

**Overview and Frequently Asked Questions on**

**Temporary Moratorium and Overlay District**

**Overview:**

The current Trans-Hudson/CVS Application to build a 13,000 square foot mega-store at the entrance way intersection into our community highlights a gap in our ability as a community to thoughtfully consider development proposals in this area of our town. Moving forward on proposals without considering their combined potential impacts on our community’s health, safety and economic prosperity will result in sprawl and other undesirable consequences.

We are calling upon Town Of New Paltz’s elected officials to put in place a temporary moratorium for the entrance way to our community surrounding the NY Thruway/Route 299/Putt Corners area. This will allow our community the ability to put together a thoughtful overlay zoning district that is based on a clear strategy that puts our community's needs first and foremost, while allowing sustainable growth to occur.

**Frequently Asked Questions/Concerns:**

A temporary moratorium is straightforward and is based on clear, legal precedence.

New York state law outlines that land use moratorium can be called for on a local level. A moratorium temporarily suspends the development approval process while the community considers and potentially adopts changes to its comprehensive plan and/or its land use regulations to address new circumstances not addressed by its current laws. This is not an anti-development request, this is a smart-growth development strategy.

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A Moratorium will Trigger Lawsuits:

A properly enacted moratorium is not something that developers can successfully challenge.  Either way the Town is likely to expend funds in legal challenges -- either due to approval of development proposals that have significant, unmitigated impacts that the community objects to -- or challenges from developers over declarations of significance.  Boards need to stay focused on the community interest at stake and not act out of fear of legal reprisal, as that possibility is always in play in the approval process.

Our community is currently facilitating a Master Plan Discussion.

We applaud our elected officials on both the Village and Town levels for pursuing a strategy to update our Master Plan. However, the current Master Plan effort will take 2 to 3 years from development of a plan to implementation through zoning amendments.  The major development proposals are before the Boards now.  We can't wait.  That is precisely why we need a moratorium for the entrance way to our community.