



RESOLUTION INTRODUCING PROPOSED LOCAL LAW
ENTITLED “REDUCING THE BOUNDARY OF PLANNED
UNIT DEVELOPMENT DISTRICT NO. 1 IN THE ZONING CODE”

WHEREAS, in 1970 the Zoning Code of the Town of Fallsburg established the Planned Unit Development District No. 1 (PUD 1) as a residential district permitting an orderly development of land within its boundary which was responsive to the various needs of the community; and

WHEREAS, only a portion of the land in PUD 1 was ever developed under the planned unit development; and

WHEREAS, the Town Board is considering the adoption of a Local Law to amend the Town Zoning Code to reduce the boundary of PUD 1 to only encompass certain currently developed parcels within PUD 1; revert any parcels removed from PUD 1 by the metes and bounds change to HR zoning to conform with surrounding zoning districts; and to change the name of the PUD from “Lakeside Acres” to “Luxor Jr”; and

WHEREAS, the Town Board has determined that the proposed adoption of the aforementioned Local Law is a Type I action pursuant to 6 NYCRR § 617.4 and it is the only agency having approval jurisdiction over the action therefore it is established as the lead agency;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Town Board hereby introduces for adoption the proposed Local Law entitled “REDUCING THE BOUNDARY OF PLANNED UNIT DEVELOPMENT DISTRICT NO. 1 IN THE ZONING CODE” in the form annexed hereto; and
2. That the Town Board hereby schedules a Public Hearing on the proposed adoption of Local Law entitled “REDUCING THE BOUNDARY OF PLANNED UNIT DEVELOPMENT DISTRICT NO. 1 IN THE ZONING CODE” to be held at Town Hall Court Room, 19 Railroad Plaza, South Fallsburg, NY 12779 on the

24th day of April 2023, at 5:50 p.m., and the Town Clerk is directed to post the Notice of the Public Hearing in the form annexed hereto and to publish same in the Democrat as required by law; and

3. The Town Board hereby directs the Town Clerk to act as follows with respect to the proposed Local Law: and

a. To serve a copy of this resolution, the annexed proposed Local Law, the Full Environmental Assessment Form and the public hearing notice to the municipal clerk of each abutting municipality not less than ten (10) days prior to said public hearing; and

b. To serve a copy of this resolution, the annexed proposed Local Law, the Full Environmental Assessment Form and the public hearing notice to the Sullivan County Department of Planning and Development for advisory review in accordance with Section 239 of the New York State General Municipal Law; and

c. To distribute a copy of this resolution, the annexed proposed Local Law, and the public hearing notice to the Town of Fallsburg Planning Board for its review and recommendation prior to said public hearing.

Dated: April 7, 2023

BY ORDER OF THE TOWN OF BOARD OF THE TOWN OF FALLSBURG

PAULA GROGAN

DEPUTY TOWN CLERK