

Resolution – Hudson River Valley Resort (aka the “Williams Lake Project”) Master Plan Approval

WHEREAS, a Master Development Plan Application for the Hudson River Valley Resort (aka the “Williams Lake Project”), hereinafter, “Master Plan”, was submitted by Hudson Valley River Resort, LLC (applicant) to the Town of Rosendale Town Clerk on October 4, 2013; and

WHEREAS, public hearings concerning the Master Plan were held by the Town Board of the Town of Rosendale on October 21, 2013, November 6, 2013, and December 4, 2013 for verbal comment; and

WHEREAS, the Town Board of the Town of Rosendale also allowed for written comments to be submitted to the Town Board, and many written comments were received and reviewed; and

WHEREAS, in conformance with Town of Rosendale Code Section 75-58(I)((B)(b) and (c), the Master Plan was sent to the Town of Rosendale Planning Board and the Ulster County Planning Board for recommendation; and

WHEREAS, the Town of Rosendale Planning Board submitted its recommendations to the Town Board of the Town of Rosendale on October 28, 2013; and

WHEREAS, the Ulster County Planning Board submitted its recommendations to the Town of Rosendale Town Board on November 12, 2013; and

WHEREAS, the Town Board asked that applicant make 35 changes to the Master Plan, and submit those changes to the Town Board prior to the December 4, 2013 continuation of public hearing; and

WHEREAS, the applicant submitted the requested changes to the Town Board prior to the December 4, 2013 meeting; and

WHEREAS, the Town Board amended page 41 with regards to workforce housing to the workforce housing agreement at the December 4, 2013 meeting; and

WHEREAS, the Town Board has thoroughly reviewed the proposed Master Plan and has taken the comments and recommendations into consideration in the review of the Master Plan Application; and

WHEREAS, The NYSDEC, as lead agency, issued findings approving the overall project on July 9, 2013; and

WHEREAS the Town Board of the Town of Rosendale issued its SEQRA findings on October 2, 2013; and;

WHEREAS, the Master Plan, as amended, is consistent with the goals of the Town’s Comprehensive Plan; and

WHEREAS, the Master Plan, as amended meets the Development Standards and Objectives set forth in §75-58 (D); and

WHEREAS, The Master Plan, as amended meets the General Design Guidelines set forth in §75-58 (G); and

WHEREAS, the Master Plan, as amended, provides Specific Design Standards that conform with accepted design principles and further the intent and purpose of this section.

NOW THEREFORE, IT IS HEREBY RESOLVED that the Master Development Plan application for the Hudson River Valley Resort (aka the “Williams Lake Project”), as amended, submitted by Hudson Valley River Resort, LLC, is approved.

Motion made at a regular meeting of the Town Board of the Town of Rosendale, December 4, 2013, by Supervisor Walsh and seconded by Councilman Ryan.

VOTING MEMBERS:

Councilman Gallagher	<u>Yes</u>
Councilwoman Greene	<u>Abstain</u>
Councilman Hassett	<u>Excused</u>
Councilman Ryan	<u>Yes</u>
Supervisor Walsh	<u>Yes</u>