

TOWN OF PLATTSBURGH
TOWN BOARD SEMI-MONTHLY MEETING
April 17, 2025

Resolution No. 025-119

Local Law No. 2 of 2025 – CHAMP Housing Law

WHEREAS, the Town Board of the Town of Plattsburgh finds that there is a need to reduce the barriers and limitations on much needed residential development, especially multi-family units, within districts of the Town served by public utilities; and

WHEREAS, The law is intended to surgically amend the current zoning ordinance, limiting changes to only the SC, A2, MDR, T4 & T5 Districts where there is generally public water, public sewer, natural gas, available public transportation, and sidewalks which could support additional use created by residential development; and

WHEREAS, The Town Board has considered and deliberated upon the specific changes contained in the local law; and

WHEREAS, notice of said public hearing was duly advertised in Press Republican, the official newspaper of Town of Plattsburgh, in Town Hall and on the Town website, and

WHEREAS, said public hearing was duly held on April 3rd 2025 at 6:05 at Town Hall 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, said Part 617 of the Environmental Conservation Law provides for an involved agency to review any action for the purpose of determining the effect of said action on the environment; and

WHEREAS, said determination of the effect of said action on the environment will be necessary to determine whether a Draft Environmental Impact Statement (DEIS) is required; and

WHEREAS, the Town Board is considered an involved agency in accordance with State Laws for the purpose of assessing the effect of this Local Law on the environment and whether or not said effect is significant enough to warrant the preparation of a Draft Environmental Impact Statement (DEIS); and

WHEREAS, the Town Board has previously declared the Local Law to be a Type I Action and a coordinated review was conducted; and

WHEREAS, the Town Board has identified the relevant areas of environmental concern, has taken a hard look at these areas, and has made a reasoned elaboration of the basis for its determination; now, therefore be it

RESOLVED, that the Town Board, in consideration of the Planning & Community Development Department's report and recommendations, comments made at the public hearing on the Local Law, the review of part 1 and the completion of parts 2 and 3 of the EAF Long Form (herein SEQRA documentation), and the review of related materials, accordingly issues a negative declaration under SEQRA for the proposed Local Law, determining that said amendments will NOT have a significant effect on the environment, and the preparation of a DEIS is NOT required; and said declaration is hereby referenced and incorporated herein and shown as the attached SEQRA documentation; and, be it further

RESOLVED, that the Town Board of the Town of Plattsburgh does hereby authorize and direct the Supervisor to complete and have prepared and to execute a "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) for this Local Law and, be it further

RESOLVED, that the "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION), and all related material shall be maintained on file at the Town Offices of the Town Board and available for Public Inspection, and, the reasons for the decision are stated in the attached negative declaration, and be it further

RESOLVED, it is the opinion of the members of the Town Board that the best interests of the Town of Plattsburgh would be served by the adoption of said proposed Town of Plattsburgh Local Law No. 2 of 2025 Creating Housing Acceleration Measures for Plattsburgh (CHAMP), and prompt filing of said law as adopted with the Department of State of the State of New York in order for said Local Law to become effective at the earliest possible date; and now therefore be it

RESOLVED, that proposed law as aforementioned," be hereby adopted as Town of Plattsburgh Local Law No. 2 of 2025; and, it is further

RESOLVED, that the Town Clerk is hereby directed to cause said Town of Plattsburgh Local Law No. 2 of 2025 to be duly filed with the Department of State of the State of New York, as required by section 27, subdivision 1 of the Municipal Home Rule Law and submit one copy of the Local Law to the Town Clerk and Town Attorney.

Motioned by:

Seconded by:

Discussion:

Roll Call:

Yes

No

Absent

Carried

Tabled

Thomas E. Wood

Charles A. Kostyk

Dana M. Isabella

Daniel A. Bosley

Michael S. Cashman