

DRAFT

Town of East Fishkill, Dutchess County, NY

Local Law No. ___ of 2020

A Local Law to enact certain amendments to Chapter 194, Zoning, of the Code of the Town of East Fishkill, to amend the Zoning Map and establish two new districts.

SECTION I. TITLE. This local law shall be known as “A Local Law amending the Town of East Fishkill Industrial Districts.”

SECTION II. AUTHORITY. This Local Law is enacted pursuant to the authority of Section 10 of the Municipal Home Rule Law, the New York State Town law, and in accordance with Chapter 194, Article XX, Amendments. To the extent that the provisions of this Local Law are in conflict with the New York State Town law, the Town Board hereby asserts its intention to supersede these provisions pursuant to the Municipal Home Rule Law.

SECTION III. PURPOSE AND FINDINGS.

This Local Law is enacted to:

1. Designate adequate land for a range of manufacturing, industrial processing, research and development, professional office, distribution and storage, and other workplace uses consistent with the Comprehensive Plan;
2. Strengthen the Town’s economic employment base and provide a range of employment opportunities to meet the needs of current and future residents;
3. Provide high quality employment opportunities for people at all education levels;
4. Provide a suitable environment for various types of industrial uses, and protect them from the encroachment of uses that would impair industrial operations or create future land use conflicts;
5. Ensure that sensitive uses adjacent to industrial areas are protected through appropriate limitations on uses and appropriate design and development standards; and,
6. Ensure high quality site and building design and the provision of employee amenities to provide a desirable working environment and so that the appearance and effects of development is compatible with the character of the area in which it is located.

SECTION IV. REVISIONS TO THE TEXT OF CHAPTER 194.

SUBSECTION 1: AMENDMENTS TO DEFINITIONS (ARTICLE II OF CHAPTER 194)

Definitions

Section § 194-3. Definitions is hereby amended to add the following definitions in alphabetical order:

HC (HAMLET CENTER DISTRICT)

A core hamlet zoning district that encompasses properties located generally on either side of Route 376 between the intersection of Route 376 and Route 82 and Route 376 and Fishkill Road and parcels along Route 82 from the Route 376 intersection to Orchard Place as well as parcels on either side of Railroad Avenue (as shown on Attachment 6, Hamlet Center District Map). The purpose of the Hamlet Center District is to foster the development of a walkable hamlet center that features a mix of uses including civic, commercial, service, institutional, residential, recreational and open space uses within close proximity to each other, while ensuring that development reflects patterns of development characteristic of traditional hamlet centers, including the design of buildings, sites, streets, and public spaces.

B-3 MIXED-USE DISTRICT

A district established to permit diversified or mixed uses that meet the needs of the surrounding residential uses and further diversify the economy of the Town. (as shown on Attachment 7, B-3 Mixed-Use District Map)

CONTRACTOR'S YARD

Land or structures serving as the base of operations for building trades contractors, trucking or heavy equipment operators or similar professions. Examples include: irrigation and well-drilling services, plumbing contractors, or landscape contractors. Such uses may include: related offices; storage areas for equipment, materials and job-site trailers; and service areas for equipment. This use excludes on-site retail or wholesale sales, or the storage and/or servicing of merchandise, vehicles or equipment unrelated to the contracting business.

SPECIALTY TRADE YARDS

A. Limited to the following:

- (1) Undertaking of activities of a type that are specialized to the building industry and limited to plumbing, heating, electrical, air conditioning, carpentry, flooring, cabinetmaking, painting, paperhanging, roofing, siding, sheet metal work and tile setting.
- (2) Water well drilling, glass and glazing work, structural steel erection and manufacturing operations that do not require the processing of raw materials.

B. The list of uses contained in "specialty trade contractors" specifically excludes all uses listed under "contractors' yards" in the "SIC Code."

COMMERCIAL VEHICLE STORAGE YARD

"Commercial Vehicle Storage Yard" means any location consisting of a parcel(s) or lot(s) where three or more commercial vehicles and/or self-propelled equipment used for commercial or industrial purposes, shipping, delivery of freight and products,

taxis or limousines are stored. All vehicles must be operable and registered with the State Department of Motor Vehicles.

