

**THE TOWN OF MAMAKATING TOWN BOARD MEETING HELD ON TUESDAY, JULY 16, 2019 AT 6:00 P.M.
IN THE TOWN HALL, WURTSBORO, NEW YORK.**

Present: Brenda Giraldi- Councilwoman/Deputy Supervisor
Matt Taylor – Councilman
Christine Saward – Councilwoman
Patrick Keller – Councilman
Graham Vest - Councilman
Nicholas Salomone, Jr. – Councilman
John Cappello- Attorney for the Town
Catherine A. Colombo- Deputy Clerk

Also present: Riley Platt III – Highway Superintendent
JoAnn Salamone – Deputy Highway Superintendent

Absent: William E. Herrmann-Supervisor
J. Benjamin Gailey-Attorney for the Town
Catherine Owen-Herrmann-Confidential Secretary to the Supervisor/Legislator
Jean M. Dougherty-Town Clerk

Worksession Items for Discussion

1. Consideration and adoption of SEQR finding statement for comprehensive plan and implementing code amendment
2. Adoption of the comprehensive plan
3. Budget Modifications
4. Part Time Court Clerk
5. Cool Events Presenter Nick Runyon, Brand Manager
6. American Red Cross Event Staging Area
7. BAS Server Upgrade for 2019

CALL TO ORDER/PLEDGE OF ALLEGIANCE

The July 16, 2019 meeting was called to order with the pledge to the flag

HIGHWAY SUPERINTENDENT'S REPORT

- Striping on Roosa Gap Road being done by Sullivan County
- Red Hill Road parking signs move to the opposite side of the road
- Pine Tree Lane sign now Private Road (Blue Sign)
- Pantelop & Roe Road awaiting paving with Cold Mix Paving

ABSTRACT

A motion was made by C. Saward, seconded by G. Vest to approve the following abstract as presented:
Abstract #13 (Voucher # 20191133-20191211) in the amount of \$124,059.26. All in favor.

MINUTES

A motion was made by G. Vest, seconded by M. Taylor to accept the Minutes of July 2, 2019.
5 Ayes-1 Abstention (C.S)

RESOLUTIONS:

- A motion was made by B. Giraldi, seconded by G. Vest to approve the Cool Event contingent upon all requirements being met by July 19, 2019. 5 Ayes - 1 Nay (M. Taylor)
- A motion to approve Budget Modifications as presented was made by P. Keller, seconded by G. Vest. All in favor.
- A motion to approve the appointment of a Part Time Court Clerk, Johamy Vega, @\$18.22 per hour, as of August 30, 2019. All in favor.
- A motion was made by B. Giraldi, seconded by P. Keller for the American Red Cross Event Staging Area to setup Trailer on Old Mine Road, across from the airport to pass out smoke detectors and carbon- Monoxide detectors. All in favor.
- A motion was made by M. Taylor, seconded by G. Vest to approve BAS Server Upgrade for 2019, in the amount of \$6,420.00 as per the contract on file. All in favor.

Town of Mamakating, Sullivan County, New York Adoption of the Town's Comprehensive Plan And Implementing Code Amendments

SEQR Findings Statement

Adopted July 16, 2019

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INTRODUCTION

The Town of Mamakating (the “Town”) is located along the southeastern boundary of Sullivan County approximately two hours north and west of New York City. The Town consists of approximately 98.2 square miles along either side of the Shawangunk Ridge encompassing the Villages of Wurtsboro and Bloomingburg as well as the unincorporated hamlets and areas known as Summitville, PhillipSPORT, Burlingham, Winterton, and Westbrookville.

The Town of Mamakating is updating its Comprehensive Plan pursuant to authority granted in New York State Town Law §272-a. A Comprehensive Plan is defined as “the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of a town located outside the limits of any incorporated village or city.” The effect of adopting this Comprehensive Plan is that a town’s land use regulations, which provide a mechanism to implement the town’s vision, must be in compliance with its plan. In addition, all plans and projects by other governmental agencies must also consider the plan.

This Findings Statement, prepared pursuant to Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617 (State Environmental Quality Review or “SEQR”) is the conclusion of the SEQR process for the consideration and adoption of an amended Comprehensive Plan and implementing zoning for the Town of Mamakating, the first unified and comprehensive evaluation of land use and settlement patterns within the Town of Mamakating since the original Comprehensive Plan was written in 2001. In order to insure compliance with SEQR, the Town Board chose to prepare a generic EIS (“GEIS”) for this proposed action since the 2019 Proposed Comprehensive Plan is a plan having wide application, defining the range of future projects within the Town and the basis for new and modified zoning regulations.

This Comprehensive Plan (previously also known as a Master Plan) is a Town-wide policy document. The adoption of proposed zoning changes and other code amendments, which will follow the adoption of the Comprehensive Plan, is a legislative action, which also does not directly result in any site-specific physical changes to the environment. The New York State Department of Environmental Conservation (the “NYS DEC”) SEQR handbook defines GEISs, as a “type of EIS that is more general than a site-specific EIS, and typically is used to consider broad-based actions or related groups of actions that agencies are likely to approve, fund, or directly undertake... A GEIS differs from a site or project specific EIS by being more general or conceptual in nature...” Any subsequent zoning amendments will also be subject to SEQR, except to the extent that their impacts have already been considered in the course of the GEIS for the Comprehensive Plan.

I. PROPOSED ACTION

The Proposed Action is the adoption of the Town of Mamakating Comprehensive Plan (the “2019 Proposed Plan”) and the implementation of subsequent code amendments in conformance with the Comprehensive Plan. If adopted, the 2019 Proposed Plan will become the primary land use policy document of the Town, guiding all future land use decisions and providing concrete recommendations for zoning amendments and other implementation strategies for achieving the desired vision of the Town. The 2019 Proposed Plan includes discussions of the uses to be permitted throughout various areas of the Town; recommends potential future zoning code revisions and policies to achieve objectives; identifies important elements of the natural resource base as well as existing and projected cultural features,

patterns and character; assembles relevant and material facts upon which policy recommendations are made; analyzes the significant environmental impacts that are likely to occur as a result of the proposed policies; analyzes the constraints and consequences of any narrowing of future options as a result of the proposed policies; analyzes in general terms hypothetical scenarios that are likely to occur; and sets forth specific conditions and/or criteria under which future actions will be undertaken or approved, including in some cases requirements for future compliance with SEQR.

A Draft Generic Environmental Impact Statement (“DGEIS”) is incorporated directly within the 2019 Proposed Plan, and includes several generic environmental discussions regarding each strategy advanced by the 2019 Proposed Plan and a chapter devoted to discussion of identified impacts, cumulative impacts, and alternatives considered.

II. SEQR PROCESS AND HISTORY OF THE COMPREHENSIVE PLAN PREPARATION

The current Comprehensive Master Plan for the Town of Mamakating was adopted in February of 2001. Shortly after adoption of that plan, the Town adopted comprehensive amendments to its zoning in order to implement the Comprehensive Master Plan (the “2001 Master Plan”).

In 2005, a committee was assembled to review the 2001 Master Plan. As a result of this review, a discussion paper was prepared to address several issues that had evolved over the intervening years. This 2005 Comprehensive Plan Update Discussion Paper (the “2005 Discussion Paper”) was never adopted as a supplement, revision or addendum to the 2001 Master Plan, yet it was used by the Town Board for insight into where the appointed 2005 Master Plan Committee perceived shortcomings in the 2001 Master Plan and its implementing Zoning.

In 2014, the Town retained Turner Miller Group (now Nelson, Pope & Voorhis, LLC, the “Planner”) as Planner to review the existing zoning of the Town.

After extensive research, investigation, and deliberations, it was determined that the root of many of the concerns voiced by municipal board members and the public was an apparent disconnect between the text recommendations of the 2001 Master Plan, which provided a rationale for the policies enacted, and the 2001 Land Use Plan Map and then current zoning, which did not appear to be in conformance

with that rationale. This disconnect, in many respects, had already been noted in the 2005 Discussion Paper.

In 2016, the Town of Mamakating adopted comprehensive amendments to its zoning regulations to bring the Town's zoning local law into closer conformance with the 2001 Master Plan. While these zoning amendments allayed concerns for drastically out-of-character development that could have occurred contrary to the 2001 Master Plan, several members of the Town Board, Planning Board and the public indicated a desire to comprehensively review and update the 2001 Master Plan. As noted in the 2005 Discussion Paper, the 2001 Master Plan made several recommendations that are out of character with the environment and economics of the area, especially in regard to the several recommended "Economic Development Areas" of the 2001 Master Plan. In early 2016 the Town Board appointed a Comprehensive Plan Steering Committee ("CPSC") which consisted of members of the Town Board, Planning Board, Zoning Board, Planning Staff and at-large citizens from a broad range of backgrounds including business, civic and environmental organizations, all to provide a range of perspectives on planning and development issues and prepare an updated Comprehensive Plan.

The CPSC convened over several months starting on March 23, 2016 to review a significant catalog of existing planning studies and to discuss issues confronting the Town. The Planner had prepared and compiled a number of planning studies for review by the CPSC including:

- Existing Land Use Maps;
- Environmental Constraints Maps;
- Public Facilities Maps;
- Review and Report on Past Planning Efforts;
- Consistency of Land Use and Zoning analysis;
- Demographic conditions analysis.

