

**TOWN OF CORNWALL  
LOCAL LAW NO. \_\_ OF THE YEAR 2019**

A local law to revise Chapter 158 of the Town Code entitled "Zoning" pursuant to the terms and provisions of the Comprehensive Plan 2019.

Be it enacted by the Town Board of the Town of Cornwall as follows:

Section 1. Purpose:

The purpose of this Local Law is to promote the public health, safety and welfare by amending Chapter 158 to the Town Code entitled "Zoning" to more fully conform to the provisions and tenets of the Town's Comprehensive Plan.

Section 2. Municipal Home Rule Law.

This Local Law is adopted pursuant to the provisions of the Municipal Home Rule Law of the State of New York and Article 16 of the Town Law of the State of New York. To the extent the provisions of this local law are in conflict with Town Law, the Town Board hereby asserts its intention to supersede Town Law pursuant to the Municipal Home Rule Law. Further, this Local Law is adopted in conformance with the Town's Comprehensive Plan.

Section 3. Amendment of Code:

The Town of Cornwall Town Code is hereby amended to revise Chapter 158 entitled "Zoning" as follows:

- (i) In Section 158-3, "Definitions," the following terms shall be deleted:
- Clubhouse or Lodge
  - Gasoline Service Facility
  - Summer Cottage or Bungalow
- (ii) In Section 158-3, "Definitions," the following terms shall be added in their respective positions in alphabetical order:
- Camp – Any property used as a place with temporary outdoor accommodations, whether or not utilizing structures, tents or vehicles, as well as any property utilized for organized or group recreational activity by attendees or guests. Camps include uses such as vacation campgrounds, summer camps, day camps and the like.
  - Churches or places of worship – Any real property used and/or improved with structures for the primary purpose of the gathering of persons for religious services, acts of devotion, veneration, or other such spiritual activity. Any religious uses of property shall be subject to the permitting and bulk requirements for Churches or places of worship.

- Home Daycare - Family day care or group family day care provided in an owner-occupied residential dwelling for which a license or registration has been issued by the New York State Department of Social Services.
- Repair garage (automotive) – A building or other structure or a tract of land used or heretofore used for repair and maintenance of motor vehicles.

(iii) In Section 158-3, "Definitions," the definition of "Day Care Center" shall be deleted and replaced with the following: "A facility which is not a school but provides supervision or care for infants and/or children under the age of six (6) years of age during daytime hours and/or provides after-school care for children under the age of fourteen (14)."

(iv) In Section 158-3 "Definitions", the definition of "Filling Station" shall be deleted and replaced with the following: "A facility supplying and selling retail gasoline or other equivalent fuel for motor vehicles, either self-service or where an attendant pumps fuel. A filling station is distinct from a repair garage in that a filling station offers no service or repair of motor vehicles. A filling station may also have as an accessory a convenience retail use."

(v) In Section 158-3, "Definitions", the definition of "Health Club" shall be deleted and replaced with the following: "An indoor, outdoor, or combined indoor and outdoor recreational and exercise facility, that may include such facilities as weight-lifting equipment, exercise machines, running tracks, swimming pools, tennis courts, squash courts, racquetball courts, pickleball courts. Accessory uses of related facilities such as saunas, showers, dressing rooms, refreshment/snack bars and retail sales of equipment and gear are permitted. But the use of health clubs shall not extend to uses such as golf courses, ice skating rinks, roller rinks, skateparks, indoor or outdoor firearm ranges or any facility involving the use or discharge of firearms, whether with or without live ammunition.

(vi) In Section 158-4, "Zoning Districts" the term "PRD - Planned Residential Development" shall be deleted.

(vii) In Section §158-16(B), "Minimum off-street parking requirements shall be as follows:" the following revisions shall be made and the subsections shall be re-numbered accordingly:

- Section 158-16(11), "Vacation campgrounds", shall be deleted;
- Section 158-16(12), "Schools", shall be revised to read: "one space per six (6) student seats, plus one space for each administrative personnel. The parking requirements for schools may be waived or modified by the Planning Board if school policy does not allow for student vehicles on campus.";
- Section §158-16(21), "Clubhouse or lodge", shall be deleted;
- Section §158-16(39), "Commercial recreation facilities" shall be deleted

(viii) In Section 158-17(C)(12), Amusement parks and circuses and related activities", the text shall be deleted and replaced with the following: "Amusement parks and circuses";

(ix) In Section 158-19, Site development plan review, subsection (A)(2)(d), "Carnivals, circuses, amusement parks, permanent or temporary" shall be deleted and the lettered subparts of subsection (A)(2) shall be re-lettered accordingly;

