



VILLAGE OF NEW SQUARE

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VILLAGE BOARD OF TRUSTEES RESOLUTION AND NOTICE OF ADOPTION OF SEQRA FINDINGS STATEMENT AND THE 2022 VILLAGE OF NEW SQUARE COMPREHENSIVE PLAN

PLEASE TAKE NOTICE that on November 14, 2022, the Village of New Square Village Board of Trustees adopted the following Resolution:

WHEREAS, the Village of New Square adopted its zoning law in 1967, which was last modified in 2007; and

WHEREAS, although the Village was an early adopter of zoning regulations, the Village has not adopted a traditional, stand-alone Comprehensive Plan; and

WHEREAS, since 1967, development and the population of the Village has steadily increased while the geographical parameters of the Village have stayed roughly the same; and

WHEREAS, since the zoning code has not been comprehensively updated in years, the Village Board discussed and planned an update of the Village zoning code and other code and/or ministerial actions that may be desirable to supplement the zoning revisions; and

WHEREAS, in light of increasing development pressure in the Village, the Village Board determined that a Comprehensive Plan should be created to guide development and provide parameters for the Village while also preparing and proposing simultaneously updated zoning code and code and/or ministerial actions with the aim that these updates may build upon and implement the goals and visions contained within this newly adopted Comprehensive Plan; and

WHEREAS, beginning in 2017, the Village Board and its consultants reviewed the Village's land use and related regulations and inventoried the Village's infrastructure, resources, services and other matters in order to undertake comprehensive planning to provide for, guide, and regulate future development in the Village and regulate land use for the purpose of protecting the public health, safety and general welfare of the citizens; and

WHEREAS, after convening for several years to review existing land use and planning issues facing the Village, the Village Board began the process of adopting its own Comprehensive

Plan and preparing and proposing associated Zoning Code and Map amendments pursuant to the State Environmental Quality Review Act (“SEQR”); and

WHEREAS, the Village Board then embarked on a multi-phased public outreach approach pursuant to SEQR, and thereafter in June 2019, declared itself as the lead and only involved agency and adopted a positive declaration of environmental significance determining that a Generic Environmental Impact Statement (“GEIS”) would be prepared and directly incorporated into the Comprehensive Plan to identify and analyze the potential significant adverse environmental impacts associated with adoption of the Plan and the proposed associated Zoning Code and Map amendments; and

WHEREAS, the Village Board, as lead agency, then conducted scoping pursuant to SEQR which was intended to garner oral and written feedback from the public as early on in the SEQR process as possible, which resulted in a public hearing held on July 18, 2019 and the acceptance of a final scope by the Village Board on August 12, 2019, after which a draft Comprehensive Plan/draft Generic Environmental Impact Statement (“DGEIS”) was thereafter prepared by the Village Board, along with draft zoning code and map amendments, which draft Plan/DGEIS took into account the results of the scoping process; and

WHEREAS, as the Village Board then acted as the Village Planning Board, no referral to the planning board was necessary; and

WHEREAS, the Village Board thereafter determined that the DGEIS was adequate for public review pursuant to SEQR and, pursuant to §722(6)(a) of the Village Law and SEQR § 617.9, the Village Board duly noticed, held, and closed a public hearing on the Comprehensive Plan/DGEIS on September 25, 2019, and thereafter continued to accept written comments up to October 7, 2019; and

WHEREAS, pursuant to §722(5)(b) of the New York State Village Law and § 239-m(3)(i) of the New York State General Municipal Law, the Village Board referred the proposed Comprehensive Plan/DGEIS to the Rockland County Division of Planning (“RCDP”) for review and recommendation on September 3, 2019; and

WHEREAS, notice of the Comprehensive Plan/DGEIS was also provided to all adjoining municipalities for review and comments as required; and

WHEREAS, the Village Board received the RCDP’s recommendation of Local Determination with advising comments on October 18, 2019, as well as comments from the adjoining Town of Clarkstown; and

WHEREAS, the Village Board gathered all comments from interested and involved agencies and the general public, which comments were considered and reviewed with its consultants and then responded to in the Final Generic Environmental Impact Statement (“FGEIS”); and

WHEREAS, the Village Board also received additional comments from the public (specifically The Refuah Health Center) after the public comment period had ended, which suggested several typographical corrections and other non-substantive changes to be made to the FGEIS and Proposed Comprehensive Plan; and

WHEREAS, upon this adoption of the Comprehensive Plan and zoning code and map amendments, the FGEIS responses (found on pages 10-20 of the FGEIS) and referred to in the Findings shall constitute the response and to the extent necessary and for the reasons set forth in pages 10-20 of the FGEIS, which are attached to and made a part of this resolution, the Village Board of Trustees specifically overrides, to the extent necessary, each and every comment in said letter and this resolution of adoption shall be submitted to RCDP and adjoining municipalities and shall constitute the final report of the action taken.; and

WHEREAS, after this review period, the FGEIS was accepted and filed on December 9, 2019; and

WHEREAS, the Village Board has considered the draft and final Generic Environmental Impact Statement, oral public comments made at the July 17, 2019 scoping session and September 25, 2019 hearing, all written comments received, and the reports and recommendations of its consultants, pursuant to SEQR; and

WHEREAS, said considerations by the Village Board have culminated in a SEQR Findings Statement, which is incorporated by reference as if fully set forth herein; and

WHEREAS, although it has remained the intention of the Village Board to adopt the SEQR Findings Statement, as well as finalize and adopt proposed corresponding zoning code and map updates, the sudden onslaught of the Covid-19 pandemic derailed and delayed these efforts; and

WHEREAS, the proposed zoning code and map updates were therefore presented in an introductory Local Law, entitled “Zoning Amendment,” and introduced before the Village Board of the Village of New Square on November 14, 2022 and a hearing was called for December 15, 2022, before the Village Board; and

WHEREAS, it is therefore the Village Board's intention that after the adoption of this Findings Statement and Comprehensive Plan, that it will consider and finalize zoning code and map amendments so together with the Comprehensive Plan will constitute as a unified expression of the Village's future development goals and policies; and

NOW, THEREFORE, BE IT RESOLVED that the Village of New Square determines that the adoption of the SEQR Findings attached hereto, and the 2022 Comprehensive Plan, the proposal will not have a significant adverse effect on the environment and hereby adopts the associated SEQR Findings Statement for this Type 1 action on November 14, 2022.

BE IT FURTHER RESOLVED that the Village of New Square 2022 Comprehensive Plan be and hereby is adopted on November 14, 2022.

BE IT FURTHER RESOLVED that the Village Clerk shall file the adopted 2022 Comprehensive Plan and Findings Statement in the office of the Village Clerk and copies thereof shall be filed in the office of the RCDP.

On the motion of Trustee Braun, seconded by Trustee Ungar, the foregoing resolution was adopted, on a roll call of 5 Ayes, 0 Nays.

The Mayor declared the resolution adopted.