TOWN OF ORANGETOWN LOCAL LAW NO. 3 OF 2022

AMENDING CHAPTER 43 OF THE TOWN CODE ENTITLED "ZONING CODE OF THE TOWN OF ORANGETOWN" OF THE TOWN CODE

Councilman Jerry Bottari, seconded by Councilman Thomas Diviny, introduced the following proposed local law, to be known as Local Law No. __ of 2022, entitled A LOCAL LAW OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK AMENDING CHAPTER 43 OF THE TOWN CODE, "ZONING CODE OF THE TOWN OF ORANGETOWN."

SECTION 1. Chapter 43., "Zoning," of the Town of Orangetown Town Code at Article II., "Districts," § 2.1., "Establishment of districts" is hereby amended by the addition of the following new South Nyack hamlet zoning districts immediately after "RPC-OP – Rockland Psychiatric Center Office Park, but within a new, § 2.2.2 South Nyack (SN) hamlet districts applicable per Article 18:"

SN_R-4A_	South Nyack One-Family Historic Residence
SN_R-18	South Nyack One-Family Residence (18,000 S.F)
<u>SN_R-12</u>	South Nyack One-Family Residence (12,000 S.F)
SN_R-12HC	South Nyack Cluster Subdivision
SN_R-12H	South Nyack Hillside Residence
SN_RG-8H/R-12H	South Nyack Hillside Residence
SN_RG-6	South Nyack General Residence (6,000 S.F)
SN_RG-4	South Nyack General Residence (4,000 S.F)
SN_HRA	South Nyack High-Rise Apartments
SN_RG-A	South Nyack General Residential & Apartments
SN_R-O	South Nyack Residential Professional Office
SN_RG-OA	South Nyack Residential, General & Professional Office & Sale of Arts,
	Crafts & Antiques
<u>SN_</u> B-1	South Nyack Local Retail Business
SN_RGLSO	South Nyack Residential General & Limited Service & Professional
	Office

SECTION 2. The Zoning Map of the Town of Orangetown, established pursuant to Chapter 43, "Zoning," of the Town of Orangetown Town Code at Article II, "Districts," § 2.2, "Zoning Map" is hereby amended by the addition of the new zoning districts identified above in SECTION 1. As labeled on the Town Zoning Map, the hamlet of South Nyack (SN_) Zoning Districts are shown on a one-page "Hamlet of South Nyack, Rockland County, NY - Zoning Map", that links off-of the main Town of Orangetown Zoning Map.

SECTION 3. Chapter 43, "Zoning," of the Town of Orangetown Town Code at Article III, "Tables of General Regulations," is hereby amended by the addition of a new § 3.13 as set forth below and the addition of a new Use and Bulk Table entitled "Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations," as Chapter 43 attachments 19.1 through 19.9, setting forth the permitted uses, special permit uses, accessory uses, bulk and parking requirements in the new zoning districts identified in SECTION 1 of this Local Law as follows:

- § 3.13. Hamlet of South Nyack Table of Use, Bulk, & Parking Requirements.³ The accompanying table, entitled "Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations" shall be deemed to be part of this section and is referred to herein as the "Hamlet of South Nyack Use, Bulk and Parking Table."
- ³ Editor's Note: Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations is at the end of this chapter.
- **SECTION 4.** Repeal the following section of Town of Orangetown Town Code, Chapter 43. Zoning at Article X, entitled "Administration & Enforcement" § 10.2, "Enforcement", 10.22 "Permits", 10.223(g) "Applications for a permit within designated critical environmental area", and replace 10.223(g) in its entirety, as follows:
 - (g) Applications for permit in a designated critical environmental area (CEA) on Town Zoning Map.
 - [1.] Upper Grandview and Environs & South Nyack Mountainous Area CEAs.
 - [a] Applications for a permit for new construction, additions or exterior modifications within these designated critical environmental areas shall be accompanied by a site plan which shows the existing contours (at two-foot intervals), all existing trees (as hereinafter specified), construction limit lines, all proposed construction and site alterations, drainage calculations and soils data as required by the Inspector. Said applications shall be referred by the Inspector to the Planning Board for site plan approval.
 - [b] Said applications shall be referred by the Inspector to the Rockland County Soil and Water Conservation District, which shall make specific requirements for erosion control during construction, and such erosion control requirements shall be a condition of a permit and shall be strictly enforced.
 - [c] Review by the Rockland County Soil and Water Conservation District may be waived, at the discretion of the Inspector, for sites having an average grade of 15% or less.
 - [d] In addition, all trees measuring eight inches in diameter at a height measured 54 inches from the ground, existing on any site within the designated Critical Environmental Area, for which an application for a permit has been submitted, shall remain as existing with the exception of those trees whose removal is deemed essential by the Inspector in order to implement the construction to be undertaken.
 - [e.] Those trees whose removal is deemed essential by the Inspector shall be marked by the Inspector below the chop line.
 - [f.] In determining whether a tree may be removed, the Inspector shall consider the following:
 - i. The necessity of removing the tree in order to allow reasonable economic use of the property.
 - ii. The effect of the removal on erosion, soil moisture retention and flow of surface waters.
 - <u>iii</u>. Whether the removal of the tree would substantially alter the water table or effect the stabilization of ground and surface water.