The CPSC then embarked on a multi-phased public outreach effort. This effort was comprised of:

- Identification of strengths, weaknesses, opportunities and threats in a town wide Visioning Workshop on May 19, 2016;
- Gathering of public perception and feedback concerning the proposed development strategies in a charrette focused on the Town's four Village/Hamlet Centers;
- Online submission of suggestions through the Town website;
- A September 15, 2016 planning charrette focused on the Hamlet Centers.

Also, during this time, the Town Board commissioned a hydrogeological study of the Town's watersheds and aquifer resources. This report heavily influenced the development of recommendations by the Planner and CPSC.

The CPSC conducted a public hearing on July 20, 2017 at which the principal recommendations and land use plans were presented to the public. The CPSC continued the public hearing through July 31, 2017.

The CPSC made several edits to a draft proposed updated Plan following the public hearing and delivered a recommended draft Comprehensive Plan to the Town Board shortly thereafter.

The Town Board reviewed the draft Comprehensive Plan provided by the CPSC and promptly scheduled its own public hearing on September 19, 2017. Workshops were conducted on January 16, 2018 and November 27, 2018. Based on feedback and on their review, the Town Board members requested that the Planner incorporate several edits to the draft Comprehensive Plan. Edits initiated by the Town Board included:

- Having the draft Comprehensive Plan take a harder look at whether the Town provides an adequate range of housing opportunities to the region.
- Removing a recommendation by the CPSC to eliminate current density considerations specifically applicable to the Shawanga Lodge Road site. The Town Board found it was appropriate given the Town's desire to promote eco-tourism and the environmental characteristics of this site, that this area of the Town be afforded a minor increase in density. However, the Board also noted that any future development of this important area be fully vetted for potential impacts to the Basha Kill and Shawangunk Kill watersheds, as well as visual and night sky impacts.
- Increasing the range of housing types permitted in the Hamlet Centers to include tiny houses and planned mixed-use developments. Additionally, the Town Board requested clarification that the base density for upper-story apartments be three units per acre.
- Removing a recommendation by the CPSC to reduce densities in the Incentive Development Area from 5-6 units per acre to 4 units per acre. The Town Board found that the current density of 5-6 units per acre was appropriate given the purpose of the area to provide community water and sewer infrastructure to adjacent residential neighborhoods.
- Recommending uniform night-sky protection requirements.
- Adding a recommendation that where density is tied to the provision of community water or sewer infrastructure, that such provision or infrastructure be endorsed by the Town as meeting higher standards for treatment quality, longevity, cost-efficiency and ongoing viability consistent with current Town code requirements.
- Identifying the Town as unsuitable to large scale wind power facilities due to the ecological importance of the Shawangunk Ridge and Bashakill to migratory birds and raptors. Smaller scale wind power was identified as possibly being viable and subject to exploration.
- Clarifying the recommendation that any new extractive mining operations be prohibited throughout the Town.
- Removing the recommendation for apartments over nonresidential uses in the areas adjacent to the Villages. The Town Board believed that traditional mixed-use buildings are more appropriate within the Villages which offer central water and sewer services (where the Town does not have land use jurisdiction) and Hamlet Center Areas as opposed to on the periphery of Villages.
- Promoting non-residential development but limiting the type of development that generates truck traffic, previously permitted at Wurtsboro Airport, to an area of large lots with good access to Town interchanges, and in a manner that will avoid visual impacts and impacts from stormwater runoff.

- Promoting high-tech employment centers such as high-tech agriculture, laboratories and research in the area between Wurtsboro Airport and Wurtsboro.

On December 27, 2018 the Town Board declared itself as the lead and only involved agency pursuant to 6 NYCRR 617 (State Environmental Quality Review Act), and the Town Board adopted a positive declaration of environmental significance determining that a GEIS would be prepared with the Comprehensive Plan and include an analysis of the generic impacts associated with the consideration of implementing code amendments. Since the Comprehensive Plan incorporates environmental discussions of all policy recommendations so that the plan would advance policy alternatives that were the most protective of the environment, all while balancing economic, social and other appropriate considerations, the Town Board determined after consultation with its Planner and Legal Consultants that the draft Comprehensive Plan itself serve as its own DGEIS to accomplish this very purpose.

On January 1, 2019, amendments to SEQR became effective. The New York State Department of Environmental Conservation exempted any action for which a positive declaration had already been issued from the any new requirements and thusly the Mamakating draft Comprehensive Plan and incorporated DGEIS was not required to go through a formal public scoping process. The draft Comprehensive Plan did receive substantial public comment in public workshops conducted by the CPSC on June 9, 2016 and September 15, 2016, a public hearing having been held by the Committee on July 20, 2017 and a second public hearing by the Town Board on September 19, 2017.

The Town Board adopted a notice of completion of DGEIS on March 19, 2019 and scheduled a public hearing having reviewed the draft Comprehensive Plan and DGEIS extensively over a period of approximately 17 months. The Town Board carefully commissioned revisions to the document to provide additional environmental analysis, as well as to reflect its policy choices and considerations. The

Notice of Completion and notice of hearing was distributed on March 22, 2019 and published in the Environmental Notice Bulletin on April 3, 2019. All documents were placed on the Town's website and made available to any interested person in the Town Clerk's office, as well as the Wurtsboro Public Library.

The Town Board also referred this draft Comprehensive Plan (hereafter referred to as the "2019 Proposed Plan") and DGEIS to the Planning Board of the Town of Mamakating and to Sullivan County Planning Department on that date. On April 9, 2019, the Mamakating Planning Board was provided a presentation by the Planner detailing the significant recommendations of the 2019 Proposed Plan. The Planning Board discussed these recommendations and provided the Town Board with feedback and a recommendation to adopt the 2019 Proposed Plan. A letter from Freda Eisenberg, AICP, Commissioner dated April 29, 2019 which included comments on the said proposed plan which were each responded to in the FGEIS.

The Town Board conducted a public hearing on the 2019 Proposed Plan and DGEIS on April 16, 2019. SEQR requires that the comment period on a DGEIS remain open for 10 days following a public hearing.

The Town Board decided to extend the time period for comment until May 7, 2019, allowing substantially more time than is required for the submission of written comments.

A draft FGEIS was prepared by the Town Planner and Legal Consultants and submitted to the Town Board on June 3, 2019. The Town Board requested revisions to the FGEIS and 2019 Proposed Plan and filed the FGEIS on June 18, 2019.

III. PROPOSED LAND USE POLICIES

A. Shift in Land Use Patterns

The 2019 Proposed Plan represents a shift in the overall land use pattern of the Town. The 2019 Proposed Plan recommends concentration of future diverse and more dense residential development opportunities closer to existing settlement nodes, where services and infrastructure exist, and closer to existing transportation corridors, notably Route 209, Burlingham Road and Route 17/future I-86. In addition to concentrating development in these centralized areas, the 2019 Proposed Plan proposes to permit even higher densities in this area if accompanied by corresponding density decreases in outlying areas (the “TDR Policy” – see 2019 Proposed Plan and DGEIS pp. 36-39). Major non-residential development is proposed to be relocated around the interchanges of future I-86, where better truck access is available. Office, laboratory and other non-residential employers are to be permitted at and around the Wurtsboro Airport and the existing Industrial Office Area where commuter access via Route 209 is available and near Route 17/future I-86 interchanges. Retail, restaurant and services are proposed to be permitted and encouraged in vicinity to areas of existing residential settlement and travel related services are proposed near to Route 17/future I-86 interchanges.

The overall result of these land use policies (collectively referred to as “Proposed Sustainable Land Use Policies”) will be to locate uses so that future development results in more efficient movement of goods and people and reduction in the amount of resources, energy, labor and public wealth required to service future land use as compared with a land use pattern, where uses are permitted to be located without regard to existing settlement patterns or infrastructure.

B. “Conserve the backdrop of diverse and unique natural resources and areas which characterize the rural character of the Town.”

The 2019 Proposed Plan lists several objectives intended to preserve the rural character of the Town, among other things: it recommends the protection of ecosystems, water resources, aquifers and ecological habitat, the preservation of ridgelines, prevention of soil erosion, avoidance of disturbance to aquatic resources, the minimization of lighting impacts and the education of the public on the need to preserve the important environmental features that make the Town of Mamakating unique.

C. “Encourage the expanded use of renewable energy sources, green building practices, and the principles of Leadership in Energy and Environmental Design Neighborhood Development (“LEED- ND”) and smart growth throughout the Town in order to promote energy independence and become a

regional trendsetter for the implementation of green, eco-friendly, and sustainable development standards.”

This goal lists several objectives intended to, among other things, ensure development only within the capabilities of natural resources and environmental constraints to support them, identify types of renewable energy that can be explored within the Town, provide a framework for renewable energy infrastructure, and emphasize the importance of energy efficiency, sustainability and green building design standards.

D. “Continue to provide diverse housing opportunities for the Town’s workforce, young families and seniors in a sustainable manner.”

This objective is proposed to be accomplished by providing a range of housing types throughout the Town from multifamily residential at up to 10 units per acre as part of Planned Residential Development in the Hamlet Center Areas to single-family detached residences and farmsteads at a net density of 10 acres per unit.

Each land use section and chapter within the 2019 Proposed Plan was prepared to reflect and implement these policies and each section contains a discussion of the environmental impacts associated with implementation of these policies.

The Town Board finds that the implementation of these and other land use policies identified in the 2019 Proposed Plan through implementing zoning, for reasons more fully discussed hereafter, will serve to minimize adverse environmental impacts to the area while still providing opportunities for development of diverse housing and employment opportunities within the Town. The Board further finds that that due to this balancing and consideration of all objectives, the 2019 Proposed Plan policies will result in beneficial impacts to environmental resources, as compared against the recommendations of the preceding 2001 Master Plan, and current zoning and land use regulations for the Town.