VEHICLE STORAGE

"Vehicle storage yard" means any location consisting of parcel(s) or lot(s) where up to 25 vehicles which are operating, disabled, under repair or restoration, and/or vehicles which are registered or not currently registered with the State Department of Motor Vehicles are stored.

JUNKYARD

"Junkyard" means any establishment or place of business which is maintained, operated, or used for storing, keeping, buying or selling junk, or for the maintenance or operation of an automobile graveyard, and the term includes garbage dumps and sanitary fills. This definition also includes scrap metal processors, auto-wrecking yards, salvage yards, scrap yards, auto-recycling yards, used auto parts yards and temporary storage of automobile bodies or parts awaiting disposal as a normal part of a business operation when the business will continually have like materials located on the premises.

SUBSECTION 2: AMENDMENTS TO ARTICLE III OF CHAPTER 194

Districts

- i. Chapter 194. Zoning, Part 1. General Provisions, Article III. Districts is hereby amended to add the following districts:
 - Hamlet Center (HC) District
 - B-3 Mixed-Use District
- ii. Chapter 194. Zoning, Part 1. General Provisions, Article III. Districts is hereby amended to remove the following districts:
 - I-1-S District: Light Industrial
- iii. Chapter 194. Zoning, Part 1. General Provisions, Article III. Districts, is hereby amended to add:

1. § 194-4.2 District regulations.

The following regulations and the accompanying Schedules of Permitted Use and Schedule of Bulk Regulations state and define the permitted uses of land, buildings and structures and the minimum and maximum dimensional requirements to be met in connection with such uses for the districts established by this chapter.

2. § 194-4.2.16.2 Hamlet Center District


Add § 194-6.1 Hamlet Center District.

[Amended X-XX-2020 by L.L. No. X-2020]

A. Applicability. This Section applies to all land parcels within the Hamlet Center District as established in Article III and shown on the official Zoning Map. Wherever there appears to be a conflict between this Section and other requirements of the Zoning Code, the requirements specifically set forth in this Section shall prevail. Standards found in other sections of the Zoning Code that do not conflict with standards in this Section shall apply, unless this section states that they do not. The invalidity of any provision of this Section shall not invalidate any other section or provisions thereof.

B. Purpose. The purpose of this section is to encourage mixed-use development projects and uses in the Hamlet Center Districts that:

- a. Provide for the location of a mix of low or moderate-intensity residential, office, retail commercial, civic and institutional uses, including a mixture of uses in the same building. The commercial uses serve hamlet residents and those in the surrounding residential areas.
- b. Exhibit the design features of traditional hamlet centers and small towns.
- c. Facilitate more efficient provision and maintenance of public services and infrastructure;
- d. Blend well with the existing landscape and help preserve sensitive environmental features;
- e. Provide an activity center for the town where residents and others can gather, work, shop, entertain and reside.
- f. Enhance the overall character of the hamlet center;
- g. Promote a pedestrian-friendly environment in the hamlet center.
- h. Encourage the growth of the local economy and jobs, including development of flexible space for small and emerging businesses.

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- i. Encourage the development of open spaces and parks within the hamlet center to accommodate workers, residents, pedestrians and shoppers.
 - j. Provide for a range of commercial uses and services to meet the everyday needs of residents, to provide employment opportunities for residents and to provide goods, and services for travelers and tourists to the area.
 - k. Provide for limited development in scale with the desired character of the neighborhood. The hamlet districts' growth shall be consistent with historic patterns of modest scale hamlet centers.
 - l. Create and sustain a distinctive character and community identity in the Hamlet Center Districts through careful planned development. Every effort should be made to meet the design standards to ensure that new development is compatible with the unique characteristics and sense of place within the Hamlet Center Districts. The scale and density of new development should conform to the character of a traditional Hamlet Centers.
- C. A legal structure or site plan existing on March 26, 2020 that does not meet the use standards in the Hamlet Center District on or after March 26, 2020 is conforming and may be continued, renovated, repaired, or reconstructed if the floor area and footprint of the structure are not increased by more than 20 percent and until such time as the use is changed. Once the use of the structure or site is changed, the site must meet the standards of the zoning district in which it is located.
- D. Commercial uses in mixed-use buildings are only permitted on the ground floor and shall be of a nature and character that are compatible with residential uses (hours of operation, noise, parking, etc.) and are intended to offer neighborhood shopping convenience goods and office or professional services for use by the local neighborhood.
- E. Outdoor dining. Restaurants shall be permitted to operate outdoor cafes on sidewalks and in other outdoor areas provided that safe pedestrian circulation and building access shall be provided and no