iv. Whether the topography of the area in which the trees are located is such that the removal of such trees will result in damage to the environment through erosion. Applications shall be made by the owner or lessee, or by agent of either, or by the architect, engineer or builder employed in connection with the proposed work. Where such application is made by a person other than the owner, it shall be accompanied by an affidavit of the owner that the proposed work is authorized by the owner and that the applicant is authorized to make such application. Each application for a permit shall be accompanied by the required permit fees and copies of plan documents, drawn to scale on durable paper, showing the location and size of all proposed new construction and all existing structures on the site, the nature and character of the work to be performed and the materials to be incorporated, distance from lot lines and, if required by the Inspector, the relationship of structures on adjoining property, widths and grades of adjoining streets, walks and alleys and details of structural, mechanical and electrical work, including computations, stress diagrams and other essential technical data, including approval of drainage by the Town Engineer or consulting engineers. Plans and specifications shall bear the signature of the person responsible for the design and drawings. Applications for uses requiring special permits from the Zoning Board of Appeals (or the Town Board) shall contain such additional information required for such Boards to make any special findings or additional requirements and conditions specified for any such use in Use Table, Column 3, or in § 4.3. Applications for uses subject to performance standards procedure shall contain such additional information set forth in § 4.121(c). Amendments to the application or to the plans and specifications accompanying the same may be filed at any time prior to the completion of the work subject to the approval of the Inspector. [Amended 7-13-2021 by L.L. No. 6-2021]

[2.] Hudson River CEA. This mapped area in the South Nyack Hamlet is generally east of Piermont Avenue and specifically in a polygon bounded by the entire easterly shoreline along the Hudson River, extending along the former northern boundary of the Village, as it extended along a line east of Cedar Hill Avenue, along the northerly property line of the February 2020 PID 66.46-2-11, plus on the eastern side of the centerline of Piermont Avenue, and along the former southern boundary of the Village of South Nyack, Piermont Avenue east to the River.

[a]. Traits.

- This CEA has unusual proximity to the Hudson River and the protection, preservation, and enhancement of important aesthetic and scenic qualities associated with such proximity is a primary goal.
- ii. The historic significance of the Hudson River CEA architecture should be protected for future generations.
- iii. The Hudson River's ecological, geological, and hydrological sensitivity may be adversely affected by any change, development, or disturbance and must be scrutinized carefully and thoroughly so as to protect and preserve not only environmental integrity of the riverfront area, but the appearance of the shoreline from the River itself.

[b]. Applications.

- i. Consistent with Conditional and Special Use requirements, as part of any site plan submitted for development in this CEA, a submission shall be accompanied by the following additional site plan data that will be depicted on such plans:
 - 1. Scale of one inch equals 40 feet, with topographic elevations spaced no greater than with one-foot contours, and using a NAV 88 Datum.
 - 2. Delineation of mean highwater mark of the Hudson River onsite and within any adjacent area must be shown; furthermore, as part of depictions of total lot area, any portions of underwater lands shall be uniquely identified.
 - 3. All structures shall be shown regardless of size and location.
 - 4. Supply two copies of color architectural elevations and cross sections of all proposed construction and showing as part of these, sides of buildings, along with specifications for colors, materials, and construction details.
 - 5. There shall be submission of a full Storm Water Pollution Prevention Plan (SWPPP) for any new nonresidential use, not including a professional office or studio that is within an existing building that is not changed and which also contains residences.
- ii. Within this CEA, any application involving a SEQRA Type I or Unlisted Action, shall be accompanied by a Full Environmental Assessment Form, compiled by the Applicant, including a visual EAF addendum, and this will need to be submitted for use in SEQRA administration.

