

TOWN OF PLEASANT VALLEY TOWN BOARD

TOWN BOARD RESOLUTION NO.: 125/2015

RE: ADOPTING AMENDMENTS TO THE TOWN OF PLEASANT VALLEY COMPREHENSIVE PLAN IN CONNECTION TO REZONING A PROPERTY TO THE MIXED USE COMMERCIAL (MC) DISTRICT

WHEREAS, the Town Board of the Town of Pleasant Valley is considering the adoption of proposed Local Law X of 2015 which would amend the Town's zoning map for the purpose of rezoning a property to the Mixed Use Commercial (MC) District; and

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 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 which is subject to SEQRA and is an Unlisted Action pursuant to SEQRA; and

WHEREAS, in accordance with applicable provisions of the Town Law, the Town of Pleasant Valley Zoning Law and the General Municipal Law the proposed amendment to the

Comprehensive Plan and zoning maps were referred to the Town of Pleasant Valley Planning Board for its advisory opinion and to the Dutchess County Department of Planning and Development; and

WHEREAS, in response to said referral the Dutchess County Department of Planning and Development replied stating it was matter of local concern; and

WHEREAS, in response to said referral the Town of Pleasant Valley Planning Board replied _____; and

WHEREAS, on June 10, 2015 the Town Board held a Public Hearing on the proposed amendment to the Comprehensive Plan and zoning map and the environmental impacts as stated therein at which time all those interested were deemed to have been heard; now, therefore, be it

RESOLVED, that the 2009 Comprehensive Plan designated as graphic #2 of the district maps is amended so as to change the description of the subject property from the Hamlet Residential (HR) to the Mixed Use Commercial (MC) District.

MOTIONED BY: _____

SECONDED BY: _____

DATED: June 10, 2015

ROLL CALL:

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