IV. IMPACTS CONSIDERED

In the course of preparing and reviewing the Draft and Final Generic Environmental Impact Statement, the Town Board acting as both Project Sponsor and Lead Agency pursuant to 6 NYCRR 617 assessed the likelihood of environmental impacts to occur as a result of the policies and recommendations in the 2019 Proposed Plan. Below are the findings of the Town Board regarding the cumulative potential impacts of the adoption and implementation of the proposed land use policies and recommendations of the 2019 Proposed Plan. Additional detailed findings regarding the adoption and implementation of those specific recommendations for which the Town Board has identified the potential to create some moderate to large impacts are discussed in Section VII, hereafter.

1. Traffic –The 2019 Proposed Plan recommends the implementation of Proposed Sustainable Land Use Policies that encourage the location of medium and higher density residential and larger

commercial/ non -residential development in areas along and adjacent to NYS, County and major Town roads and near exits on I-86/NYS Route 17 to facilitate a better flow of traffic. The 2019 Proposed Plan also includes recommendations to implement rural complete streets policies and encourage expansion of County-provided mass transit. The Town Board finds and determines that these policies and recommendations will result in a reduction in the potential number of vehicle miles travelled within the Town and reduce the potential for future traffic congestion associated with future new development and thereby the implementation of these policies and recommendations discussed above and within will not result in any adverse environmental impacts associated with Traffic.

2. Air quality, noise levels – One of the primary sources of air quality and noise impacts in a rural setting tends to be from motor vehicle traffic, especially truck, tractor trailer and heavy equipment. The implementation of the Proposed Sustainable Land Use Policies of the Town encourage the location of higher density development in areas with access to major roads thereby reducing delays and shortening length of trips within the Town which will result in less noise and better air quality in both the more rural and more densely developed areas with the Town. Additionally, the implementation of the recommendation to limit mining and extractive uses to existing facilities within the Town with expansion only permitted for those facilities that demonstrate the right to expand the existing and operating mining use pursuant and subject to the terms of its New York State DEC permit and applicable law will likely result in the reduction of potential significant additional adverse environmental impacts associated with dust generation and noise generation from rock blasting, ripping and operation of heavy equipment. Therefore the Town Board finds and determines that the implementation of the policies discussed above and within the 2019 Proposed Plan will not result in any adverse environmental impacts associated with Air Quality and Noise levels.

3. Ground or surface water quality or quantity – The Town Board authorized the preparation of a Town wide hydrogeological analysis entitled, “Hydrogeologic Study of the Town of Mamakating, Sullivan County, New York,” prepared by Hydroquest and Mid-Hudson Geosciences. This study included recommendations on how to preserve and protect the quality of the large and ecologically sensitive aquifers located within the Town. This analysis, together with review and research by CPSCC and Town Board members, as well as testimony and evidence provided by the public were considered in developing the land use policies and recommendations included in the 2019 Proposed Plan. The implementation of the recommendations included in the 2019 Proposed Plan’s land use plan will result in a reduction of the land areas where high impact commercial or industrial uses will be permitted within the Town including particularly the Wurtsboro Airport Development Area which directly overlays a high-yielding principal aquifer. These recommended reductions of the intensity of development on and around this important Mamakating Aquifer will result in enhanced long term protection to that aquifer. The recommendations to direct higher-density residential development to those areas within the Town where central water and sewer services are available and to lower the densities in outlying areas will reduce the potential for individual septic facilities to impact highly permeable soils adjacent to streams. The recommendation to restrict development on steep slopes of over 20% will result in reduced potential for erosion and siltation to local streams, water bodies and wetland areas within the Town resulting from any development on or around the steeper areas within the Town. The recommendations to restrict more intense development adjacent to the Town’s lakes will also result in a reduced potential for lake eutrophication. Therefore the Town

Board finds and determines that the implementation of the policies discussed above and within the 2019 Proposed Plan will not result in any adverse environmental impacts associated with ground or surface water quantity or quality.

4. Vegetation and fauna; including substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources – The implementation of the recommendations included in the 2019 Proposed Plan, specifically the Proposed Sustainable Land Use Policies of such plan will result in a substantial increase in the amount of preserved open space within the Town. The recommendations of the 2019 Proposed Plan are designed to direct medium density residential development and more intensive nonresidential and commercial development into areas within the Town that can accommodate central water and sewer services and are located near major roads to facilitate better traffic flow. The 2019 Proposed Plan also proposes a reduction of density in the more rural areas of the Town and promotes the clustering of any such low-density development in those areas to create larger areas of undeveloped land which protects habitat of both vegetation and fauna. In addition, the 2019 Proposed Plan recommends the implementation of a TDR policy that prioritizes the preservation of Natural Heritage Communities and other open space. These areas preserved under the TDR Policy will remain as habitat and shelter for wildlife as development proceeds nearer to existing human settlement. Additionally, the Plan recommends that large-scale wind power be prohibited in order to protect the unique and rare migratory avian species relying upon the sensitive and unique environmental features of the Basha Kill. Therefore the Town Board finds and determines that the implementation of the policies discussed above and within the 2019 Proposed Plan will not result in any adverse environmental impacts associated with Vegetation and Fauna.

5. Historical, archeological, architectural, or aesthetic resources and existing community or neighborhood character – The 2019 Proposed Plan continues to recommend preservation of the Town's historic resources and promotes implementation of design guidelines to insure the any future development within the Town is compatible with, respects and preserves to the greatest extent practicable any unique historic and archeological characteristics of the area and is designed in a manner to be compatible with existing community character. Therefore, the Town Board finds and determines that the implementation of the policies discussed above and within the 2019 Proposed Plan will not result in any adverse environmental impacts associated with historical, archeological, architectural or aesthetic or existing community or neighborhood character.

6. The quantity or type of energy and increases to the generation of greenhouse gases – The proposed 2019 Proposed Plan including the Proposed Sustainable Land Use Policies recommends centrally locating future growth around existing settlement. This proposed sustainable growth pattern will result in a reduction in the amount of energy expended in association with transportation of goods and people and energy use. The Plan also recommends that the implementing zoning and policies of the Town promote the use and development of renewable forms of energy including solar power and geothermal power. Therefore the Town Board finds and determines that the implementation of the policies discussed above and within the 2019 Proposed Plan will not result in any adverse environmental impacts associated with the increase in generation of greenhouse gases.

7. The creation of a hazard to human health – The 2019 Proposed Plan includes recommendations to implement zoning and policies to promote and encourage, the reduction of erosion hazards,

the protection of the Town's aquifers and water bodies, the direction of additional future traffic to be generated around existing major roads, the protection of open space and habitat for flora and fauna, the decrease in energy consumption and the promotion of use of alternative energy sources and the improvement of air quality. All of the recommendations are anticipated to result in beneficial impacts to human health and are not anticipated to result in a hazard to human health. Therefore the Town Board finds and determines that the implementation of the policies discussed above and within the 2019 Proposed Plan will not result in any adverse environmental impacts associated with the creation of hazards to human health.

8. Change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses – The 2019 Proposed Plan recommends significant changes in the use of land within the Town. The overall policies which are discussed through this Findings Statement and within the 2019 Proposed Plan are intended to direct more intense development, both in residential and non-residential areas in the Town that can accommodate central water and sewer services and which are located near major roads that can accommodate additional traffic in a manner to promote safe and efficient traffic flow while limiting and restricting development in outlying areas. The implementation of these policies will result in the preservation and promotion of agriculture throughout the Town, preservation of open space and the enhancement of the recreational enjoyment of the Town's parks and natural resources including the D&H Canal, O&W rail trails, Basha Kill Preserve, Long Path and others while still providing areas in the Town where reasonable, diverse and sustainable growth can occur. Therefore the Town Board finds and determines that the implementation of the policies discussed above and within the 2019 Proposed Plan will not result in any adverse environmental impacts associated with any proposed change in use or intensity of land.

9. The encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action – The 2019 Proposed Plan recommends that the Town implement zoning and policies that promote the development of facilities and land uses supporting eco-tourism designed to promote the Town as a destination and create new economic opportunities to take advantage of, while not detracting from the unique environmental areas and features of the Town. Additionally, as has been discussed throughout this Findings Statement, the 2019 Proposed Plan recommends limiting any more intense development to those areas in the Town where central services are located and where such development exists or can be reasonably accommodated while limiting development in the outlying areas not suitable for large scale development. Additionally, any specific development will be required to undergo a site specific site plan or special use review by the Town Planning Board that will include a site specific SEQRA review and determination. Overall, the Town Board finds that the adoption of this 2019 Proposed Plan and the implementation of zoning and policies consistent with such 2019 Proposed Plan will not result in the encouraging of large numbers of people to the Town in a manner that cannot be sustained. Therefore the Town Board finds and determines that the implementation of the policies discussed above and within the 2019 Proposed Plan will not result in any adverse environmental impacts associated with the attraction of large numbers of people to the area.