[c]. Regulation.

- i. The erection or construction of dock, wharfs, or piers shall be referred by the Inspector to the Planning Board for site plan approval.
- ii. Merging two or more contiguous lots into one lot shall not be permitted except where all of the original lots to be merged are less than the minimum area required, in which case the proposed merger may be allowed upon site plan approval, but only for those original lots necessary to provide the minimum required area to the merged property.
- iii. Except for minor alterations or additions of less than 450 square feet that are exempted by the building inspection, physical additions of buildings and structures shall require site plan approval.

[d]. Development Criteria.

i. The Hudson River shoreline and within fifteen-hundred-feet jurisdiction, measured perpendicular to the general flow of the river, shall be used only for boating, fishing, swimming, the operation of private seaplanes and similar water activities. Construction within this area shall be limited to piers, docks and similar structures which are commonly used for the above activities. No other building or accessory building of any kind shall be permitted. In no case shall it be permissible to fill the Hudson River beyond five feet of the present shoreline

- and then only in order to round out the existing shoreline. Where applicable, all construction and filling shall require approval of the United States Army Corps of Engineers or any other governmental agency having jurisdiction.
- ii. There shall be compatibility of any proposed dock or boathouse use with existing and proposed development.
- iii. Design specifications for docks, rivetments, seawalls, and such structures shall be disclosed and accompanied by descriptions of how these are organized to provide for floodplain management and coastal resilience, by contemplating and mitigating the potential effects of wave action, through consideration of potential for sea level rise, and through identification of practicable practices deployed which aid or sustain natural resources values, such as by minimizing disruption to habitat and aiding the potential migration/ movement of wildlife.
- iv. In conjunction with referrals to the Architectural & Community Appearance
 Board of Review concerning building character, the following criteria are
 provided to aid in an integration of building and land features so as to manage
 and enhance area character:
 - Reviewer(s) should encourage a combination of common materials, landscaping, buffers, screens and visual interruptions in order to create attractive transitions between buildings of different architectural styles.
 - 2. Where possible, natural or existing topographic patterns, which contribute to beauty and character of a development, shall be preserved.
 - Landscaping should contribute to the site plan and integrate the various elements of site design, preserving and enhancing the particular identity of the site, including architectural features, scenic vistas and visual corridors.

SECTION 5. Chapter 43, "Zoning," of the Town of Orangetown Town Code is hereby amended by the addition of a new Article 18, entitled "Hamlet of South Nyack Supplemental Regulations" and associated subsections, as follows:

Article XVIII. Hamlet of South Nyack Supplemental Regulations.

§ 18.0 Legislative Intent. The Village of South Nyack was officially dissolved and incorporated into the Town of Orangetown on March 31, 2022. The Town Board of the Town of Orangetown has determined that certain supplemental zoning regulations, including definitions specifically applicable to the former Village of South Nyack should be incorporated into the Town of Orangetown Zoning Law through the establishment of a new Article 18.

§ 18.1. Definitions.

A. Applicability. For the purposes of this article, the following terms shall specifically apply to applicable policy and terms found in Article XVIII of this chapter and the Hamlet of South Nyack Use, Bulk and Parking Table, referenced in § 3.13 of this chapter, and shall have the meanings herein indicated. All terms found in Article XVIII of this chapter and not defined in § 18.12, "Terms

defined" shall have the meanings indicated in Article XI of this chapter, if so defined.

B. Word usage. For the purposes of this chapter, the words used in the present tense include the future; the singular number includes the plural and the plural the singular; the word "person" includes a corporation or partnership as well as individual; the word "lot" includes the words "plot" and "parcel." The term "occupied" or "used" as applied to any building shall be construed as though followed by the words "or intended, arranged or designed to be occupied or used." Words not defined in this article and also not defined in Article XI of this chapter, shall carry their customary and dictionary meanings.