(x) In Section 158-21:

- Subsection (I), "Hospitals and sanatoriums", but not the numbered subparts thereof, shall be deleted and replaced with the following: "Hospitals. Hospitals may be permitted provided that there are no facilities for treatment or incarceration of the criminally insane or other institution for the involuntary commitment for psychiatric care or addictive therapy."
- Section 158-21(M), "Vacation campgrounds", shall be deleted and replaced by the following: "Churches or places of worship. Churches or places of worship designed and intended to serve, be used by and occupied by twenty (20) or less persons at any given time shall be permitted subject to the requirements prescribed in Table of Bulk Requirements and a grant of site plan approval. Churches or places of worship designed and intended to serve, be used by and occupied by twenty (20) or more persons at any given time shall be permitted only where they have principal frontage on a state or county highway and are served by central water and sanitary sewer service."

(xi) Section §158-21(O), "Recreational uses", shall be deleted and replaced with the following: "Health clubs. Health clubs operated wholly or in part outdoors shall be subject to the following regulations:

- (1) Lighting. If outdoor lighting is provided the applicable setback requirements shall be doubled. All lighting shall be located so as not to be visible at the source from any adjoining property. Floodlights on poles not less than 75 feet from any property line, directed toward the center of property and shielded from any nearby residential areas, shall be deemed to comply with the latter regulations.
- (2) Noise. In addition to compliance with the provisions of the Town Code's Chapter regarding noise, all Health Clubs shall be subject to such additional and further noise requirements as the Planning Board shall reasonably require to ensure minimization of adverse impacts on neighboring properties.

(xii) Section §158-21(Q), "Institutional and charitable organizations" shall be deleted in its entirety and replaced with the following: Social Hall for Fraternal Organization: "The Planning Board shall consider the compatibility of such uses with surrounding land uses, and in addition to other factors, shall consider the following: the generation of traffic, noise, odors, solid waste, and such other factors as the Planning Board may determine to be associated with such use, and the time and frequency and duration of such use.

(1) In addition to compliance with the provisions of the Town Code's Chapter regarding noise, all social halls for fraternal organizations shall be subject to such additional and further noise requirements as the Planning Board shall reasonably require to ensure minimization of adverse impacts on neighboring properties.

(xiii) Section §158-21(P), "Family and group-care facilities", shall be revised to replace the term "Planning Board" with the term "Town Board" in all places where it appears throughout the Section.

(xiv) Section §158-21(R), "Dormitories and fraternity houses shall be deleted and left intentionally blank.

(xv) Section 158-21(X), "Planned adult communities", shall be deleted and left intentionally blank.

(xvi) A new Section 158-36(F) shall be added reading as follows:

"Violation of any provision or requirement of this chapter, or violation of any statement, plan, application, permit or certificate approved under the provisions of this chapter shall be subject to a civil penalty of \$250 per day; further, in the event that the Town successfully commences a civil action for an injunction and/or such civil penalty the party found liable for such violation shall also be liable for the reasonable attorney's fees incurred by the Town in prosecuting such action.

(xvii) The use tables attached to Chapter 158 shall be revised as follows:

Use Table 1  
MCR District

Under uses by Right:            In item "5", delete "Reservoirs and water impoundments of less than 10 acre-feet"

Under uses by Special Permit:

In item "1" delete "Day-care centers".

In item "3" delete "Earth operations located outside the RPOD overlay district, as defined herein, subject to § 158-21N. No washing, screening, crushing or other processing is permitted."

In item "4" delete "Outdoor recreational facilities, including golf courses, tennis courts, ice skating rinks, public swimming pools and ponds, parks, playfields, ski areas, nature courses and the like, subject to § 158-21(O), but specifically excluding commercial recreation facilities elsewhere identified herein." Also eliminate

use group C.

In item "5" delete "Reservoirs and water impoundments not elsewhere identified."

In item "8" delete "Not-for-profit, institutional and eleemosynary uses not elsewhere specified with a minimum lot size of 250 acres, subject to § 158-21Q "

In item "10" delete "Day camps and conference centers."

In item "11" add "on lots of 125 acres or greater" to end of item.

In item "12" delete "Craft shops, antique, farm-related facilities and museum stores, picnic pavilions, nature courses and related areas ancillary to museums and farm activities."