10. The creation of a material demand for other actions that would result in one of the above consequences – The adoption of this, 2019 Proposed Plan, or any Comprehensive Plan, and implementation of zoning and policies consistent with and in conformance with such Plan by its nature results in demand for the construction of future land uses which could result in one or more impacts. As set forth in the analysis above this 2019 Proposed Plan is intended to guide future development in the

Town in a manner that will permit reasonable opportunities for diverse and sustainable development in those areas of the Town that can accommodate central services and are near major roads while limiting development in outlying more sensitive areas. This includes a recommendation to designate two of these areas, the Basha Kill Preserve and the Shawangunk Ridge, as Critical Environmental areas that will require enhanced future environmental review of any development proposed in or near these areas. The Town Board finds that based upon the above, and the fact that any specific developments proposed under the zoning and policies to be adopted in conformance with this plan will be required to undergo a site-specific SEQRA review, any other actions proposed in conformance with this Plan will result in less adverse impacts than under the current zoning. Therefore the Town Board finds and determines that the implementation of the policies discussed above and within the 2019 Proposed Plan will not result in any adverse environmental impacts associated with the creation of a material demand for other actions.

11. Changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision – The DGEIS and FGEIS prepared for this Comprehensive Proposed Plan included a consideration of the potential adverse environmental impacts both singly and cumulatively as discussed above and below. The 2019 Proposed Plan is designed to examine the potential development of the Town on a holistic and town wide basis to determine the most desirable development pattern for the Town that will allow for sustainable and diverse residential and non-residential development opportunities, while still protecting the Town’s unique environmental resources to the maximum extent practical.

12. Economic impacts including but not limited to the loss of jobs, reduction in economic activity, loss of revenue to taxing jurisdictions – The 2019 Proposed Plan is designed to promote sustainable development with the Town. Both the CPSCC and the Town Board, with advice from its consultants and the public, determined that the most unique and attractive features of the Town of Mamakating are its unique environmental areas, such as the Basha Kill, its three Lakes, etc. The 2019 Proposed Plan therefore recommends that the Town implement zoning and policies that encourages eco-tourism opportunities to enhance the economy of the Town while preserving those unique environmental features that will support the continued eco-tourism development opportunities. In order to appropriately support the focus on eco-tourism, the 2019 Proposed Plan also recommends the restriction and reduction of areas available within the Town for the development of certain industries such as mining, and other land uses such as warehousing, which may result in the loss of potential future jobs. Under existing non-conforming use provisions as well as laws governing expansion of existing mines, which allow existing uses to continue operation, there will be no immediate direct loss of existing jobs or tax ratable as a result of the adoption of this 2019 Proposed Plan and the implementation of zoning and policies in conformance with this plan. Additionally, there are still opportunities within certain areas of the Town that can sustain higher impact development such as industry and warehousing at or near intersections where traffic and other potential impacts could be accommodated. The Town Board acknowledges that long-term the recommendations of the 2019 Proposed Plan may lead to a loss of employment opportunities associated with any new extractive mining operations. The Town Board finds and determines however that any such new operation would impact and detract from the unique environmental features of the Town that make them conducive for more sustainable eco-tourism developments (see Section VII.C below for a more detailed discussion regarding the impacts of

prohibiting new extractive mining operations.) Therefore, the Town Board finds and determines that the implementation of the policies discussed above and within the 2019 Proposed Plan taken on the whole and after conducting and balancing the need to provide economic opportunities and ratable, will not result in any adverse environmental impacts associated with the loss of jobs and economic opportunities since the Town Board believes that the preservation of the environmental features that make the Town unique by focusing on eco-tourism, will still provide some, albeit more limited, opportunities for more intense commercial/industrial development, will result in the creation of more economic job creating opportunities while preserving and enhancing the Town's tax base.

13. Social impacts including but not limited to reduction in the affordability or range of housing choices to the people of the State of New York, and the unfair distribution of wealth, privilege, services and opportunities among segments of society (social justice) – The 2019 Proposed Plan included an in-depth analysis of both the cost of existing housing as well as existing diverse housing options (pp 20-24 and 109-110). This analysis concluded that there was an adequate range of housing types at prices deemed affordable to provide a broad range of housing opportunities for both the Town and the region surrounding the Town of Mamakating. In addition, as provided above, the 2019 Proposed Plan recommends that the Town, in considering and adopting implementing zoning and policy, provide areas within and around the Hamlet Zoned areas for development of single family homes, apartments above commercial uses and multi- family residential development at densities of up to three units per acre, as of right with the provision of adequate potable water and sewage disposal. Additionally, the density in certain cases can be increased even further, through TDR which has the further benefit of preserving the more environmentally sensitive areas within the Town. The Town Board finds and determines that the recommendations of the 2019 Proposed Plan strike a balance that will allow the Town to continue to sustain its existing affordable housing stock while providing opportunities to develop an array of new housing opportunities in a manner that will minimize to the greatest extent practicable any impacts to the important and unique environmental features of the Town. Therefore the Town Board finds and determines that the implementation of the policies discussed above and within the 2019 Proposed Plan will not result in any adverse environmental impacts associated with social impacts relating to housing opportunities within the Town and regions (see Section VII.A for additional analysis and discussion). The Town Board further finds that none of the recommendations of the Comprehensive Plan will have any unfair impact on the distribution of wealth given that proposed land use pattern is based on rational geographic and locational criteria irrespective of ownership.

V. ALTERNATIVES CONSIDERED

Through the course of preparation and consideration of the 2019 Proposed Plan, both the Steering Committee and the Town Board considered multiple alternatives to the policies and recommendations eventually included in such Plan. Some of the alternatives considered included:

- No-action – keeping the policies of the 2001 Master Plan intact- After due consideration , the Town Board finds and determines that this alternative was not appropriate and that the land use policies for the Town must be amended to insure that development is directed to those areas within the Town that can accommodate and sustain such growth while providing greater protection to the areas within the Town possessing unique and sensitive environmental characteristics ;

- Whether to continue to allow Lake Neighborhood densities to be increased with provision of community water and/or sewer. After due consideration, the Town Board finds and determines that 2-acre zoning is appropriate regardless of utility availability due to the remoteness of the lakes and in order to protect the quality of the lakes which are an important feature within the Town from both an ecological and economic perspective since the use of the lakes for passive recreation is an attribute that brings people to Mamakating.
- Whether to eliminate provisions of the Ridge & Valley Protection (“RVP”) and Mountain Greenbelt (“MG”) that currently allow alternative calculation of residential density based on soil type and slopes. After due consideration, the Town Board finds and determines that the 2019 Proposed Plan should recommend that this alternative density calculation based upon soils type remain, subject to modification due to recommended reductions in the overall density in these zoning districts, as an appropriate mechanism for allowing modest density increases on land that can support it.
- Whether to decrease the threshold of steep slopes for the purpose of calculating density. After due consideration, the Town Board determines that it is appropriate to restrict construction on slopes over 20% and that it is appropriate to deduct areas of 25% slopes or greater for calculation of allowable density because, among other reasons, that was the range break applicable to the soil categories used in the RVP and MG alternative density calculation method.
- Whether to eliminate existing provisions that allow a minor increase in density over RVP standards at the Shawanga Lodge Road site. After due consideration the Town Board finds and determines that a density increase is appropriate given the location and land characteristics of this property and the historic use of this area.
- Whether to decrease the permitted density within the Incentive Development Area. After due consideration, the Town Board finds that the current density is appropriate given the purpose of the incentive development area of introducing utilities to the neighboring residential areas.
- Whether or not and to what extent commercial development should be permitted in the Town’s proposed Interchange Economic Zone and Route 209 Economic Zone. After due consideration, the Town Board finds and determines that it is appropriate to reserve appropriate areas of the Town for more traditional economic development.
- Whether to continue to permit mixed-use developments in the Village Adjacent Areas. After due consideration, the Town Board finds and determines that mixed uses are more appropriate for the core areas of the Villages and not their periphery, which periphery areas are under Town jurisdiction. Therefore, such mixed use developments are proposed to be permitted only within the Hamlet areas within the Town or as part of planned residential developments in Mountain and Burlingham Neighborhoods and the Incentive Development Area.
- Whether to require the transfer of development rights for even the most modest increases in Hamlet density. After due consideration and in recognition of the Town Board’s desire to continue to provide an array of affordable housing opportunities with the Town, the Town Board finds and determines that apartments over commercial development at a density of up to three units per acre as of right and multifamily buildings as part of a planned residential development at a density of one unit per acre will be allowed without the requirement of any TDR.

