

TOWN OF PLEASANT VALLEY TOWN BOARD

TOWN BOARD RESOLUTION NO.: 100/2015

RE: INTRODUCING AMENDMENTS TO THE TOWN'S COMPREHENSIVE PLAN IN CONNECTION WITH REZONING A PROPERTY TO THE MIXED USE COMMERCIAL (MC) DISTRICT

WHEREAS, the subject property is located at Route 44 in the Town of Pleasant Valley and is designated as parcel #134400-6564-02-605917 on the Town's tax maps (the "Subject Property"); and

WHEREAS, the Town Board is also considering the following analogous amendments to the Town's Comprehensive Plan: The Town of Pleasant Valley 2009 Comprehensive Plan designated as "graphic #2- district maps", and it proposed to be amended so as to change the designation of the Subject Property from the Hamlet Residential (HR) to Mixed Use Commercial (MC); and

WHEREAS, the Subject Property is currently on the dividing line between the HR and MC zoning districts however there is no need for any specific language amendments as it pertains to the Comprehensive Plan so to allow the use of the Subject Property for Mixed Use Commercial purposes considering its neighboring Mixed Use Commercial uses; and

WHEREAS, the language in the Comprehensive Plan defines "Mixed Use Commercial" as follows: "this category includes the Route 44 corridor in an area between Mill Lane and Rossway Road and several parcels along the south side of Route 44 just east of the Taconic State Parkway, all of which are currently part of the Neighborhood Commercial District. The purpose of this category is to allow for a variety of mixed uses, but in a contained area that eliminates the possibility of contiguous strip development. Development and redevelopment in these areas will involve improved site design, landscaping, and architecture, in an effort to "retrofit the strip" (as recommended in the Greenway Guides)"; and

WHEREAS, for the purpose of Article 8 of the Environmental Conservation Law, Part 617 NYCRR (commonly known as "SEQRA") and pursuant to Chapter 98 of the Town Code, the proposed action is adoption of the proposed Local Law, the adoption of a resolution amending the Town's Comprehensive Plan is subject to SEQRA and is an Unlisted Action

pursuant to SEQRA; now, therefore, be it

RESOLVED, that the Town Board of the Town of Pleasant Valley hereby introduces for consideration the Comprehensive Plan amendment specified above; and be it further

RESOLVED, that at 7:00 p.m. on the 10th of June, 2015 the Town Board intends to hold a Public Hearing in regards to the proposed amendment to the Town of Pleasant Valley Comprehensive Plan and the Town Clerk is hereby directed to publish the notice of public hearing; and be it further

RESOLVED, that the Town Board hereby directs the Town Clerk to circulate this resolution, proposed Local Law No. X of 2015, supporting documentation and the public hearing notice to the Town Clerk of each abutting municipality, the Town of Pleasant Valley Planning Board for review and recommendation pursuant to Section 98-101 of the Zoning Law, the Dutchess County Department of Planning and Development for advisory review in accordance with Section 239 of General Municipal Law and the New York State Department of Transportation.

MOTIONED BY: _____

SECONDED BY: _____

DATED: April 8, 2015

ROLL CALL:

	<u>AYE</u>	<u>NAY</u>
Councilman Albrecht	_____	_____
Councilman Figliozzi	_____	_____
Councilman Latino	_____	_____
Councilwoman Milicaj	_____	_____
Supervisor Campbell	_____	_____