#### Under Permitted Accessory Uses:

Delete item 3 and replace with "Storage of items and equipment typically accessory to a permitted use within a completely enclosed structure. "

In item "11", delete "Accessory to outdoor recreation facilities, rest rooms, locker rooms, clubhouses and country clubs by special permit of the Planning Board subject to § 158-21(O)" and replace it with "Accessory to 1-family detached dwelling, home daycare "

Add item "18", "Ancillary to museums and farm activities conducted on the site, craft shops, antique and farm-related sales, and museum gift shops."

#### **Use Table 2 ARR District**

Under uses by Right: In item "5" delete "Reservoirs and water impoundments of less than 10 acre-feet"

#### Under uses by Special Permit:

In item "1" delete the words "ski areas" and "picnic pavilions and the like" from the description of "Outdoor recreational facilities"

In item "2" delete "Reservoirs and water impoundments not elsewhere identified."

In item "5" delete "Day camps, nursery schools, day-care centers and private schools for children under the age of 12 years."

In item "9" delete "Vacation campgrounds subject to § 158-21M.", and eliminate use group E.

In item "10" delete the words "and , on the same lot therewith, parish houses, convents or other free religious buildings, but not to include dormitories or other transient accommodations" and replace them with the words: "and, on the same lot therewith, a one or two family dwelling, including accessory office space, for the rector, sexton, caretaker or other administrator or manager of the religious use; multiple dwellings are prohibited except in those zoning districts in which they are expressly permitted."

Under Permitted Accessory Uses:

Delete item 3 and replace with "Storage of items and equipment typically accessory to a permitted use within a completely enclosed structure. "

Add Item "18", "Accessory to 1-family detached dwelling, home daycare ".

**Use Table 3  
SLR District**

Under uses by Right: In item "3" delete "Reservoirs and water impoundments of less than 10 acre-feet"

Under uses by Special Permit:

In item "1" delete "Reservoirs and water impoundments not elsewhere identified."

In item "3" delete "Animal kennels "

In item "4" delete "Private stables and riding academies ", and eliminate use group K.

In item "5" delete "Day camps, nursery schools, day-care centers and private schools for children under the age of 12 years."

In item "6" delete the words "and , on the same lot therewith,

parish houses, convents or other free religious buildings, but not to include dormitories or other transient accommodations" and replace them with the words: "and, on the same lot therewith, a one or two family dwelling, including accessory office space, for the rector, sexton, caretaker or other administrator or manager of the religious use; multiple dwellings are prohibited except in those zoning districts in which they are expressly permitted."

In item "8" delete "Clubhouses or lodges subject to § 158-21M."

In item "11" delete the words "Libraries, museums and".

In item "15" delete the words "and dormitories accessory thereto on the same lot".

In item "16" delete "Nursing homes".

In item "17" delete "Hospitals and sanitariums"

In item "18" delete "Institutional and eleemosynary uses not elsewhere specified, subject to § 158-21Q "

In item "21" delete "Outdoor recreational facilities, including golf courses, tennis courts, ice skating rinks, public swimming pools and ponds, parks, playfields, ski areas, nature course, picnic pavilions and the like, subject to § 158-21(O), but specifically excluding commercial recreation facilities elsewhere identified herein ", and delete use group G.

#### Under Permitted Accessory Uses:

Delete item 3 and replace with "Storage of items and equipment typically accessory to a permitted use within a completely enclosed structure. "

Add Item "18", "Accessory to 1-family detached dwelling, home daycare ".

#### **Use Table 3.1 MR District**

#### Under uses by Right:

In item "3" delete "Reservoirs and water impoundments of less than 10 acre-feet"

Under uses by Special Permit:

In item "1" delete "Reservoirs and water impoundments not elsewhere identified."

In item "3" delete "Animal kennels and veterinary clinics, subject to § 158-21A and L." and delete use group J

In item "4" delete "Private stables and riding academies, subject to § 158-21B." and delete use group K

In item "5" delete "Day camps, nursery schools, day-care centers and private schools for children under the age of 12 years."

In item "6" delete the words "and , on the same lot therewith, parish houses, convents or other free religious buildings, but not to include dormitories or other transient accommodations" and replace them with the words: "and, on the same lot therewith, a one or two family dwelling, including accessory office space, for the rector, sexton, caretaker or other administrator or manager of the religious use; multiple dwellings are prohibited except in those zoning districts in which they are expressly permitted."

In item "7" delete "Cemeteries and accessories thereto, on the same lot therewith, chapels, crematoriums, mausoleums and other customary accessory structures."

In item "8" delete "Clubhouses or lodges subject to § 158-21M."