VI. ANALYSIS OF IDENTIFIED POTENTIAL MODERATE TO LARGE ENVIRONMENTAL IMPACTS

Based on the analyses in the DGEIS, FGEIS and public comments received, the Town Board identified and analyzed the following specific potential environmental impacts during the course of its SEQR

review, that could result from the major proposed policy changes associated with the adoption of the 2019 Proposed Plan and the implementation of zoning and policies in conformance with such plan:

A. Proposed reallocation of permitted residential density from outlying areas to hamlets and village adjacent areas.

In order to direct residential development within the Town to those areas where central utilities and transportation infrastructure exists or can be provided to accommodate and sustain such development, while protecting those outlying and more environmentally sensitive areas of the Town, the 2019 Proposed Plan recommends a modification and shift of allowable densities within the several zoning districts within the Town. Below is a summary and discussion of the proposed modifications contained in the 2019 Proposed Plan

Summary of current and proposed modification to residential density within the Town

- Ridge and Valley Protection Area –The existing zoning in this area permits residential development of up to one unit per three acres in flatter areas. The 2019 Proposed Plan recommends reducing the base density to one unit per ten acres. The 2019 Proposed Plan also designates this area as a sending area for TDR, as discussed in the 2019 Proposed Plan Pages 37- 39.
- Mountain Greenbelt – The current zoning for the MG area permits up to one unit per three acres in flatter areas and designates the area as a sending area for TDR. The 2019 Proposed Plan does not recommend any change to current permitted residential development density. It proposes expanding the incentives for transfer of development rights as a means of achieving open space goals as discussed in page 37-39 of the plan.
- Burlingham Residential – The current zoning for the Burlingham Residential area is one unit per two acres or per one acre with central water or sewer. The proposed 2019 Proposed Plan does not recommend any change but does recommend that areas of prime agricultural soils be identified as priority sending districts for transfer of development rights.
- Residential Agricultural (formerly Mountain Residential/Agricultural and Winterton Residential/Agricultural) - Current zoning permits development of up to one unit per three acres. The 2019 Proposed Plan proposes no change to this currently permitted residential development density but does recommend that areas of prime agricultural soils be identified as priority sending districts for transfer of development rights.
- Lake Neighborhoods - The current zoning permits the residential development of up to one unit per acre with a potential increase of up to two units per acre if central water and sewer are provided. The 2019 Proposed Plan recommends that the current maximum density of one unit per acre be reduced to one unit per two acres, and recommends that the current provisions that permits an increase of up to two units per acre where central water and sewer be eliminated .

- Mountain Neighborhoods – Current zoning permits development of up to one unit per acre and up to 2 units per acre with central water and sewer. The 2019 Proposed Plan recommends a

decrease in the permitted base density to one unit per two acres and a potential increase of up to four units per acre through TDR and provision of Town endorsed central water and sewer.

- Burlingham Neighborhood – Current zoning permits development of one unit per acre and up to two units per acre with central water and sewer. The 2019 Proposed Plan recommends the base density be reduced to one unit per two acres, with a potential increase of up to four units per acre through transfer of development rights and provision of Town endorsed central water and sewer. The 2019 Proposed Plan also recommends that Single-family attached (townhouse style) units be authorized as a permitted housing type at the same densities as single-family detached residences.

- Village Adjacent Areas (formerly Bloomingburg Village Center and Wurtsboro Town Center) – The 2001 Master Plan recommended densities of five units per acre for single-family homes and up to eight units per acre for other housing types including single-family attached, two-family units, and alternative housing for seniors with provision of central water and sewer. Current zoning, however, does not prescribe minimum lot areas per unit, and densities of up to 21 units per acre could conceivably be developed. Under the 2019 Proposed Plan, this area is recommended at base densities of two acres per unit or one acre per unit with central water and sewer with a potential increase of up to eight units per acre through transfer of development rights.

- Incentive Development Area (formerly Exit 112 Economic Development Area North) - Current zoning permits up to one unit per acre with the provision of central water and sewer in a Planned Resort Community setting. The 2019 Proposed Plan recommends the development of up to one-acre per unit be permitted on the condition that Town-endorsed sewer and water infrastructure designed to serve existing neighboring residential communities in addition to any proposed new development is provided. See 2019 Proposed Plan pages 55-56.

- Interchange Commercial (formerly Exit 112 Economic Development Area South, Winterton/Burlingham Road Economic Development Area and Wurtsboro Town Center at Exit 113) – The Current zoning permits residential development of up to one unit per acre in the areas surrounding Exit 112, 21 units per acre in the area surrounding Exit 113 and one unit per 25 acres in the area surrounding exit 115. This 2019 Proposed Plan recommends the elimination of residential uses in the vicinity of these interchanges.

- Former Yankee Lake Economic Development Area – This area is currently zoned MG and residential development of up to one unit per three acres is permitted in flatter areas. The current zoning was adopted in 2015 in recognition of the fact that this area is remote and Exit 111 is slated for closure. The 2019 Proposed Plan does not recommend any change to this zoning.

- Proposed Hamlet Areas- The Hamlet Center area of the Town encompasses the areas generally within a half mile of the crossroads traditionally referred to as the Hamlets of Westbrookville (Pine Kill Road and Route 209), Summitville (Summitville Road and Route 209) and Phillipsport (Phillipsport Road and Route 209). This area comprises approximately 2.2 of the 98.2 square

miles of the Town's land area. The increase in density where central sewer and water is not available ranges from a 33% increase for two-family residences to a doubling of density for tiny house construction. Where Town-endorsed water and sewer is provided, the 2019 Proposed Plan recommends a 150% increase in the density for upper-story apartments. As-of-right density for residential development with Town-endorsed central water and sewer service is up to three units per acre. Additionally, Hamlet Centers are proposed as receiving districts for the transfer of development rights at a density of up to ten units per acre as opposed to the up to four units per acre currently permitted.

The 2019 Proposed Plan also recommends that existing residences in Hamlet Center Areas be permitted to construct tiny houses and that tiny houses be permitted on shared lots at densities based on their equivalent use of water and sewer resources, as compared to a single-family home.

Alternatives Considered:

The Steering Committee and Town Board considered several different alternative residential density scenarios, including:

- Lakes Neighborhoods. Retaining current densities of two units per acre with utilities around the Lakes Neighborhood instead of the proposed reduction to one unit per two acres;
- Requiring utilities as a prerequisite for any upper-story apartments in the Hamlet Center;
- Elimination of the Planned Residential Development provisions from the Town in their entirety;
- Decreasing the threshold for consideration of steep slopes in calculating density from 25% to 20%, thereby resulting in decreased density for sites that contain slopes between 20% and 25%;
- Decreasing the density of the incentive development area from 5-6 units per acre to 4 units per acre;
- Eliminating the slightly higher density provided for the Shawanga Lodge Road area;
- Eliminating the alternative soil-based density calculation method of the RVP and MG district that allows higher densities for flatter sites;

Housing Options that will be available in the Town upon the implementation of the Recommendation of this 2019 Proposed Plan

After a review of the alternatives, the 2019 Proposed Plan, the Town Board confirms the recommendations provided in the summary above which result in the following housing options available within the Town of Mamakating:

- Single-family detached residences ranging from one unit per ½ acre to one unit per 25 acres (gross) in the Ridge and Valley Protection Area, Mountain Greenbelt, Burlingham Residential Area, Residential/Agricultural Area, Residential Neighborhoods, Hamlet Centers, Village Adjacent Areas and Incentive Development Area;
- Two-family detached residences in Hamlet Centers and Village Adjacent Areas;
- Single-family attached residences in Village Adjacent Areas, as part of Planned Residential Development in Hamlet Centers and as part of Planned Resort Community;
- Upper-story apartments in Hamlet Centers;
- Flats with up to six units per building will be permitted as part of Planned Residential Development in Hamlet Areas;
- Multifamily residential on all floors will be permitted as part of Planned Resort Communities in the Incentive Development Area;
- Tiny houses as principal uses or accessories to single-family detached residences will be permitted in the Hamlet Centers;
- Senior multifamily housing and assisted living residences will be permitted in the Village Adjacent Areas;

Residential Housing Options that will be removed:

The 2019 Proposed Plan recommends the removal of planned mixed-use developments from Lakes and Mountain Neighborhoods which comprise 3.2 square miles (including underwater lands) of the Town's 98.2 square miles of land area. Planned mixed-use development will continue to be permitted in 5.5 square miles of the Town, in areas more suited to accommodate higher densities and a broader mix of residential housing types.

The 2019 Proposed Plan proposes to eliminate large-scale planned mixed-use development in the Mountain and Lake Neighborhoods, because:

- These areas are remote from settled mixed-use residential area, and the Town's principal transportation network;
- Lake Neighborhoods are adjacent to sensitive waterbodies that are at risk from erosion and eutrophication;

- Mountain Neighborhoods are generally steep and not suitable for future large-scale development.

The 2019 Proposed Plan recommends the removal of upper floor apartments in the Town Center and Village Center land use area of the 2001 Master Plan, which currently encompass 1.2 square miles of the Town's 98.2 square miles. This use will continue to remain available in 2.2 square miles of the Town.

The 2019 Proposed Plan proposes to eliminate upper-floor apartments from Village Adjacent Areas because:

- Mixed-use buildings with multifamily units are more appropriate from a character perspective near the center of the Villages as opposed to along the periphery, where Village Adjacent Areas are proposed;
- The introduction of non-residential uses at the periphery of Villages may impact the cohesiveness of the business district and result in poor economic outcomes;

Based on the foregoing, the foreclosure of housing options in the areas directly adjacent to the Villages and in Residential Neighborhood areas of the Town, is not likely to result in significant adverse social impacts.

Analysis and Mitigation

The purpose of all these proposed revisions is to focus medium and higher density residential development in the Hamlet Center Areas where development can be sustained, balanced by a decrease in density in areas that are less suitable for sustainable development, such as around the Lake Neighborhoods. Density is being transferred from more outlying areas of the Town, both through the adjusted land use policies of the Town as recommended in the 2019 Proposed Plan and through the proposed transfer of development rights mechanism. This will result in a more sustainable development pattern and fewer environmental impacts associated with higher density development.

In addition the focus of higher density development within the Hamlet Centers is intended to promote a development pattern that continues to afford Town residents a range of housing choices and price points throughout the Town and its Villages. It is also hoped that higher potential densities within the Hamlets may lead to a more sustainable mixed-use land use pattern appropriately located along the Route 209 corridor at existing nodes of higher density.

The 2019 Proposed Plan included an in-depth analysis of housing (see 2019 Proposed Plan and DGEIS pp 20-24 and 109-110). This analysis concluded that with these land use policies for added density in the Hamlet Center Areas, there was an adequate range of housing types and prices to provide a broad range of affordable housing options.