deleterious effect on the public health, safety or welfare, or negative effect on adjoining businesses shall occur.

- a. The Planning Board may limit the hours of operation of any activities that may impact adjacent or nearby properties, such as the operation or use of musical instruments or sound reproduction devices, or any noise emanating from the outdoor dining establishment area other than the conversational and service sounds.
- b. When the associated indoor establishment is not open or the outdoor dining establishment is not in daily use, all furnishings shall be removed daily from public property.
- c. Permission to serve alcoholic beverages at outdoor dining establishments shall be contingent upon the applicant obtaining written approval from the New York State Liquor Authority to serve such alcoholic beverages at the location of the outdoor dining establishment. Proof of such permission must be provided to the Building Inspector prior to the issuance of any special permit. Additionally, all alcoholic beverages to be served at an outdoor dining establishment shall be prepared in the interior of the establishment.
- d. The restaurant shall not serve food or beverage to a patron at an outdoor dining facility unless that patron is seated at a table.
- e. Outdoor cabarets and outdoor dining establishments in conjunction with a cabaret are specifically prohibited.

F. Residential Uses. Residential dwelling units are permitted on upper floors of buildings with commercial (nonresidential) space on the ground floor level.

- a. Existing structures converted to include apartments must also comply with the following:
 1. Existing conversions must provide all required off-street parking for the dwelling units as well as the ground floor commercial space.
 2. Existing conversions may be required to provide exterior property improvements as part of the site plan approval process, subject to site plan, landscaping, and architectural review.
 3. Access to dwelling units above the street level must be provided from an enclosed lobby or corridor and stairwell. A person entering a dwelling unit from the ground floor

must not pass through the use located on the first floor of the building. Unenclosed or partially enclosed exterior stairwells are prohibited.

4. Balconies for any apartments created shall be constructed to give privacy to those using them as well as to shield those users and their personal effects (furniture, banners, etc.) from view of passersby.

G. Building Setbacks, Height, & Lot and Building Coverage.

- (1) Front: The minimum front yard setback shall be 10 feet but may be reduced to zero feet, at the discretion of the Planning Board, provided that the minimum sidewalk width from the curb to the building facade shall be a minimum of eight feet, inclusive of any street tree or landscaping. In no case shall the sidewalk width be less than four feet.
- (2) Rear: The minimum rear setback is 15 feet except for parcels abutting a residential district which require 20 feet.
- (3) Side: the minimum side yard setback is 5 feet except where a Business District abuts a Residential District, there shall be a minimum side yard of 20 feet in the Business District abutting the Residential District
- (4) Lot Coverage Maximum: 90 percent
- (5) Building Coverage: 75 percent maximum
- (6) Height: maximum of 2.5 stories and 35 feet

H. Site Design and Landscaping.

- (1) Exterior Mechanicals and Refuse Containers.
 - (a) Exterior mechanical equipment, utility buildings, air compressors, transformers, meters or boxes, garbage cans, dumpsters, outdoor storage, loading areas, and similar shall be screened from view from streets, parking areas, and adjacent residential lots.
 - (b) Shared use and storage of garbage dumpsters is encouraged.
- (2) Walls and Fences. Walls and fences located closer to the street than the front line of a building shall meet the following standards:
 - (a) Walls and fences may not be taller than 40 inches.
 - (b) Fences shall be at least 50% transparent

(c) Walls and fences shall use materials and designs typical of traditional Hamlet Center. Wood picket fences and fieldstone walls are preferred. Chain link fences are not permitted.