In item "10" delete "Libraries, museums and art galleries".

In item "15" delete "Private schools and dormitories accessory thereto on the same lot" and delete use group F

In item "16" delete "Nursing homes"

In item "17" delete "Hospitals and sanitoriums".

In item "18" delete "Institutional and eleemosynary uses not elsewhere specified, subject to § 158-21Q. "

In item "20" delete "Radio towers and antennas and other public communications utility towers and equipment mounted thereon, subject to § 158-22."

In item "21" delete "Outdoor-recreation facilities, including golf courses, tennis courts, ice skating rinks, public swimming pools and ponds, parks, playfields, ski areas, nature course, picnic pavilions and the like, subject to § 158-21(O), but specifically excluding commercial recreation facilities elsewhere identified herein" and delete use group G.

Under Permitted Accessory Uses:

In item "11", delete "Accessory to outdoor recreation facilities, rest rooms, locker rooms, clubhouses and country clubs by special permit of the Planning Board subject to § 158-21(O)."

In item "3" delete "Storage of goods, equipment, raw materials or products accessory to a permitted use within a completed enclosed structure."

Under Permitted Accessory Uses:

Delete item 3 and replace with "Storage of items and equipment typically accessory to a permitted use within a completely enclosed structure. "

Add Item "18", "Accessory to 1-family detached dwellings and multiple residences, home daycare ".

**Use Table 4  
SR-1 District**

Under uses by Right:

In item "4" delete "Reservoirs and water impoundments of less than 10 acre-feet"

In item "6" delete entire item "Agricultural operations limited to the raising of field crops...." And eliminate use group B.

Under uses by Special Permit:

In item "2" delete the words "and dormitories accessory thereto on the same lot".

In item "3" delete "Nursing homes"

In item "4" delete "Hospitals and sanitoriums".

In item "5" delete "Institutional and eleemosynary uses not elsewhere specified, subject to § 158-21Q " and eliminate use

group M.

In item "7" delete "Libraries, museums and art galleries"

In item "8" delete Day-care centers.

In item "11" delete the words "and , on the same lot therewith, parish houses, convents or other free religious buildings, but not to include dormitories or other transient accommodations" and replace them with the words: "and, on the same lot therewith, a one or two family dwelling, including accessory office space, for the rector, sexton, caretaker or other administrator or manager of the religious use; multiple dwellings are prohibited except in those zoning districts in which they are expressly permitted."

In item "12" delete "Conversion of single family detached dwellings to a professional office subject to the same conditions as a home professional office, except that no residence requirement shall apply", and eliminate use group I.

Under Permitted Accessory Uses:

Delete item 3 and replace with "Storage of items and equipment typically accessory to a permitted use within a completely enclosed structure. "

Add Item "18", "Accessory to 1-family or 2-family detached dwelling, home daycare ".

**Use Table 5  
SR-2 District**

Under uses by Special Permit:

In item "3" delete "Institutional and eleemosynary uses not elsewhere specified, subject to § 158-21Q "

In item "4" delete "Libraries, museums and art galleries"

In item "5" delete "Day-care centers."

In item "8" delete the words "and , on the same lot therewith, parish houses, convents or other free religious buildings, but not to include dormitories or other transient accommodations" and replace them with the words: "and, on the same lot therewith, a one

or two family dwelling, including accessory office space, for the rector, sexton, caretaker or other administrator or manager of the religious use; multiple dwellings are prohibited except in those zoning districts in which they are expressly permitted."

In item "9" delete "Conversion of single family detached dwellings to a professional office subject to the same conditions as a home professional office, except that no residence requirement shall apply"

In item "13" delete the words "and dormitories accessory thereto on the same lot".

#### Under Permitted Accessory Uses:

Delete item 3 and replace with "Storage of items and equipment typically accessory to a permitted use within a completely enclosed structure. "

Add Item "18", "Accessory to 1-family or 2-family detached dwelling, home daycare ".

#### **Use Table 6 LS District**

##### Under uses by Right:

In item "2", delete "Reservoirs and water impoundments of less than 10 acre-feet"

In item "7 g" delete "1 dwelling unit in a building containing any permitted commercial use" and replace with "In a building containing any permitted commercial use, 1 dwelling unit above a first floor commercial use."

##### Under uses by Special Permit

In item "1" delete "Animal kennels and veterinary clinics, subject to § 158-21A and L."

In item "2" change "gasoline service station" to "filling station"

Add new item "5" "Social hall for fraternal organization subject to §158-21 –Q", as amended herein Place in new use group D.

