

CHAPTER 20**ZONING****ARTICLE II**

1.)

§20-10 Definitions

- (B) ■ Kennel - Repeal the present definition and enact in place thereof the following:

"The keeping of three (3) or more dogs over six (6) months old shall constitute a kennel."

- Lot, Width - Amend the present definition by adding thereto the following:

" If the side property lines are parallel, the shortest distance between these side lines; or if the side property lines are not parallel, the width of the lot shall be the length of a line at right angles to the axis of the lot at a distance equal to the front setback required for the district in which the lot is located. The axis of a lot shall be a line joining the midpoints of the front and rear property lines."

- Yard, Front- Repeal the present definition and enact in place thereof the following:

"An open space on the same lot with a main building, extending the full width of the lot between the street line and the principal building."

- By enacting and adding the following new definition:

WELLHEAD PROTECTION AREA - The surface and subsurface area, surrounding a well or wellhead that supplies a public water system through which contaminants are likely to pass and eventually reach the well or wellhead. The location of the Wellhead Protection Area Map is on file in the Town Clerk's Office.

2.)

ARTICLE III

§20-11. R-A Rural Agricultural District

(A) Permitted Principal Uses

Delete the following:

"(13) Cemeteries."

(C) Uses Permitted Upon Issuance of a Special Permit

Enact the following additional use:

"(8) Cemeteries."

3.)

ARTICLE III

§20-12. R-1 Residential District

(C) Uses Permitted Upon Issuance of a Special Permit

Repeal the following:

"(1) Cemeteries.",

and renumber

(C) 2 through (C) (4) as (C) (1)
through (C) (3).

4.)

ARTICLE IV

SUPPLEMENTARY REGULATIONS

§20-21. Locations of Accessory Buildings

Repeal subsection §10-21.(B) in its entirety and

enact in place thereof the following:

"(B) No accessory building or structure shall be located in any front yard, regardless of whether or not such yard is a required front yard."

5.)

ARTICLE IV**SUPPLEMENTARY REGULATIONS****§20-28. Automotive Use Areas**

Repeal §20-28(A)(1) and

enact in place thereof the following:

"§20-28(A)(1) Surfacing. Every automotive use area and access driveway thereto shall be paved with asphalt or concrete and shall be so graded and drained so as to dispose of surface water accumulations." ; and

enact the following sub-section:

"20-28(A)(5) Submission of a site plan for review as set forth in Article XII herein."

6.)

ARTICLE IV**SUPPLEMENTARY REGULATIONS****§20-32. Junk Cars**

Repeal the present §20-32 Junk Cars and

enact in place thereof the following:

"§20-32. Junk Cars. Except for licensed junkyards and other legal uses in automotive use areas, no outdoor parking of motor vehicles shall be permitted in any district unless such vehicle is licensed and certified to be operated on public highways and fully operational, including all necessary and required equipment. Violators shall have a maximum of thirty (30) days to comply with these regulations."

7.)

ARTICLE IV**SUPPLEMENTARY REGULATIONS**

Enact the following sub-section:

"20-33. Wellhead Protection Areas (WPA)

- A. **Purpose**
The purpose of the WPA is, in the interest of public health, safety and general welfare, to preserve the quality and quantity of groundwater resources in order to ensure a safe and healthy drinking water supply.
- B. **Permitted Uses**
All uses currently permitted are permitted in the WPA subject to the provisions of this Section. Any development in a WPA shall be considered a type I action under the State Environmental Quality Review Act (SEQR).
- C. **Standards**
A detailed description of the proposed development's impact on groundwater quality shall be incorporated into the site plan.
- (1) Provision of proper handling systems for the storage, stock piling, and disposal of any agricultural or nonagricultural associated animal waste, fertilizer, pesticide, fungicide, industrial sludge, toxic substance, chloride salt and liquid petroleum.
- (2) Evidence of compliance with all applicable federal, State, and local laws and regulations as they pertain to the discharge of any materials into surface water or groundwater.
- (3) Provision for proper closure of water, gas, and other wells which will, or may be abandoned upon site development.
- (4) Any other information as deemed appropriate by the Planning Board, necessary to fully evaluate the development impact on groundwater and surface water quality. This may require a hydrogeologic investigation by a qualified consulting firm, the costs of which shall be born by the applicant."

8.)

ARTICLE VIII**OFF STREET PARKING**

§20-57. Repeal the following subsection in its entirety:

20-57(A)(2)

9.)

ARTICLE XII**SITE PLAN REVIEW**

§20-78. Repeal the following subsection:

20-78(B) Conditional Approval

and enact in place thereof the following:

"20-78(B) Conditional Approval

- (1) The Town Board may conditionally approve the Site Plan. Upon demonstration by the applicant that all conditions have been met, the Town Board shall endorse its approval on a copy of the Site Plan and shall immediately file it and a written statement of approval with the Town Clerk. A copy of the written statement of approval shall be mailed to the applicant.
- (2) The Town Board may include as a condition of the Site Plan approval a requirement that the applicant owner or developer apply for a Building Permit within six (6) months of Town Board approval and commence construction within twelve (12) months of the Town Board approval, and in the event that the applicant owner or developer shall not so comply with this condition then the Site Plan approval shall become void."