§ 18.12. Terms defined.

As used specifically in this article, the following terms shall have the meanings indicated:

APARTMENT, HIGH-RISE

An apartment house of six or more stories.

APARTMENT, MID-RISE

An apartment house of two through five stories.

ATTIC

The portion of a building between the top of uppermost floor construction and the underside of the roof construction.

BUILDABLE ENVELOPE

The area bounded by the required yard setbacks and allowed height of building, within which a building may be constructed, and which shall not include any easement unless specifically allowed by the easement Where subdivision or site plans show the buildable envelope, its outline shall conform to this definition.

BUILDING, ALLOWED HEIGHT OF

The height of a building shall be measured from the average elevation of the proposed finished grade or the existing grade on all sides of the building, whichever is lower, to the highest point of the roof, exclusive of any chimneys.

CERTIFICATE OF USE

An annually renewable written authorization from the Building Inspector for a use allowable under this certificate category.

COVERAGE

That percentage of the plot or lot area covered by the principal building, accessory buildings, decks, porches, and any surface impervious to water, including but not limited to concrete, asphalt, brick, macadam, asphalt or paving stone.

DWELLING, MULTIPLE

A building containing three or more dwelling units.

DWELLING, TWO-FAMILY, TYPE B

A detached building having single ownership and containing two dwelling units, one of which contains no more than 1/3 of the floor space of the building, so that the appearance of the building is similar to a single-family house, and where the second unit is designed to have less density of use than the primary dwelling unit.

FRONTAGE, STREET

The lineal footage actually abutting a street.

LOT AREA

The total horizontal area included within the property lines of a lot, except that for any minimum lot area specified in this article, the area shall be adjusted as set forth in § 18.32 Development of hillsides.

LOT AREA ADJUSTED

The lot area reduced by the percentage set forth in § 18.32 Development of hillsides if any. Adjusted lot area shall be used for the minimum lot area and maximum lot coverage bulk requirements.

OPEN SPACE

That ground area open to the sky and on the same lot with a building or buildings, and which is landscaped and/or devoted to outdoor recreation or sitting space.

PARKING SPACE

An off-street space, enclosed or unenclosed, available for the parking of one motor vehicle and having direct access to a street via a curb cut, not inhibited by another parking space.

PATIO

An outdoor floor structure built at ground level with no permanent roof, constructed mostly of stone, bricks or cement, at least five feet in width and five feet in length, and which does not serve primarily as a walkway from one part of the property to another. The dimensions of a patio are not included in the dimensions of any building that it may adjoin.

PORCH

A structure attached to a principal or accessory building, consisting of a floor covered by a roof and with at least one side mostly open to the adjoining yard, that is at least five feet in width and five feet in length, accessible directly from the building to which it is attached, and which does not serve primarily as a walkway from one part of the property to another. The dimensions of a porch shall be included in the dimensions of the building to which it is attached.

PRIVATE EDUCATIONAL CAMPUS

An institution that is not "public" which offers to its students formal education in arts, sciences or humanities, and is chartered by the Board of Regents of the University of the State of New York, and which is composed of multiple structures and land uses on a lot or lots aggregating more than five acres.

ROOMER

A person who renders services, rent, or other compensation in consideration of occupancy in or upon the premises, is not a member of the resident family of the dwelling unit, as defined in this chapter, has the exclusive use of only a bedroom within the dwelling unit and shall have use of the kitchen, dining room, living room and other facilities of the dwelling unit in common with other residents.

SCHOOL, PUBLIC

An institution under the jurisdiction of a school district and legally constituted by the State of New York to offer free formal education to residents of the district.

STORY, HEIGHT OF

The vertical distance from a floor to the top surface of the floor next above. The height of the topmost story is the maximum distance from the top surface of the floor to the top surface of the ceiling joists.

SWIMMING POOL —

Any permanent, nonportable pool, installed above or below ground, which contains water to be used for swimming or bathing. As used herein, the word "pool" shall be synonymous with the words "swimming pool."