(3) Pedestrian Access and Circulation for the Hamlet Center District:

(a) The development of any lot shall provide a minimum 4' wide sidewalk and/or an equivalent acceptable to the Planning Board along the road frontage of all parcels in the Hamlet Center Mixed-Use District. Sidewalk designs shall meet or exceed any sidewalk standards adopted by the Town Highway Department. Sidewalks shall be constructed within the road right of way where possible.

(b) Landscaping and Street Trees. Wherever possible, landscaping and street trees shall be planted at regular intervals within the street right-of-way parallel to the street along all streets. Street trees shall have a minimum caliper of 2.5" (measured at a height of 4.5' from ground level) at the time of planting. Spacing of street trees shall be determined by the species chosen, with the intent that street trees will form a complete canopy upon maturity.

Add § 194-4.2.2B-3 Mixed Use District

A. Intent:

- 1) Over time, gradually develop into a mixed use, moderate density residential and commercial area where people enjoy walking, shopping, working and living.
- 2) Provide for a mixed use arterial corridor zone encouraging new commercial development opportunities while preserving and enhancing neighborhood shopping areas, by providing the scale of development and range of uses that are appropriate for neighborhood shopping and services;

B. Applicability. The regulations contained in this Section apply to all uses, unless otherwise specified, in the B-3 Mixed-Use District. Development within the B-3 District should encourage retention and establishment of a variety of uses including commercial, retail, entertainment, and personal service establishments that meet the needs of the surrounding area's residents, workers, and visitors.

C. Conflicting Provisions. This Section applies to all land parcels within the B-3 District as established in Article III and shown on

the official Zoning Map. Wherever there appears to be a conflict between this Section and other requirements of the Zoning Code, the requirements specifically set forth in this Section shall prevail. Standards found in other sections of the Zoning Code that do not conflict with standards in this Section shall apply, unless this section states that they do not. The invalidity of any provision of this Section shall not invalidate any other section or provisions thereof.

D. Use Standards. In a B-3 District, all uses shall be subject to site plan approval in accordance with Article VII of this chapter and the following special requirements:

- (1) Permitted uses are shown in §194 Attachment 2 Schedule of Permitted Uses.
- (2) A legal structure or site design existing on March 26, 2020 that does not meet the use standards in the B-3 District on or after March 26, 2020 is conforming and may be continued, renovated, repaired, or reconstructed if the floor area, height, and footprint of the structure are not increased, until such time as the use is changed. Once the use is changed, the site must meet the standards of the zoning district in which it is located.
- (3) Location of Uses.
 1. Mixed Uses may be located in separate freestanding buildings or may be combined in multi-use buildings of single-story or multi-story design.
 2. Where residential uses are mixed with commercial or office uses, the residential uses should be located either above the commercial and/or office components of a street frontage building, located at street level adjacent to the commercial or office uses, or located behind the commercial or office component on any floor where there is a distinct separation of uses and access, provided pedestrian connections are furnished as part of a unified development theme.
 3. The Light industrial uses permitted in B-3 zones as shown on the Schedule of Permitted Uses may be permitted on any floor, but should not be mixed with residential uses in the same building.
- (4) Prohibited uses. The following uses are specifically prohibited from the B-3 District:

- i. Construction or contractor’s yard, specialty trade yards, building material supply yards, and storage yards (including vehicle storage yards);
- ii. Gas stations;
- iii. Automotive sales and automotive repair establishments;
- iv. Car wash;
- v. Outdoor storage
- vi. Adult uses.

E. Building Setbacks, Height, & Lot and Building Coverage.

- (1) Front: The minimum front yard setback shall be 25 feet but may be reduced at the discretion of the Planning Board
- (2) Rear: The minimum rear setback is 20 feet.
- (3) Side: the minimum side yard setback is 10 feet except where a Business District abuts a Residential District, there shall be a minimum side yard of 20 feet in the Business District abutting the Residential District
- (4) Lot Coverage Maximum: 75 percent
- (5) Building Coverage: 50 percent maximum
- (6) Height: maximum of three (3) stories or 45 feet