Findings of the Lead Agency Relative to this Impact:

The Lead Agency finds that the 2019 Proposed Plan will provide for an appropriate range of affordable housing options while promoting a sustainable land use pattern by focusing denser residential development in areas that can accommodate such development. Therefore, the Lead Agency finds and determines that the implementation of the prescribed residential land use policies of the 2019 Proposed Plan from among the alternatives considered will avoid or minimize any adverse environmental impacts associated with the adoption of such residential land use policies to the maximum extent practicable.

B. Impacts from Proposed Authorization of Certain Uses in the Lakes Neighborhood

The Town received extensive comment about policies the CPSC and the Town Board initially proposed to carry over from the 2001 Master Plan with regard to uses to be authorized around the Lakes Neighborhoods. The most objectionable uses cited were:

- Boat Docks, Rental and Sales
- Golf Courses and Country Clubs
- Bed and Breakfasts and Country Inns

Commenters suggested that such uses would have adverse impacts on the character of existing Lakes Neighborhoods and could result in lake eutrophication. Public safety and legal concerns were also raised.

Analysis:

The Lake Neighborhoods comprise 2.2 square miles of the Town's total land area of 98.2 square miles.

Current zoning permits the objectionable uses raised during the hearing period in the Lake Neighborhoods and those uses have been permitted for at least the last 18 years. During that time period there is no record of any applications seeking to locate one of these objectionable uses within the Lakes areas.

The 2019 Proposed Plan recommends severely limiting the types of uses permitted within Lakes Neighborhoods, specifically removing planned mixed-use developments, larger scale-overnight accommodations, and conference centers, Boat Docks, Rental and Sales or Golf Courses and Country Clubs.

The Town's chosen economic development strategy is to promote the Town as a destination for eco-tourism and the enjoyment of natural resources. The Lake Neighborhoods already have a high percentage of seasonal occupancy (a form of tourism).

Beds and breakfasts and Country Inns are highly regulated under existing zoning provisions and are authorized and proposed to continue to be authorized in the Ridge and Valley Protection area, a highly ecologically sensitive area of the Town comprising the Basha Kill wetland complex and the Shawangunk

Ridge. These highly regulated and low-impact overnight accommodations are believed to balance the need to be respectful to the ecology and character of the lakes, while also allowing for some economic development.

Additionally, short-term rental of single-family detached within the Lakes areas and throughout the Town, if properly regulated, also has the potential to promote responsible eco-tourism that is sensitive to natural resources throughout the Town. Rather than eliminating it in its entirety, by strictly regulating such uses, the economic vitality of the Town may be enhanced, and an avenue will remain to help seasonal owners to afford to keep their homes well-maintained.

Findings of the Lead Agency Relative to this Impact:

The Lead Agency finds that consistent with providing for an economic development pattern supportive of eco-tourism and enjoyment of the Town's scenic and natural resources, from among the alternatives considered, the policies promoted for the Lakes Neighborhoods are the policies that avoid or minimize

adverse environmental impacts to the maximum extent practicable and adverse environmental impacts have been avoided or minimized to the maximum extent practicable by further limiting the range of permissible non-residential uses allows in the vicinity of the Town's Lakes.

C. Impacts from Banning of New Mines or Expansion of Existing Mines

History and Issues Identified:

In December 2017, the Town Board introduced a local law to eliminate sand and gravel mines, quarries, and other extractive operations in the LIO Zoning District. As stated in the Board's resolution amending the relevant portions of the 2001 Comprehensive Plan, this local law was intended to prohibit mining in the LIO zoning district because mining, among other impacts; conflicts with the Town's community vision and economic development strategy which includes promotion of eco-tourism and recreation; conflicts with historic D&H Canal Linear Park and its tow path which runs very close to the LIO zoning district; poses a real and significant threat to the Mamakating Aquifer and conflicts with existing land uses and with the economic development goals of the Wurtsboro Airport EDA.

During its consideration of the proposed local law, and in response to comments made by a property owner contemplating developing its property for an extractive operation, the Town commissioned a report by Sterling Environmental Engineering P.C. This report, dated March 13, 2018, is attached as Attachment 1 to the Sterling June 4, 2019 letter contained in Appendix A of the Final GEIS (the "FGEIS"). The report analyzed and discussed the environmental features within and surrounding the Town and in the region. The report concluded that there were several extractive operations already operating within the Town, as well as extractive operations in the vicinity of the Town. The report identified areas outside of the Town with geological features that represent sources for aggregate to serve the region. The report found, among other things, that mining below water tables exposes groundwater and creates greater risks of contamination from surface sources. Removal of the soil above the groundwater table

removes the buffer between the ground surface and the water table, thus removing the aquifer's ability to naturally filter contaminants before they reach the groundwater. Removal of the soil also eliminates the possibility of cleaning up spills (via soil removal) before the contamination can reach the groundwater.

An additional report was prepared by Paul A. Rubin, from HydroQuest, dated March 16, 2018, is included as Appendix B to the FGEIS. This report expounded on the prior Town-wide aquifer study dated April 2017 and analyzed the specific impacts related to mining and extractive uses as impacting the Town of Mamakating aquifers.

Based upon the studies discussed above and substantial discussion in the public record, the Town of Mamakating Town Board by resolution adopted on April 3, 2018 adopted the consistency determination and amended the 2001 Master Plan as it related to extractive operations in the Wurtsboro Airport Economic Development Area and LIO Zoning District. This resolution is attached to the 2019 Proposed Plan and DGEIS as Appendix 5. In that resolution, the Town Board acknowledged the recommendation of the CPSC in its recommended draft Comprehensive Plan to remove the extractive operations as a permitted use from the entire Town and to limit any existing extractive operations to existing permitted facilities and permitted expansions of existing mining operations.

Thereafter, the Town Board undertook a long and exhaustive review of the CPSC's draft Comprehensive Plan, which included several public workshop meetings. The draft Comprehensive Plan considered and

discussed at the April 16, 2019 Town Board public hearing continued the recommendation that based upon all of the reasons stated in the above documents for prohibiting extractive uses in the LIO Zoning District, that such uses also be restricted in the IO Zoning District, the only remaining district within the Town where extractive operations are allowed.

The Town received comments from mining industry parties regarding the potential impacts of the Town's 2019 Proposed Plan (see FGEIS for full comments). Specifically, the commenters suggested the following impacts as likely to occur based on the Plan Mining Policy:

- Foreclosure of the possibility of future use of a particular reclaimed site (Hopper Hill) for recreation use by Town residents at an undisclosed future date;
- Alternative use of a potential site in the Wurtsboro Airport Development Area for an office park instead of a proposed mine and the attendant impacts of same;
- Elimination of geologic deposits to provide material for future infrastructure and development;
- Increasing the cost of construction of infrastructure and housing in the area and/or precluding development in the area because of the cost;
- Inability to meet 2019 Proposed Plan goals due to the lack of or cost of construction aggregate including economic development goals;
- Violating established legal protections for existing mines;
- Reducing the potential capacity for water storage that a mine may create;

- Increasing the need for more mines.

In addition to suggesting the foregoing potential impacts, the commenters suggested that the Town had not taken a “hard look” at impacts on minerals, existing patterns of population concentration, distribution or growth, existing community or neighborhood character, and had made procedural errors and not included necessary considerations and analyses with regard to SEQR.

The commenters also attempted to refute many of the rationales set forth in the 2019 Proposed Plan and supporting documents that formed the basis for the proposed prohibition of new mining operations.

Analysis

The Town Board considered the above-referenced comments from property owners concerning currently operating mines and also considered the impact of removing mining as an allowable use in the IO Zoning District and the request that the Town reverse its prior determination to prohibit mines in the LIO Zoning District. A summary of the responses and analyses contained in the FGEIS is provided below:

- Removal of Mining from the IO - There are only six parcels within the IO Zoning district. Of these six parcels, one parcel contains the former Town dump and another contains the County recycling/convenience station. Those two publicly owned sites cannot be developed or mined for extractive operations. All four of the other parcels contain a quarry which is currently operating and may continue to operate pursuant and subject to any existing DEC permit and relevant New York State law. These parcels are located in proximity to a residential area and also contain two streams, the Primrose Brook and the South Brook.
- Loss of recreation opportunity for particular reclaimed site - A claim was made related to a loss of potential recreational opportunity for the Town associated with a potential reclamation of a property, referred to as the “Hopper Hill” property. The Town Board notes that there are no current, nor has there ever been, any formal application submitted to the Town Planning Board seeking to locate a mine on this property, nor has any permit been issued by the NYSDEC for a mining operation on that parcel. The NYSDEC has issued a SEQR Positive Declaration and approved a final Scoping Outline for a DGEIS the owner must prepare. A DGEIS has not been submitted.

The 2019 Proposed Plan is intended to set the goals and objectives for the entire Town, not just one particular parcel of property. The speculative loss of a future recreation resource, which would not be created until after an approximate 25-year mining operation, is outweighed by the benefits of prohibiting mining, including the adverse impact of mining in the LIO zoning district on existing recreational and historic resources, such as the D&H Canal Trail and nearby State Forests. Other beneficial impacts of prohibiting mining are summarized in Section VII(C) History and Issues Identified above.

