

TOWN OF WALES
RESOLUTION TO ADOPT LOCAL LAW NO. 3 OF 2025
AMENDING CHAPTER 200 – “ZONING” OF THE CODE OF THE TOWN OF WALES

WHEREAS, the Town Board of the Town of Wales has undertaken a comprehensive review of Chapter 200, “Zoning,” of the Code of the Town of Wales in order to modernize its provisions, improve clarity and usability, and better align local regulations with the Town’s long-term land use and agricultural protection goals; and

WHEREAS, with assistance from professional planning consultants and the Town’s Zoning Code Committee, a complete set of revisions to Chapter 200 has been prepared, including updates to bulk and dimensional standards, Special Use Permit procedures, site plan review requirements, agricultural use definitions, short-term rental provisions, and other key regulatory components; and

WHEREAS, the Town Board duly introduced Proposed Local Law No. 3 of 2025, entitled “A Local Law Amending Chapter 200 – Zoning of the Code of the Town of Wales,” and held a public hearing on the 12th day of November 2025, during which all interested persons were given the opportunity to speak; and

WHEREAS, the Town Board, as Lead Agency, completed a coordinated environmental review of this action pursuant to the State Environmental Quality Review Act (“SEQRA”), 6 NYCRR Part 617, and issued a Negative Declaration, determining that the adoption of Proposed Local Law No. 3 of 2025 will not result in any significant adverse environmental impacts; and

WHEREAS, the Town Board has carefully considered all comments received, both written and oral, as well as the recommendations of involved agencies;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Wales hereby adopts **Local Law No. 3 of 2025**, entitled “A Local Law Amending Chapter 200 – Zoning of the Code of the Town of Wales”; and

BE IT FURTHER RESOLVED that the Town Clerk is hereby directed to file said local law with the New York State Secretary of State and to take any additional actions required for its lawful adoption and implementation.

TOWN OF WALES
RESOLUTION TO ADOPT LOCAL LAW NO. 4 OF 2025
TO BE KNOWN AS CHAPTER 197 – “SHORT-TERM RENTALS”

WHEREAS, the Town Board of the Town of Wales has identified the need to establish clear and consistent regulations governing the short-term rental of dwelling units in order to protect neighborhood character, public health and safety, and the general welfare; and

WHEREAS, with the assistance of professional planning consultants and the Town’s Zoning Code Committee, the Town has prepared a draft local law entitled “Short-Term Rentals,” to be codified as Chapter 197 of the Code of the Town of Wales, establishing definitions, permitting procedures, operational standards, and enforcement provisions related to short-term rental properties; and

WHEREAS, the Town Board duly introduced Proposed Local Law No. 4 of 2025, entitled “A Local Law to Add Chapter 197 – Short-Term Rentals to the Code of the Town of Wales,” and held a public hearing on the 12th day of November 2025, during which all interested persons were given the opportunity to be heard; and

WHEREAS, the Town Board, as Lead Agency, completed a coordinated environmental review of this action pursuant to the State Environmental Quality Review Act (“SEQRA”), 6 NYCRR Part 617, and issued a Negative Declaration, determining that the adoption of Proposed Local Law No. 4 of 2025 will not result in any significant adverse environmental impacts; and

WHEREAS, the Town Board has carefully considered all written and oral comments received during the public review process;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Wales hereby adopts **Local Law No. 4 of 2025**, entitled “A Local Law to Add Chapter 197 – Short-Term Rentals to the Code of the Town of Wales”; and

BE IT FURTHER RESOLVED that the Town Clerk is directed to file said local law with the New York State Secretary of State and to undertake all other actions necessary for its lawful filing and implementation.

TOWN OF WALES
RESOLUTION TO ADOPT LOCAL LAW NO. 5 OF 2025
TO BE KNOWN AS CHAPTER 196 – “SOLAR ENERGY SYSTEMS”

WHEREAS, the Town Board of the Town of Wales has determined that an update to the Town Code is necessary to establish clear and comprehensive standards for the placement, design, construction, operation, and decommissioning of solar energy systems within the Town; and

WHEREAS, with the assistance of professional planning consultants and the Town Zoning Code Committee, the Town has prepared a draft local law entitled “Solar Energy Systems,” to be codified as Chapter 196 of the Code of the Town of Wales; and

WHEREAS, the Town Board duly introduced Proposed Local Law No. 5 of 2025, entitled “A Local Law to Add Chapter 196 – Solar Energy Systems to the Code of the Town of Wales,” and held a public hearing on the 12th day of November 2025, during which all interested persons were given the opportunity to be heard; and

WHEREAS, the Town Board, as Lead Agency, completed a coordinated environmental review of this action pursuant to the State Environmental Quality Review Act (“SEQRA”), 6 NYCRR Part 617, and issued a Negative Declaration, determining that adoption of the Solar Energy Systems Local Law will not result in any significant adverse environmental impacts; and

WHEREAS, the Town Board has carefully reviewed and considered all public and agency comments received during the public review process;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Wales hereby adopts **Local Law No. 5 of 2025**, entitled “A Local Law to Add Chapter 196 – Solar Energy Systems to the Code of the Town of Wales”; and

BE IT FURTHER RESOLVED that the Town Clerk is directed to file said local law with the New York State Secretary of State and to undertake all other actions necessary for its lawful filing and implementation.