F. Building Design

- (1) Building Massing.
 - a. Massing is particularly important in creating the proper context and scale of structures in relation to their setting. Proper building massing should be achieved through the use of sufficient vertical, horizontal and roof articulation of the building. Combinations of one and two story elements on the same building are encouraged to facilitate articulation. Dormers, gables, eaves and other projections may also be used to break up architectural forms.
- (2) Building Facades.
 - a. Consistent with the architectural style of the building, street-facing facades should incorporate articulation and mix of color and materials to create diversity in the streetscape. Although buildings are not required to have consistent “four-sided” architectural treatments, building elevations other than the street-facing elevation should have similar but less detailed architectural treatments.
- (3) Window Placement.

a. Windows of residential units in mixed-use developments should not directly face windows of other residential units within the mixed-use development and windows of residential units on lots that abut the mixed-use development in order to maximize privacy and minimize overlook concerns.

(4) Roofline Variation.

a. Flat roofs for commercial and industrial buildings should be screened with parapets on all sides of the building. If no rooftop equipment exists or is proposed the parapet should be a minimum of three feet in height.

b. Where architecturally appropriate, sloped roofs should provide articulation and variations to divide the massiveness of the roof. Sloped roofs should include eaves, which are a minimum of eighteen (18) inches in width. Sloped roofs should screen mechanical equipment by providing a "roofwell", or by placing the equipment within the roof structure.

c. All rooflines in excess of forty (40) feet wide should be broken up through the use of gables, dormers, or other appropriate means.

(5) Vertical Compatibility of Mixed Commercial and Residential Uses.

a. Commercial uses should be designed and operated such that neighboring residents of residential units on the floors above are not exposed to offensive noise or odors, especially from traffic, trash collection, routine deliveries or late night activity.

G. Site Design and Landscaping.

(1) Exterior Mechanicals and Refuse Containers.

(a) Exterior mechanical equipment, utility buildings, air compressors, transformers, meters or boxes, garbage cans, dumpsters, outdoor storage, loading areas, and similar shall be screened from view from streets, parking areas, and adjacent residential lots.

(b) Shared use and storage of garbage dumpsters is encouraged.

(2) Pedestrian Access and Circulation:

(a) The development of any lot shall consider pedestrian access and walkability. Wherever possible, a minimum 4' wide sidewalk and/or an equivalent acceptable to the Planning Board along the road frontage of all parcels in the B-3 district shall be provided. Sidewalk designs shall meet or exceed any sidewalk standards

adopted by the Town Highway Department. Sidewalks shall be constructed within the road right of way where possible.

(b) Landscaping and Street Trees. Wherever possible, landscaping and street trees shall be planted at regular intervals within the street right-of-way parallel to the street along all streets. Street trees shall have a minimum caliper of 2.5” (measured at a height of 4.5’ from ground level) at the time of planting. Spacing of street trees shall be determined by the species chosen, with the intent that street trees will form a complete canopy upon maturity.

SUBSECTION 3: AMENDMENTS TO ARTICLE X GENERAL USE REGULATIONS

Add § 194-55.2 Contractor’s Yards and Specialty Trade Yards

Contractor’s Yards and Specialty Trade Yards are permitted in I-1 and I-3 districts, provided the following standards are met:

- A. Areas set aside for the outdoor storage of construction vehicles and materials associated with the business shall not exceed 50% of the total lot area. No material storage pile shall exceed a height of 10 feet. The Planning Board may require that stored vehicles and materials be located within buildings or garages. The site shall be maintained in an orderly and safe condition at all times.
- B. No storage of any hazardous materials will be permitted. All fuel storage tanks shall have self-containment capabilities in case of spill or leak. The Planning Board may require additional protection as needed to protect the health, safety and welfare of the public.
- C. All maintenance work on equipment shall be performed within a structure or on an impervious surface that is designed to retain any spillage of fluids and cleaned immediately upon completion of work.
- D. Any vehicles stored overnight must be parked in an approved parking space.
- E. Where a Contractor’s Yard or Specialty Trade Yard abuts a residential district there shall be a minimum of a 40 foot side and rear yard on the side abutting the residential district.
- F. Outdoor areas designated for construction vehicle or material storage shall be screened by an opaque screen (fence, vegetation, wall, or berm) along the entire perimeter of the outdoor storage area(s) and shall be of sufficient height to completely screen all vehicles and materials. The Planning Board is expressly authorized to modify any fence or vegetation height restriction set forth in § 194-98. Walls and fences to achieve the required screening.
- G. Prohibited activities. Garbage or waste transfer stations; mining; rock/stone/concrete crushing; the storage, processing or handling of contaminated materials, waste materials as defined in 6 NYCRR Part 360, or hazardous materials as defined in 6 NYCRR Part 371; the storage of buses, trucks or vehicles not used as part of an approved contractor