- A. SWIMMING POOL, PRIVATE A swimming pool, and its incidental apparatus and equipment, located on a lot as an accessory use to a residence, and maintained by an individual for the sole use of his household and guests, without charge and with no purpose of profit.
- B. SWIMMING POOL, OTHER A swimming pool regularly used by several families who pay a fee or charge, directly or indirectly; or a pool operated by a private club for its members; or any commercial or community pool; or a pool serving dwelling groups or multiple dwellings.

SWIMMING POOL STRUCTURE

Any type of construction or equipment used in connection with or surrounding a swimming pool, including a deck or paved area.

- § 18.2. Supplemental Regulations, Including Use Regulations. Subdivisions shall revert to and be subject to Town of Orangetown Town Code Chapter 21 Land Development Regulations. Furthermore, any nonresidential development generally shall revert to and be subject to Town of Orangetown Town Code Chapter 21A. Site Development Plan Approval.
 - § 18.21. Sale of arts, crafts & antiques; general or professional office. Any premises within the Hamlet of South Nyack, used in whole or in part for the sale of arts, crafts and antiques shall be subject to the following regulations:
 - (1) Only the first floor of the premises shall be used for the sale or arts, crafts and antiques.

- (2) There shall be no substantial change in the external appearance of the premises, and the premises shall be continuously maintained in good condition and repair.
- (3) The outdoor display either on the porch, sidewalk or in the yard of premises used for the sale of arts, crafts and antiques shall be prohibited.
- (4) If a portion of the premises is used as a dwelling, the dwelling units shall have an unobstructed access to the outdoors completely independent from the area of the building used for the sale of arts, crafts and antiques.
- (5) That portion of the premises used for the sale of arts, crafts and antiques shall not be used for cooking or for the sale of food. No vending machines shall be permitted on the premises.
- (6) No loose refuse shall be stored outdoors at any time.
- (7) There shall be no manufacturing, brazing, soldering, welding, storage or use of inflammable liquids or use of open flames on the premises.
- (8) Any overnight occupancy of the area of the premises used for the sale of arts, crafts and antiques, or as a professional office, shall be prohibited.
- (9) No premises shall be used for the sale of arts, crafts and antiques, or as a general or professional office, unless an annual certificate is obtained from the Building Inspector stating compliance with the New York State Uniform Fire Prevention and Building Code and the Zoning Law.
- (10) All storage areas shall be inspected annually by the Building Inspector or Code Inspector to ensure clear access to all means of egress and full compliance with all relevant codes and laws.
- (11) If the first floor of such premises ceases to be used for the sale of arts, crafts and antiques, or as a general or professional office, it shall thereafter be used to house only one family.
- (12) Off-street parking for employees and/or tenants shall be provided, in the rear and/or one side yard, behind the front building line, and shall be screened from adjoining properties.
- § 18.22. Community residence facilities. Community residential facilities shall be subject to Town Board approval as to site selection pursuant to § 41.34 of the Mental Hygiene Law (Padavan) as may be amended.

§ 18.23. Signage.

(1) Signage will be consistent with the "Sign Law of the Town of Orangetown", Chapter 31C and with this Chapter 43, Zoning. The number and size of accessory signs for each South Nyack (SN) zoning district is provided as follows, thereby providing a framework for the regulation of signage in SN zoning districts. No sign or advertising structure shall be erected, moved,

- enlarged or reconstructed without a permit first having been obtained from the Building Inspector.
- (2) Permitted signs in residence districts. Unless otherwise indicated, one nonilluminated nameplate or professional sign with an area on one side of not over two square feet.
 - (A) In the SN-HRA District, up to three nonilluminated property organization identification signs with an area on a side of not over nine square feet.
 - (B) In the NS-RG-A, SN-R-O and Sn RG-OA Districts, provided that they are accessory to a principal use on the premises:
 - (i) One nonilluminated nameplate or professional sign per office with an area of not over two square feet.
 - (ii) One indirectly illuminated bulletin board or announcement or identification sign for educational or religious institutions, with an area on a side of not over 12 square feet, provided that such sign is located not nearer than 20 feet to any street or property line or is attached to the building if closer.
 - (iii) One indirectly illuminated identification sign, with an area on a side of not over 12 square feet, or in the RG-OA District, two nonilluminated identification signs with an area on a side of not over 24 square feet, provided that such sign is located not nearer than 20 feet to any street or property line or is attached to the building if closer.
- (3) Permitted signs in nonresidential districts, accessory to a principal use on the premises:
 - (A) In the SN-B-1 District, not more than one identification sign for each tenant on the premises on each wall fronting on a street, provided that the area, in square feet, of any signs on any wall shall not be greater than two times the width in feet of the storefront or commercial establishment to which the sign refers; and, such sign or signs shall be parallel to the face of the building, and no part thereof, including any illuminating devices, shall project more than 12 inches beyond the face of the wall to which applied nor any distance beyond or above the building in any other direction.
 - (B) In SN-RGLSO District, one indirectly illuminated sign external to the building with an area on a side of not over 20 square feet; plus one wall sign not exceeding 16 square feet.