Add new item "6" "Health Clubs subject to § 158-21-O" and place in new use group D.

Add new item "7" "Day care center" and place in new use group D..

Under Permitted Accessory Uses:

Delete item "13" in its entirety including paragraphs "a" through "d" regarding accessory vehicle sales to authorized Motor Vehicle repair shop in its entirety.

Add Item "14", "Accessory to 1-family detached dwelling, home daycare ".

**Use Table 7  
GC District**

Under uses by Right

In item "4 g" delete "2 dwelling unit in a building containing any permitted commercial use." and replace with "In a building containing any permitted commercial use, 2 dwelling units above a first floor commercial use."

In item "5" delete "indoor theaters."

In item "6", delete "bus stops, taxi stands and newsstands." And delete use group C.

Under uses by Special Permit

In item "1" delete "Institutional and eleemosynary uses not elsewhere specified, subject to § 158-21(O)"

In item "6", delete "miniature golf courses, batting cages, indoor shooting ranges, indoor skating rinks, indoor skateboard facilities and bowling alleys subject to § 158-21(O)." and add the words, "(Indoor Only)" after the words, "Health clubs"

In item "6a" delete "Senior citizen housing, subject to § 158-24".

In item "7" delete "Job printing and/or newspaper printing."

Under Permitted Accessory Uses:

In item 4, delete "Accessory to any agricultural operations: buildings or stands for the display and sale and for the storage, washing, grading, and packing (but not processing) of agricultural

products grown primarily on the premises, provided that any such accessory building is set back at least 50 feet from any lot line, but specifically excluding the slaughtering or evisceration of fowl or livestock other than for the personal use of the operators."

In item 8, delete "Accessory to outdoor recreation facilities, rest rooms, locker rooms, clubhouses and county clubs by special permit of the Planning Board, subject to §158-21(O)."

Add Item "14", "Accessory to 1-family detached dwelling, home daycare ".

## **Use Table 8 HC District**

### **Under uses by Right**

In item "4 g" delete "2 dwelling units in a building containing any permitted commercial use." and replace with "In a building containing any permitted commercial use, 2 dwelling units above a first floor commercial use."

In item "10" delete "Fraternal, social halls, meeting rooms and catering facilities" and replace with "Social hall for fraternal organization, meeting rooms and catering facilities."

### **Under uses by Special Permit**

In item "6", delete "ice skating rinks", delete "ski areas"."

In item "9" add "Inn"

Add item "9 a" "Bed-and Breakfast Residence, subject to underlying residential bulk requirements"

In item "12" delete "Auction establishments, farmer's markets, flea markets, stores specializing in secondhand merchandise and"  
Change the final sentence in this item to read, "This use is not considered to be a "home occupation".

In item "20", delete "Gasoline service facility", and replace with "Filling station".

Add item "20 a" "Repair garage, subject to subject to § 158-21-M" (as to be amended)

Add item "22 a "Health Club" in use group E

Under Permitted Accessory Uses:

Under item "3" delete "Accessory to any agricultural operations: greenhouses, barns, silo, toolsheds, garages, outside storage of agricultural materials, provide that any accessory structure is set back 50 feet from any lot line, except as specified in Column 2 (No.1)"

In item 4, delete "Accessory to any agricultural operations.....operators." (delete entire item)

In item 8, delete "Accessory to outdoor recreation facilities, rest rooms, locker rooms, clubhouses and country clubs by special permit of the Planning Board, subject to § 158-21(O)".

Add Item "14", "Accessory to 1-family detached dwelling, home daycare ".

**Use Table 9  
PRD District**

Delete entire table, renumber the subsequent tables accordingly

**Use Table 10  
PIO District**

Under uses by Right

In item "5", delete "Reservoirs and water impoundments of less than 10 acre-feet"

In item "7" delete "Fraternal, social halls, meeting rooms and catering facilities." and delete the use group F .

Under uses by Special Permit

In item "2" delete "daycare centers."

In item "5" delete entire item (outdoor recreation facilities....)

In item "6" delete "reservoirs and water impoundments not elsewhere identified."

In item "9" delete "Private stables and riding academies subject to §158-21-B" and delete use group L .

In item "10" delete "Cemeteries and accessories thereto, on the same lot, chapels, crematoriums, mausoleums and other customary accessory structures." and delete use group PIO-M.

In item "12" delete "Clubhouse, fraternal lodges, subject to §158-21(O)."