- Alternative use of Wurtsboro Airport Development Area - In taking its holistic review of the potential impacts to the Town associated with any new potential mining operations within the Town, the Town Board considered potential alternative uses for LIO zoned property, including the alternative use of a potential site in the Wurtsboro Airport Development Area for an office park or other use that may be more beneficial to the Town, both from an economic and environmental perspective. The Town Board determined that an office park or similar use in the Wurtsboro Airport Development Area will be less impactful to area recreational resources such as the D&H Canal Trail, trails upon the Shawangunk Ridge overlooking the Wurtsboro Airport and other trails located within the Town. The Town Board fully set forth its rationale for banning new extractive operations in the LIO Zoning District in the resolution amending the 2001 Master Plan and Zoning Local Law, which is attached to the 2019 Proposed Plan and DGEIS as Appendix 5.
- Elimination of geological deposits and increase in cost of aggregates - The Town Board, in adopting this 2019 Plan, acknowledges that if in the future it is determined that there are not enough aggregate resources available to serve the Town of Mamakating, the Town Board may reexamine the issue and take the appropriate action, based upon then-existing facts, to determine if the 2019 Proposed Plan and zoning law should be amended at that time. In this way, not only will the policy of the Town Board be protective of the environment, but also will reserve remaining mineral resources within the Town for future generations.

The Town Board has chosen to rely on the advice of its professionals that have documented that there are 25 New York State DEC permitted mine, two New York State DOT approved sources of aggregate and 11 sites that are both a NYS DEC permitted mine and a source of New York State DOT approved aggregate within an approximately 20-mile radius of the boundary of the Town. The assertion that local shortages of construction materials will become more widespread is presumptive and speculative. Aggregate is, and will be, available to the Town and developers from a variety of sources, both locally and regionally.

- Inability to implement the 2019 Proposed Plan - The assertion that the Town cannot promote economic development or provide essential infrastructure without allowing additional mining, is

not supported by the facts. There are communities throughout the region that do not actively mine (Forestburgh, Highland, Tusten, Rockland, Greenville, Hamptonburgh, Newburgh, Monroe, New Windsor, Cornwall, Highlands, Denning, Olive) and are able to support economic development and provide infrastructure, and even with this Plan amendment, the Town of Mamakating will still continue to have five active unreclaimed mines.

An increase in the cost of sand and gravel, either because of limited supplies or transportation distance, does not equate to a requirement for development of a local aggregate source. In other words, increasing costs for commodities are normal and expected and assertions that increased costs for commodities will not be tolerated is presumptive. No evidence was presented that a prohibition on new mining operations in the Town will appreciably increase the cost of transport of aggregate materials. An increase in the cost of aggregate or other commodities due to local planning must be balanced against

other important factors, such as community character, growth plans, alternative land uses, and environmental impacts.

- Violating established legal protections for existing mines - In considering the restriction of any new mining operations within the Town, the Town Board has specifically acknowledged NYS Law as it relates to expansion of an existing mining operation pursuant to the terms of its NYS DEC permit, Town special permit and applicable law.
- Reducing the potential capacity for water storage that a mine may create - Any assertion that an open mine can store more water than porous sand and gravel deposit, is undermined and outweighed by the fact that mining uses heavy equipment powered by petroleum products that are transported to and stored on site to refuel the equipment. Thousands of spills of petroleum product occur annually across New York State from heavy equipment and petroleum storage tanks, trucks and dispensing equipment. There is no guarantee that an accidental spill or release of petroleum will not occur at a mining site from heavy equipment or from petroleum storage or dispensing equipment even if mining is performed in accordance with the laws and regulations.

Additionally, sand and gravel deposits both above and below the water table act as a natural filter for water percolating downward (i.e., recharge) to the water table and groundwater migrating through the subsurface. Removal of the sand and gravel removes the natural filtering that occurs and makes the exposed water warmer during summer months and more susceptible and vulnerable to contaminants. In the event of a spill or release of contamination on the ground surface, the presence of sand and gravel slows the migration of the contamination through the ground allowing time to perform corrective measures and clean up. A spill or release of contaminants directly into an exposed water body spreads very quickly throughout the water body and may render it unavailable for public or ecological use until the contamination is reduced or removed. See also FGEIS Appendix A, Attachment 1. Moreover, it is highly unlikely that open (surface) water can be approved as a drinking water source, particularly if used as a recreational lake.

- Increasing the need for more mines -There is no basis or support for the comment that preventing mining throughout the Town would lead to the need for more mines. Sterling's March 13, 2018 letter (See FGEIS Appendix A, Attachment 1), beginning page 3, Items #2, 4, 5, and 6, address the availability of aggregate both locally and regionally. The market will adjust to the regional supply and demand for aggregate.
- Violating procedural requirements of SEQR and failing to take a "hard look" at the impacts to geologic resources and existing patterns of population concentration, distribution or growth, and existing community or neighborhood character - The 2019 Proposed Plan's recommendations will preserve remaining mineral resources from exhaustion, which would cause a greater adverse impact on mineral resources and their availability for future economic development. Continuing to allow mining would be more adversely impactful to mineral resources. As for impacts to population concentration,

distribution or growth, and existing neighborhood character, the commenters statements are conclusory, these factors were considered in the environmental discussions included in the 2019 Proposed Plan and the documents prepared in support of the Town's amendments to the 2001 Master Plan included as Appendix 5 to the 2019 Proposed Plan and DGEIS.

The commenters have conflated the requirements for preparation of a site-specific EIS with the requirements of a GEIS. SEQR at 6 NYCRR 617.10(b) recommends, " In particular agencies may prepare generic EISs on the adoption of a comprehensive plan " SEQR further allows at 6 NYCRR 617.10(a), "Generic EISs may be broader, and more general than site or project specific EIS and should discuss the logic and rationale for the choices advanced. They may also include an assessment of specific impacts if such details are available. They may be based on conceptual information in some cases. They may identify the important elements of the natural resource base as well as the existing and projected cultural features, patterns and character. They may discuss in general terms the constraints and consequences of any narrowing of future options. They may present and analyze in general terms a few hypothetical scenarios that could and are likely to occur."

The Lead Agency correctly chose to prepare a GEIS pursuant to SEQR's recommendations. This FGEIS takes into account the extensive background conditions reports prepared for the Town in its 2019 Proposed Plan, and provides the logic and rationale for the choices advanced by the Town Board based on those background reports, a substantial public outreach process, the recommendations of a representative steering committee, and the Town Board's own deliberations. Social and economic considerations were considered in a broader more general sense and based on the advice of its hydrogeological and geological consultants, the Town Board determined that advancing such a restriction on new mining operations and expansion of existing mines, would be the most protective of the environment.

Alternatives Considered:

The Steering Committee and Town Board considered different alternatives, including:

- No Action - Leaving the policy of the 2001 Master Plan as recently amended intact and not further restricting mining in the IO Zoning District;
- Reversing the Plan Mining Policy in response to comments by industry parties; Proposed Mitigation:

As stated previously, the Town Board has ensured that the recommendations of this Proposed 2019 Plan regarding mining specifically allows for expansion of an existing mine where the operator demonstrates that it has a right to expand pursuant to applicable law.

Balancing with Social, Economic and Other Considerations:

The Town Board determines it is not in the best interest of the Town as a whole to permit new extractive operations and, therefore, the Town Board will maintain the 2019 Proposed Plan in its current

form, which recommends a Town-wide prohibition on mining except where, an existing mine demonstrates that it has a right to expand the existing and operating mining use pursuant and subject to the terms of its NYS DEC permit, Town special permit and applicable law.

The Town Board, in making this determination, acknowledges that if in the future it is determined that there are not enough aggregate resources available to serve the Town of Mamakating, the Town Board may reexamine the issue and take the appropriate action, based upon then existing facts, to determine if the 2019 Proposed Plan and zoning law should be amended at that time. In this way, not only will the policy of the Town Board be protective of the environment, but also will reserve these mineral resources for future generations.

The Town's chosen economic development strategy is to promote the Town as a destination for eco-tourism and the scenic and recreational enjoyment of natural resources. The development of new mining or expansion of existing mines could be visible from prominent viewpoints atop the Shawangunk Ridge, along the D&H Canal Trail, and other recreational resources thereby diminishing these important and unique features that the Town intends to promote as part of its emphasis on eco-tourism.

Findings of the Lead Agency Relative to this Impact:

The Lead Agency finds that consistent with promoting the Town as a destination for eco-tourism and the recreational and scenic enjoyment of natural resources such as the D&H Canal Trail, nearby State Forests and the Bashakill area, protecting the Town's groundwater supply, and consistent with reserving valuable remaining aggregate resources for future generations, the prescribed mining policy of the 2019 Proposed Plan from among the alternatives considered is the policy that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and adverse environmental and economic impacts have been avoided or minimized to the maximum extent practicable by specifically allowing for limited expansion of existing.

D. Comments on Interchange Economic Zones

Potential Impact Identified:

The 2019 Proposed Plan makes recommendations that truck-related industries removed from the Wurtsboro Airport Development Area continue to be permitted in proximity to the Town's Route 17/Future I-86 interchanges – notably exits 112, 113 and 115 – so called Interchange Economic Zones. A commenter suggested that exits 112 and 113 drain to the Basha Kill marsh, and any heavy trucking uses in these areas could threaten the ecology and water quality of the marsh.

The area identified for Interchange Economic Zones totals approximately 2.5 square miles of the Town's 98.2 square miles of total land area.

98.3

The Interchange Economic Zones include land directly adjacent to the Basha Kill marsh. Without proper mitigation heavy truck traffic in such locations, as well as the uses proposed, have a moderate likelihood of impacting the marsh.