office business. In addition the storage, processing or handling of petroleum products shall be prohibited except for heating fuel for use on site.

- H. A special permit may be granted by the Zoning Board of Appeals in accordance with Chapter 194, Zoning, to allow relief from the requirements found in § 194-55.2. These permits may be granted for a defined time period, as determined by the Zoning Board of Appeals.
- I. Review every two or three years.

Add § 194-55.3 Commercial Vehicle Storage Yard

- A. The storage of commercial vehicles as a principal use is allowed in the I-1 and I-3 districts and is subject to the following requirements of this chapter: Areas set aside for Commercial Vehicle Storage shall not exceed 50% of the total lot area. Commercial vehicle storage areas must be designed to allow for safe access and maneuverability on site including access for emergency service vehicles.
- B. Where a Commercial Vehicle Storage Area abuts a residential district there shall be a minimum of a 40 foot side and rear yard on the side abutting the residential district.
- C. All commercial vehicles must be operable and registered with the State Department of Motor Vehicles.
- D. The Planning Board may require that stored vehicles be located within buildings or garages. Any vehicles stored overnight must be parked in an approved parking space.
- E. Outdoor areas designated for commercial vehicle storage shall be screened by an opaque screen (fence, vegetation, wall, or berm) along the entire perimeter of the outdoor storage area(s) and shall be of sufficient height to completely screen all vehicles. The Planning Board is expressly authorized to modify any fence or vegetation height restriction based on the needs of the site including those requirements set forth in **§194-98 Walls and fences** in order to achieve the required screening.

Add § 194-67.4-. Contractor's, Specialty Trade Yards, and Vehicle Storage Yards on Agricultural Parcels.

- A. **Purpose:** To permit contractor's businesses, specialty trade, and vehicle storage yards on agricultural parcels by special permit in a way that ensure that this use is compatible with the surrounding area and protects the public health, safety and welfare of the community.
- B. **Standards and Requirements:**
 - a. Contractor's, Specialty Trade, and Storage Yards are permitted on agricultural parcels greater than 15 acres in size with an agricultural exemption.
 - b. No more than 5 percent of any agricultural parcel may be used as a Contractor's Yard, Specialty Trade Yard, or Storage Yard.
 - c. Contractor's Yard, Specialty Trade Yard, and Vehicle Storage Yards must be located at least 150 feet from any residential parcel and fully screened from any public right of way or residential/commercial use.

- d. Adequate access shall be provided to all areas of the facility for emergency vehicles.
- e. The outside storage of materials shall conform to the following:
 - i. Materials and equipment shall be located within a designated area shown on a site plan.
 - ii. The outside storage area shall be screened from public view by either a six foot high fence that is opaque or solid or a natural barrier composed of native species or a combination thereof. The Planning Board may require alternative or additional screening or landscaping as necessary.
 - 1. An existing vegetative buffer of a least 10 feet in width may be substituted for the fence or natural barrier at the discretion of the Planning Board.
 - iii. The outside storage area shall have the following setbacks:

<u>Zone</u>	<u>Front Yard</u>	<u>All other yards</u>
<u>R-1</u>	<u>150 ft</u>	<u>150 ft</u>
<u>Business Zones</u>	<u>50 ft</u>	<u>30 ft</u>
<u>Industrial Zones</u>	<u>25 ft</u>	<u>15ft</u>