In item "14" delete "Auction establishments, farmers' markets, flea markets, stores specializing in secondhand merchandise and pawn shops. None of these uses are considered as "home occupations" in this use group."

In item "15" delete "Carnivals, circuses, and amusement parks on temporary license from the Town Board.\*"

In item "18" delete "Processing of stone and aggregate, or other quarry materials subject to the standards of § 158-21-N."

In item "20" delete "Outdoor storage of painting supplies, raw materials, fuels, finished products, machinery and equipment, except as elsewhere identified. (Site plan should particularly address adequate screening.)"

In item "22" delete "Freight and truck transfer terminal."

In item "23" delete "Storage of crude oil or any volatile products in aboveground tanks exceeding 275 gallons. Refer to §§ 158-15 and 158-16." and delete use group D .

In item "24" delete "Commercial recreation facilities, including bowling alleys, indoor skating rinks, tennis clubs, restaurants with live entertainment, miniature golf courses, but excluding open air theaters and automobile food concession restaurants (fast food). Subject to §158-21(O)."

Under Permitted Accessory Uses:

In item "13" delete entire item and replace it "Accessory to existing 1-family detached dwelling, home daycare ".

**Use Table 11  
PCD District**

Under uses by Right

In item "5", delete "Reservoirs and water impoundments of less than 10 acre-feet"

Under uses by Special Permit

In item "9" delete "Clubhouse, fraternal lodges, subject to 158-21(O)" and replace with "Social hall for fraternal organization, meeting rooms and catering facilities."

Under Permitted Accessory Uses:

Add item "13", "Accessory to social hall for fraternal organization, recreational fields."

Add Item "14", "Accessory to existing 1-family detached dwelling, home daycare ".

xvi. The bulk tables attached to Chapter 158 shall be revised as follows:

Attachment 12  
Bulk Requirements - Residential Districts

MCR District: Delete use group "C" and leave an intentional blank row in the table.

ARR District: Delete use group "E" and leave an intentional blank row in the table.

SLR District: Delete use groups "G" and "K" and leave an intentional blank row in the table where each is removed.

MR District: Delete use groups "F," "G", "J" and "K" and leave an intentional blank row in the table where each is removed.

SR-1 District: Delete use groups "B", "T" and "M" and leave an intentional blank row in the table where each is removed.

SR-2 District: Delete use groups "E" and "F" and leave an intentional blank row in the table where each is removed.

Attachment 13  
Bulk Requirements - Nonresidential Districts

LS District: Add new use group "D" with the following requirements: Min. Usable Lot Area: 40,000 sq ft; Required Lot Width: 200 ft; Minimum Front Yard Depth: 55 ft; Required Minimum Side/Total Side Yards: 35/70; Required Minimum Rear Yard: 75 ft.; Maximum Building Height: 35 ft; Maximum

Development Coverage: 70%; Maximum Building Coverage: 40%; Floor Area Ratio: .7

GC District: Delete use group “C” and leave an intentional blank row in the table.

PIO District: Delete use groups “D”, “F”, “L”, and “M” and leave an intentional blank row in the table where each is removed.

(xvii) The zoning map of the Town of Cornwall shall be revised as follows:

- In the area of Beaver Dam Lake, all of tax map parcel 1-1-177, and the remainder of parcel 1-1-3 (consisting of approximately 11 acres total) that is not already zoned LS shall be changed from SR-1 to LS;
- On Angola Road, all of the land included within the existing mapped LS district, consisting of tax map parcels 39-3-4, 39-3-5, and 39-3-6 (consisting of approximately 4.5 acres total) shall be changed from LS to SLR;.
- In the Mountainville area, tax map parcels 33-1-37.1, 33-1-38.1, 33-1-38.2, 33-1-39.2, 33-1-40, 33-1-41, 33-1-42.1, 33-1-41.2, 33-1-43, 33-1-45, 33-1-46, and 33-1-47 (extending the southernmost boundaries of the existing LS district towards Industry Drive and consisting of approximately 28.6 acres total) shall be changed from PIO to LS.
- The PRD district will be eliminated in its entirety and re-zoned as depicted on the attached map.

#### Section 4. Severability:

If any part or provision of this local law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this local law or the application thereof to other persons or circumstances, and the Town Board of the Town of Cornwall hereby declares that it would have passed this local law or the remainder thereof had such invalid application or invalid provision been apparent.

#### Section 5. Effective Date:

This Local Law shall become effective upon filing with the Secretary of State of the State of New York subsequent to having been duly adopted by the Town Board.

# TOWN OF CORNWALL ZONING EDIT

DRAFT

