

TOWN OF DRYDEN
TOWN BOARD RESOLUTION NO. ____ OF 2016
Thursday, February 18, 2016

A Resolution Adopting Local Law No. ____ of 2016 to Amend the Town of Dryden Zoning Law to Add Density Regulations for the Rural Residential, Rural Agricultural, Neighborhood Residential, and Conservation Districts and Specify the Review Required

WHEREAS, the Town has the authority to adopt the local law referred to above (hereafter “the Local Law”) pursuant to Article 9, §1 of the New York State Constitution and §10 of the New York State Municipal Home Rule Law; and

WHEREAS, the Town of Dryden Zoning Law (“the Zoning Law”) currently does not include density regulations for the Rural Residential, Rural Agricultural, Neighborhood Residential and Conservation Districts; requires a special use permit and site plan review for multi-family dwellings in the Rural Residential, Rural Agricultural and Mixed Commercial Districts; and does not specify review requirements for more than one two-family or single-family dwelling on a lot in any district; and

WHEREAS, the Local Law is enacted to protect and promote the health, safety and general welfare of present and future residents of the Town of Dryden. Regulation of density in the above-referenced districts is necessary to preserve the character of these districts, pursuant to the goals set forth in the Town of Dryden Comprehensive Plan adopted December 8, 2005. Site plan review of plans to construct more than one single- or two-family dwelling on a lot and a Special Use Permit for larger developments consisting of more than four single- or two-family dwellings on a lot are necessary to achieve the same goals; and

WHEREAS, the Local Law was drafted by the Planning Department, with input and advice of the Attorneys for the Town, and was reviewed by the Planning Board; and

WHEREAS, at its meeting on January 21, 2016, the Town Board of the Town of Dryden reviewed and discussed the proposed local law and adopted a resolution for a public hearing to be held by said Town Board on February 18, 2016 at 7:05 p.m. to hear all interested parties on the Local Law; and

WHEREAS, notice of said public hearing was duly advertised in the Ithaca Journal, and

WHEREAS, said public hearing was duly held on said date and time at the Town Hall of the Town of Dryden and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed local law, or any part thereof, and

WHEREAS, the Town Board elected to treat adoption of the proposed local law as “Type 1” pursuant to the New York State Environmental Quality Review Act (“SEQRA”) and its implementing regulations at 6 NYCRR Part 617, for which the Town Board of the Town of Dryden, acting as lead agency in an environmental review with respect to the adoption of this local law, made a negative determination of environmental significance on February 18, 2016, after having reviewed and accepted

as adequate a Long Environmental Assessment Form Parts 1, 2 and 3 prepared by the Town's Planning staff; and

WHEREAS, the Town Board finds that the addition of density regulations in the Rural Residential, Rural Agricultural, Neighborhood Residential, and Conservation Districts, and the review required by the Local Law further the health and welfare of the community and are in accordance with the Comprehensive Plan;

Now, therefore, be it

RESOLVED, that the Town Board of the Town of Dryden hereby adopts Local Law ___ of 2016 entitled "A Local Law to Amend the Town of Dryden Zoning Law to Add Density Regulations for the Rural Residential, Rural Agricultural, Neighborhood Residential, and Conservation Districts and Specify the Review Required", and it is further

RESOLVED, that the Town Clerk is hereby authorized and directed to file said local law with the Secretary of State as required by law.

Moved:

Seconded:

Vote: