

Resolution Authorizing the Village Board of Trustees to create a Commercial Area Plan and a Commercial Area Plan Committee to advise the Village Board of Trustees on a Commercial Area Plan.

Whereas, the Village Board of Trustees wishes to create a Commercial Area Plan and a Commercial Area Plan Committee to advise the Village Board of Trustees with respect to such Commercial Area Plan, both as more fully described herein.

Whereas, the Village Board of Trustees wishes to conduct a review as more fully described below of zones RB and RC as defined in Sections 381-25 and 26, respectively, of the Village Code and certain areas along Boston Post Road and Palmer Avenue that may be more appropriately zoned for commercial or mixed use (the "Commercial Area").

WHEREAS, The Commercial Area Plan will contain the goals, objectives, and strategies and serve as a blueprint for the future development and conservation in the Village's Commercial Area and shall include not only the physical and economic development of Commercial Area, but also considers public spaces, mixed land uses, a range of housing opportunities, resiliency, climate change, green infrastructure, diversity, mobility, and other social, environmental, and regional concerns; and

Whereas, the Village created a Comprehensive Master Plan in 1966, which was updated in 1986 and again in 2001; and

Whereas, the Village has already conducted an area review with respect to its zoning laws in its residential zones; and

Whereas, in 2020, based on the advice of its Planning Consultant, the Village created a Public Amenity Supplemented Mixed-Use Development Zone (PAMUZ) in the RC zone located along Palmer Avenue to encourage development in an area that would benefit from additional development; and

Whereas, following the success of the changes made in residential zones and the new development in the PAMUZ, the Village Board of Trustees has determined that the Village would benefit from a Commercial Area Plan.

Whereas, the Village Board of Trustees wishes to create a committee, herein the Commercial Area Plan Committee, ("CAPC") to assist in the development of the Commercial Area Plan, and to specifically gather data and review documents, take surveys, hold public meetings to solicit feedback, and set up sub-groups as necessary to address specific topics, and to provide the Village Board of Trustees with their recommendations with respect to the elements included in the Commercial Area Plan; and

Whereas, the Village Board of Trustees will tailor and manage a process which best fits the uniqueness of the Village and will not follow the optional Comprehensive Plan process set forth in New York State Village Law Section 7-722; and

Now, therefore be it resolved, that the Village Board of Trustees shall engage in the process of creating a Commercial Area Plan for the Commercial Area; and

Now, therefore be it also resolved, that the Board of Trustees hereby creates the CAPC according to the following guidelines:

The CAPC will have at least five (5) members who will be appointed by the Mayor with the approval of the Village Board of Trustees and shall serve at the pleasure of the Mayor and the Village Board of Trustees,

And,

To the extent reasonably achievable, the Mayor and Village Board of Trustees shall appoint individuals who have skill sets that would be helpful with respect to creating the Plan, including but not limited to individuals who have a background in architecture, planning, geology, business development, environmental science, and real estate.

And,

The Mayor shall appoint one of the members as the Chair of the CAPC.

And,

The CAPC will stay in place for the duration of the comprehensive planning process.

And,

It is expected that the CAPC will conduct the review in an open and objective manner; to consider all the benefits and risks; and to respect the reasonable opinions of all stakeholders and ultimately to recommend a course of action which is in the best interests of the Village and its residents.