§ 18.24. Place of Worship.

(1) A place of worship may have a tower, steeple or similar structure extending above the roof to no higher than 50 feet, provided that no part of this tower shall be closer than 40 feet to any adjoining nonpublic property line.

- (2) A side yard adjoining any dwelling's property shall be minimum of 30 feet.

 Otherwise, it shall be equal to that required for a one-family dwelling.
- (3) A rear yard adjoining any dwelling's property shall be minimum of 40 feet.

 Otherwise, it shall be equal to that required for a one-family dwelling.
- § 18.25. General and professional offices, funeral parlors and sale of arts, crafts and antiques in RG-OA Districts.
 - (1) The office and/or retail use shall not occupy more than two floors of a building.
 - (2) Off-street parking shall be wholly provided in the rear and/or one side yard, behind the front building line, and shall be screened from adjoining properties.

§ 18.3. Supplemental Bulk Standards.

- § 18.31. Bulk standards for development of unsuitable land.
 - (1) Land which the Planning Board finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, utility easements or other features which will reasonably be harmful to the safety, health and general welfare of inhabitants of the land and surrounding areas shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Planning Board, upon recommendation of the Town Engineer, to solve the problems created by the unsuitable land conditions.
 - (2) As part of any minimum lot area requirement and maximum lot coverage requirement, not more than 50% of any land under water, subject to or within the one-hundred-year-frequency floodplain, or designated wetlands shall be counted. In addition, at least 50% of the minimum lot area shall be unencumbered by land under water, the one-hundred-year-frequency floodplain or a designated wetland. Any construction on such land shall be limited to the maximum lot coverage calculated on the amount of countable square footage, if any.

§ 18.32. Development of hillsides.

(1) The future development of the hillside areas in the Hamlet of South Nyack is a problem of increasing urgency. The hillsides bypassed until now as too costly on which to build are virtually the last substantial areas for residential development in the Hamlet of South Nyack, and proposals for their use are beginning and can be expected to increase in the future. In the past, a large amount of cutting and filling was frequently done to get the maximum number of lots from a hilly piece of land. In the Hamlet of South Nyack, where steep hills are also characterized by droughty and shallow to bedrock soils, filling operations often entail the destruction of a great deal of the natural vegetation, disrupt the natural drainage pattern and cause excessive amounts of erosion. To prevent these problems and to preserve the present

- character of the Hamlet's hillside areas, the Planning Board shall use the following slope formula, based upon the existing contours of the land, to determine the lot area credit toward the minimum area requirement.
- (2) Based upon the following table, the application of the minimum lot area requirements in Article III herein shall be limited by the percentage factors shown below:

Slope* of Area Prior to Cut and Fill Operations	Percent of Lot Survey Area to be Credited to Meet Bulk Regulations for Each Lot
0% to 15%	100%
16% to 25%	60%
26% to 35%	40%
36% and over	0%