- iv. No storage of any hazardous materials will be permitted.
 - v. All fuel storage tanks shall have self-containment capabilities in case of spill or leak. The Planning Board may require additional protection as needed to protect the health, safety and welfare of the public.
 - f. All maintenance work on equipment shall be performed within a structure or on an impervious surface that is designed to retain any spillage of fluids and cleaned immediately upon completion of work.
 - g. The processing of materials shall not be permitted.
 - h. Transport of materials in and out of the site shall be conducted between 6:00am and 8:00pm, Monday thru Saturday except under emergency circumstances.
 - i. The site shall be maintained in an orderly and safe condition at all times.
- C. Procedures: The applicant shall follow the following procedures set forth in Article VII. Site Plan Approval of the East Fishkill Zoning Code, in addition to the following:
- a. The applicant shall submit the following information:
 - i. A narrative describing the operation of the facility and a list of the typical types of materials and equipment to be stored on site and the location of areas to be used for outside storage.
 - ii. Name and contact information for the on-site responsible party.

SECTION V: AMENDMENTS TO THE EAST FISHKILL ZONING MAP

Amend the East Fishkill Zoning Map to:

- Add new Hamlet Center (HC) District and B-3 Mixed-Use District
- Rezone the following properties located in the Hopewell Hamlet to HC
 - 132800-6457-01-336801-0000
 - 132800-6457-01-339766-0000
 - 132800-6457-01-346770-0000
 - 132800-6457-01-350773-0000
 - 132800-6457-01-352775-0000
 - 132800-6457-01-355775-0000
 - 132800-6457-01-358780-0000
 - 132800-6457-01-365790-0000
 - 132800-6457-01-369795-0000
 - 132800-6457-01-375795-0000
 - 132800-6457-01-346751-0000
 - 132800-6457-01-362734-0000
 - 32800-6457-01-399784-0000
 - 132800-6457-01-416762-0000
 - 132800-6457-01-447844-0000
 - 132800-6457-01-495820-0000
 - 132800-6457-01-437774-0000
 - 132800-6457-01-470744-0000
 - 132800-6457-02-510779-0000
 - 132800-6457-01-318766-0000
 - 132800-6457-01-326756-0000
 - 132800-6457-01-276729-0000
 - 132800-6457-01-287774-0000
 - 132800-6457-01-267699-0000
 - 132800-6457-01-315746-0000
 - 132800-6457-01-301646-0000

- 132800-6457-01-320688-0000
- 132800-6457-01-331679-0000
- 132800-6457-01-335671-0000
- 132800-6457-01-344662-0000
- 132800-6457-01-349656-0000
- 132800-6457-01-354649-0000
- 132800-6457-01-356648-0000
- 132800-6457-01-359642-0000
- 132800-6457-01-344633-0000
- 132800-6457-01-334620-0000
- 132800-6457-01-357618-0000
- 132800-6457-01-371631-0000
- 132800-6457-01-382642-0000
- 132800-6457-01-390651-0000
- 132800-6457-01-401657-0000
- 132800-6457-01-408664-0000
- 132800-6457-01-414669-0000
- 132800-6457-02-502562-0000
- 132800-6457-02-502562-0000
- 132800-6457-01-442693-0000
- 132800-6457-01-454700-0000
- 132800-6457-01-372658-0000
- 132800-6457-01-374662-0000
- 132800-6457-01-379667-0000
- 132800-6457-01-383672-0000
- 132800-6457-01-391680-0000
- 132800-6457-01-397684-0000
- 132800-6457-01-401696-0000
- 132800-6457-01-415707-0000
- 132800-6457-01-438735-0000
- 132800-6457-01-426725-0000
- 132800-6457-01-401734-0000
- 132800-6457-01-385722-0000

- 132800-6457-01-332698-0000
- 132800-6457-01-335693-0000
- 132800-6457-01-339690-0000
- 132800-6457-01-343684-0000
- 132800-6457-01-348680-0000
- 132800-6457-01-355671-0000
- 132800-6457-01-358668-0000
- 132800-6457-01-362665-0000
- 132800-6457-01-365660-0000

