

TOWN OF WALES
RESOLUTION DECLARING A NEGATIVE DECLARATION FOR PROPOSED LOCAL
LAW NO. 3 OF 2025 – AMENDING CHAPTER 200 “ZONING”

WHEREAS, the Town Board of the Town of Wales has considered the adoption of Proposed Local Law No. 3 of 2025, which would amend Chapter 200, “Zoning,” of the Code of the Town of Wales to modernize and clarify zoning provisions, update bulk and dimensional standards, revise Special Use Permit and Site Plan Review procedures, integrate agricultural protection strategies, and address other planning and land use matters; and

WHEREAS, the Town Board classified the proposed action as a Type I action under the State Environmental Quality Review Act (“SEQRA”), 6 NYCRR Part 617, and conducted a coordinated review as Lead Agency; and

WHEREAS, the Town Board has carefully reviewed the Full Environmental Assessment Form (FEAF), the proposed local law, and all relevant supporting materials, and has evaluated the potential environmental impacts of the proposed action as required under SEQRA; and

WHEREAS, after due deliberation, the Town Board finds that the proposed action will not result in any significant adverse environmental impacts, and that a Negative Declaration is therefore appropriate;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WALES THAT:

1. The Town Board, as Lead Agency, hereby determines that the adoption of Proposed Local Law No. 3 of 2025 will not have a significant adverse impact on the environment and hereby issues a **Negative Declaration** pursuant to SEQRA, 6 NYCRR Part 617.
2. The Town Board hereby authorizes the filing, publication, and distribution of the SEQRA Negative Declaration in accordance with applicable requirements under 6 NYCRR Part 617.
3. This resolution shall take effect immediately.

TOWN OF WALES
RESOLUTION DECLARING A NEGATIVE DECLARATION FOR PROPOSED LOCAL
LAW NO. 4 OF 2025 – “SHORT-TERM RENTALS”

WHEREAS, the Town Board of the Town of Wales has considered the adoption of Proposed Local Law No. 4 of 2025, to be codified as Chapter 197, “Short-Term Rentals,” to establish definitions, permitting procedures, operational standards, and enforcement provisions regulating short-term rental properties; and

WHEREAS, the Town Board classified the proposed action as a Type I action under the State Environmental Quality Review Act (“SEQRA”), 6 NYCRR Part 617, and conducted a coordinated environmental review as Lead Agency; and

WHEREAS, the Town Board has carefully reviewed the Full Environmental Assessment Form (FEAF), the proposed local law, and all relevant supporting materials, and has evaluated the potential environmental impacts of the proposed action as required under SEQRA; and

WHEREAS, after due consideration, the Town Board finds that adoption of the Short-Term Rental Law will not result in any significant adverse environmental impacts, and that issuance of a Negative Declaration is therefore appropriate;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WALES THAT:

1. The Town Board, as Lead Agency, hereby determines that Proposed Local Law No. 4 of 2025, “Short-Term Rentals,” will not have a significant adverse impact on the environment and hereby issues a **Negative Declaration** pursuant to SEQRA, 6 NYCRR Part 617.
2. The Town Board hereby authorizes the filing, publication, and distribution of the SEQRA Negative Declaration in accordance with applicable requirements under 6 NYCRR Part 617.
3. This resolution shall take effect immediately.

TOWN OF WALES
RESOLUTION DECLARING A NEGATIVE DECLARATION
FOR PROPOSED LOCAL LAW NO. 5 OF 2025 – “SOLAR ENERGY SYSTEMS”

WHEREAS, the Town Board of the Town of Wales has considered the adoption of Proposed Local Law No. 5 of 2025, to be codified as Chapter 196, “Solar Energy Systems,” to establish updated regulations for the siting, design, construction, operation, and decommissioning of solar energy systems within the Town; and

WHEREAS, the Town Board classified the proposed action as a Type I action under the State Environmental Quality Review Act (“SEQRA”), 6 NYCRR Part 617, and conducted a coordinated environmental review as Lead Agency; and

WHEREAS, the Town Board has thoroughly reviewed the Full Environmental Assessment Form (FEAF), the proposed local law, and all supporting documentation, and has evaluated the potential environmental impacts of the proposed action pursuant to SEQRA; and

WHEREAS, based on this review, the Town Board finds that the adoption of the Solar Energy Systems Local Law will not result in any significant adverse environmental impacts, and that issuance of a Negative Declaration is appropriate;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WALES THAT:

1. The Town Board, as Lead Agency, hereby determines that the adoption of Proposed Local Law No. 5 of 2025, “Solar Energy Systems,” will not have a significant adverse impact on the environment and hereby issues a **Negative Declaration** pursuant to SEQRA, 6 NYCRR Part 617.
2. The Town Board hereby authorizes the filing, publication, and distribution of the SEQRA Negative Declaration in accordance with the applicable requirements of 6 NYCRR Part 617.
3. This resolution shall take effect immediately.