Falls, New York 10928