- Rezone the following parcels on Route 376 to B-3

- 132800-6358-01-494628-0000
- 132800-6358-02-527696-0000
- 132800-6358-02-535612-0000
- 132800-6358-02-533640-0000
- 132800-6358-02-561646-0000
- 132800-6358-02-562615-0000
- 132800-6358-02-610667-0000
- 132800-6358-02-649585-0000
- 132800-6358-02-674591-0000
- 132800-6358-02-640566-0000
- 132800-6358-02-612547-0000
- 132800-6358-02-562525-0000
- 132800-6358-02-558546-0000
- 132800-6358-02-570572-0000
- 132800-6358-02-525587-0000
- 132800-6358-02-692561-0000
- 132800-6358-02-695531-0000
- 132800-6358-02-670618-0000
- 132800-6358-02-710616-0000
- 132800-6358-02-743609-0000
- 132800-6358-02-793593-0000
- 132800-6358-02-820579-0000

- 132800-6358-02-833583-0000
- 132800-6358-02-840581-0000
- 132800-6358-02-847579-0000
- 132800-6358-02-854576-0000
- 132800-6358-02-864564-0000
- 132800-6358-02-885558-0000
- 132800-6358-02-911567-0000
- 132800-6358-02-925555-0000
- 132800-6358-02-987580-0000
- 132800-6358-02-964517-0000
- 132800-6358-02-977521-0000
- 132800-6358-02-939516-0000
- 132800-6358-02-919525-0000
- 132800-6358-02-885532-0000
- 132800-6358-02-858546-0000
- 132800-6358-02-846543-0000
- 132800-6358-02-823538-0000
- 132800-6358-02-812557-0000
- 132800-6358-02-796546-0000
- 132800-6358-02-768532-0000
- 132800-6358-02-761568-0000
- 132800-6358-02-745565-0000

- Rezone eight parcels zoned I-2 to B-3:

- 132800-6558-01-029784-0000
- 132800-6558-01-015763-0000
- 132800-6558-01-039761-0000
- 132800-6558-01-051775-0000
- 132800-6558-01-072771-0000
- 132800-6558-01-098780-0000
- 132800-6558-01-085739-0000
- 132800-6558-01-033735-0000

- Rezone the following I-1/I-1S parcels to CRD
 - 132800-6657-01-424528-0000

- Rezone the following seven (7) I-1 parcels to R-1
 - 132800-6555-00-135985-0000
 - 132800-6556-00-169006-0000
 - 132800-6556-00-260038-0000
 - 132800-6556-00-306029-0000
 - 132800-6555-00-300993-0000
 - 132800-6555-00-290980-0000
 - 132800-6555-00-331929-0000

- Rezone fourteen (14) vacant or residential I-1 parcels to R-1
 - 132800-6456-03-238128-0000
 - 132800-6456-03-220170-0000
 - 132800-6456-03-220170-0000
 - 132800-6456-03-210190-0000
 - 132800-6456-03-199230-0000
 - 132800-6456-03-190263-0000
 - 132800-6456-03-153302-0000
 - 132800-6456-03-488053-0000
 - 132800-6456-04-505035-0000
 - 132800-6456-04-518034-0000
 - 132800-6455-00-497985-0000
 - 132800-6455-00-661900-0000
 - 132800-6455-00-703942-0000
 - 132800-6455-00-525940-0000

**SECTION VI: CHANGES TO SCHEDULE OF PERMITTED USES TABLE
(CHAPTER 194 ATTACHMENT 2)**

SECTION VII: SEVERABILITY.

If any word, phrase, sentence, part, section, subsection, or other portion of this Law or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection or other portion, or the proscribed Application thereof, shall be severable, and the remaining provisions of this Law, and all applications thereof, not having been declared void, unconstitutional or invalid, shall remain in full force and effect.

SECTION VIII: CONFLICT WITH OTHER LAWS.

Where this Law differs or conflicts with other Laws, rules and regulations, unless the right to do so is pre-empted or prohibited by the County, State or federal government, the more restrictive or protective of the Town and the public shall apply.

SECTION IX: EFFECTIVE DATE.

This Law shall become effective upon filing with the New York State Secretary of State.