Alternatives Considered

The Town Board considered other alternatives, including:

- Leaving the 2019 Proposed Plan as originally recommended with the areas around the exits proposed as Mountain Greenbelt and Burlingham Residential;
- Leaving the language as originally proposed without water quality controls; Proposed

Mitigation:

Based on comments, the 2019 Proposed Plan recommendation was amended to require “Appropriate stormwater, wastewater and erosion control engineering measures must be implemented to ensure the water quality of effluent and runoff originating from any proposed development within an Interchange Economic Zone does not adversely impact receiving waters.”

Balancing with Social, Economic and Other Considerations:

The Town Board was concerned that its economic development strategy was monolithic, relying too heavily on eco-tourism. It determined that so long as visual, character and water quality impacts could be controlled, there was an opportunity for job-creating and tax ratable development where land provided close access to Route 17/Future I-86.

Findings of the Lead Agency Relative to this Impact:

The Lead Agency finds that consistent with providing a range of job-creating and tax ratable land uses in the vicinity of public infrastructure the prescribed Interchange Economic Zone policies of the 2019 Proposed Plan from among the alternatives considered are the policies that avoid or minimize adverse environmental impacts to the maximum extent practicable and adverse environmental impacts have been avoided or minimized to the maximum extent practicable by clarifying that appropriate stormwater, wastewater and erosion control measures must be incorporated to any development.

VII. THRESHOLDS FOR FUTURE ENVIRONMENTAL REVIEW PURSUANT TO SEQR

The consideration of environmental impacts made in accordance with SEQR included implementation of the Plan through amendments to the Zoning Local Law and Subdivision of Land Chapter of the Town Code along with any other amendment to the Town of Mamakating Town Code or any other policy, rule and/or regulation of the Town of Mamakating adopted in conformance and consistent with the 2019 Proposed Plan shall not require further environmental review

As future development or redevelopment occurs, said proposals will be appropriately considered pursuant to SEQR and in so doing will demonstrate how any such development is or is not consistent

with the Town's 2019 Proposed Plan and zoning. Any site-specific impacts must be analyzed consistent with SEQRA and should address, on a site specific level, those areas of environmental analysis which were generically studied in the DGEIS and FGEIS including, but not limited to specific generation of population, transportation and traffic impacts, utility needs, economic implications as well as specific land use concerns and environmental impacts.

When any development is proposed that exceeds the density levels or is not consistent with use or bulk requirements or the stated goals of the Town's 2019 Proposed Plan, environmental impacts should be revisited by the appropriate agency. Where it is consistent, the level of SEQRA review will be appropriately followed.

VII. CERTIFICATION OF FINDINGS TO APPROVE 2019 PROPOSED PLAN

WHEREAS, the Town Board for the Town of Mamakating is considering the adoption of the 2019 Proposed Plan an updated Comprehensive Plan for the Town of Mamakating (the "Action"); and

WHEREAS, the Town Board as Lead Agency has given due and thorough consideration to the Draft and Final Generic Environmental Impact Statements, the transcripts of the public hearings, all written agency and public comments received, all comments submitted by the Comprehensive Plan Steering Committee, Mamakating Planning Board, Sullivan County Planning Department, all background studies compiled during preparation of the draft Comprehensive Plan including the hydrogeologic study prepared by Paul A. Rubin from HydroQuest and materials prepared by Sterling Environmental; and

WHEREAS, the Lead Agency considered all of the above-mentioned information with regard to the potentially significant adverse environmental impacts that may be expected from the adoption of the draft Comprehensive Plan and Town Code Amendments not in conflict with the adopted 2019 Comprehensive Plan; and

NOW THEREFORE BE IT DETERMINED that the Lead Agency, consistent with the requirements of 6 NYCRR Part 617, makes the following findings:

1. The procedural requirements of Article 8 of the Environmental Conservation Law of New York State, and the rules and regulations promulgated thereunder (6 NYCRR, Section 617) have been met and complied with in full;
2. Consistent with social, economic, and other essential considerations under SEQRA and from among the reasonable alternatives thereto, the Proposed Action is one that minimizes or avoids significant adverse environmental impacts to the maximum extent practicable;
3. The Proposed Action is one that appropriately balances potential adverse impacts against potential beneficial impacts in the forms of creation of additional housing opportunities, achievement of the Town's economic development strategy, preservation of historic and community character,

lessening of the tax burden and protection of natural resources, and promoting the quality of life of Town residents.

These findings, and all actions set forth herein, shall be incorporated in any further approvals related to the Proposed Action and shall be deemed a part of any related approvals.

These findings shall be filed with the Clerk of the Town of Mamakating and any person who requests a copy.

A Copy of the Findings shall be maintained in the office of the Town Clerk, and on the Town's Website www.mamakating.org so that they are readily accessible to the public and made available on request.

A motion was made by G. Vest, seconded by M. Taylor. All in favor.

Certified by the Town of Mamakating Town Board by Resolution adopted on July 16, 2019.

**TOWN OF MAMAKATING
RESOLUTION AND NOTICE OF ADOPTION OF SEQRA FINDINGS STATEMENT AND TOWN OF
MAMAKATING 2019 COMPREHENSIVE PLAN**

PLEASE TAKE NOTICE that on July 16, 2019, the Town of Mamakating Town Board adopted the following Resolution:

WHEREAS, the Town Board formed a Comprehensive Plan Steering Committee ("CPSC") to review the Town's land use and related regulations and the Town's infrastructure, resources, services and other matters in order to undertake comprehensive planning to guide future development in the Town and regulate land use for the purpose of protecting the public health, safety and general welfare of the citizens; and

WHEREAS, the CPSC convened over several months starting on March 23, 2016 to review existing land use planning studies and issues facing the Town before embarking on a multi-phased public outreach approach, which included numerous public workshops and information sessions intended to garner feedback from the public and concluded in a public hearing held on July 20 and 31, 2017, after which a draft Comprehensive Plan was recommended to the Town Board, which draft Plan took into account the results of the public outreach process; and

WHEREAS, the draft Comprehensive Plan was thereafter referred to the Town Board via resolution pursuant to Town Law § 272-a (4), after which the Town Board held several public informational

hearings to provide for public discussions concerning the merits and environmental significance of the proposed Comprehensive Plan to assure full opportunity for citizen participation in the further preparation of the proposed Plan and resulted in referral to the Town Planning Board; and

WHEREAS, pursuant to §272-a(6) of the Town Law, the Town Board duly noticed and held a public hearing on September 19, 2017 and held subsequent workshop meetings on January 16 and November 27, 2018; and

WHEREAS, the Town Board referred the proposed Comprehensive Plan and Draft Generic Environmental Impact Statement to the Sullivan County Division of Planning for review and recommendation as required by § 272-a (5) of the state Town Law on April 3, 2019, and the Sullivan County Division of Planning's recommendation of Local Determination with advising comments was issued on April 29, 2019, which comments were considered respondent to in the FGEIS; and

WHEREAS, the Town Board determined that the Draft Generic Environmental Impact Statement was adequate for public review pursuant to the State Environmental Quality Review Act (SEQRA) and thereafter the Town Board duly noticed and held a public hearing on the draft Plan and Draft Generic Environmental Impact Statement on April 16, 2019; and

WHEREAS, although SEQRA requires that the comment period on a DGEIS remain open for ten (10) days following a public hearing, the Town Board decided to extend the time period for comment until May 7, 2019, allowing substantially more time than is required for the submission of public comments; and

WHEREAS, the Town Board provided notice to all adjoining municipalities for review and comments on the proposed 2019 Comprehensive Plan; and

WHEREAS, the Town Board referred said proposed 2019 Comprehensive Plan to the Town Planning Board for review and comment pursuant to state Town Law §272-a(5)(a); and

WHEREAS, a draft Final Generic Environmental Impact Statement was prepared by the Town Planner and Legal Consultants and was submitted to the Town Board on June 3, 2019; and

WHEREAS, after the Town Board requested revisions to the Final Generic Environmental Impact Statement and proposed 2019 Comprehensive Plan, the Final Generic Environmental Impact Statement was filed on June 18, 2019; and

WHEREAS, the Town Board has considered the draft and final Generic Environmental Impact Statement, public comments made at the April 16, 2019 hearing and all prior hearings, all written comments received, and the reports and recommendations of its consultants, pursuant to the State Environmental Quality Review Act (SEQRA); and

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

NOW, THEREFORE, BE IT RESOLVED that the Town of Mamakating determines that the adoption of the 2019 Comprehensive Plan will not have a significant adverse effect on the environment and hereby adopts the associated SEQRA Findings Statement for this Type 1 action on July 16, 2019.

BE IT FURTHER RESOLVED that the Town of Mamakating 2019 Comprehensive Plan be and hereby is adopted on July 16, 2019.

BE IT FURTHER RESOLVED that the Town Clerk shall file the adopted Comprehensive Plan and Findings Statement in the office of the Town Clerk and copies thereof shall be filed in the office of the Sullivan County Division of Planning.

On the motion of Councilperson Graham Vest, seconded by Councilperson Matt Taylor, the foregoing resolution was adopted, on a roll call of 6 Ayes, 0 Nays.

The Deputy Supervisor declared the resolution adopted.

ADJOURNMENT

A motion to adjourn the meeting was made by B. Giraldi, seconded by G. Vest. All in favor.

Respectfully Submitted;

Catherine A. Colombo
Deputy Town Clerk