- *Note: Degree of slope to be certified by the applicant's licensed engineer, subject to review by the Town Engineer.
- § 18.33. Bulk requirements applicable to SN R-18, SN R-12, SN R-8H/R-12H, SN RG-6, SN RG-4, SN RG-A, SN RG-OA, and SN R-O Residence Districts. The following bulk requirements shall apply to the SN R-18, SN R-12, SN R-8H/R-12H, SN RG-6, SN RG-4, SN RG-A, SN RG-OA, SN R-O and SN RGLSO Residence Districts.
 - (1) Accessory buildings. An accessory building may be located in any required side or rear yard required for the principal building, but shall not occupy more than 30% of the area of such required rear or side yard. Accessory buildings constructed at the same time may be located in pairs or groups in the required rear or side yard along the common side-lot line or rear-lot line of contiguous lots. No accessory use shall be located closer than 15 feet to any principal use.
 - (2) Relation of accessory buildings to streets. No accessory building shall project nearer to the street on which the principal building fronts than such principal building. Should topographic conditions be such that practical difficulties would be caused by this requirement with respect to the location of a garage, the Planning Board may authorize the erection of such garage within not less than 10 feet of the street line where the natural slope of the ground within 25 feet of such line is between 12% and 20% and within not less than five feet of the street line where such slope within 25 feet of such line exceeds 20%.
 - (3) Corner lots. On a corner lot, front yards are required on both street frontages, and one yard other than the front yard shall be deemed to be a rear yard, and the other or others, side yards. The minimum district requirements for each shall be complied with.
 - (4) Exceptions to lot depth requirements. The minimum lot depth at any point may be decreased by the Planning Board through site plan review to 75% of

the minimum requirement if the average depth conforms to the minimum requirement.

- (5) Exceptions to yard requirements.
 - (A) Permitted encroachments. Cornices or cantilevered roofs may project not more than two feet into a required yard. Belt courses, window sills and other ornamental features may project not more than six inches into a required yard.
 - (B) Existing setback. No proposed one-family or two-family dwelling need have a front yard greater than the average setback of the two adjacent existing dwellings if they are located within 50 feet on each side of said proposed dwelling, on the same side of the street and within the same block and the same district.
 - (C) Steep slopes. Where the presence of steep slopes would produce extraordinary site clearance, blasting, or removal of hillsides to meet yard requirements, the Planning Board may modify any yard requirement, up to 50% for any yard, provided that an equivalent area is provided in other yards on the same lot. In making a determination with respect to this subsection the Planning Board shall give consideration to the preservation of views from adjoining residences. Where the Planning Board has thus modified the yard requirement, any such yard shall thereafter be deemed to conform to the bulk and area requirements.
- § 18.34. Protection of right to sunlight. In order to protect access to sunlight for neighboring properties, along the northern-facing lot line of any parcel, for a minimum continuous distance of 25 feet, no structure, fence or building shall be built within 15 feet of the lot line with any part of it having a height greater than six feet above ground level.
- § 18.35. Maximum Building Height Applicability: In considering Maximum height per Hamlet of South Nyack General Use, Bulk & Parking Regulations, per Figure 1, when considering a front yard setback variance for any structure, allowable roof height to the topmost extremity shall not extend above a line drawn from 5 1/2 feet above the nearest point on the

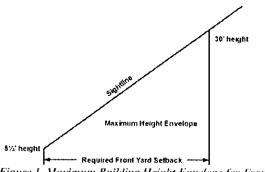


Figure 1. Maximum Building Height Envelope for Front Yard Setback Variance.

front lot line to a point 30 feet above the required front yard setback. An exception to this limit may be granted only if there is no other feasible alternative and if the balancing of benefits to the applicant if granted, versus benefits to the community if not granted, weigh strongly in favor of the applicant.

- § 18.36. Swimming pools. The following restrictions and regulations apply to the construction of all swimming pools.
 - (1) A private pool structure and deck shall conform to setback regulations
 - (2) A private pool structure and deck shall conform to setback regulations for an accessory building in the district in which it is located. The water container part of the pool structure shall be set back a minimum of 10 feet from all property lines. All other pools shall be set back not less than 20 feet from all property lines. The pool shall be screened from the neighboring property by use of shrubs, trees and other appropriate screening material.
 - (3) Each application for site development plan approval to construct or erect a swimming pool, and/or a structure surrounding it, shall be accompanied by plans drawn to scale, large enough and in sufficient detail to show:
 - (A) A plot plan of the property on which the pool and/or structure is to be placed, showing location in reference to side lines, rear lines and other buildings on the lot.
 - (B) Pool dimensions, including depth.
 - (C) Specifications and plans of the structure.
 - (D) Wastewater disposal and electrical wiring.
 - (E) An estimate of cost of pool and/or structure.
 - (F) The location of the fence.
 - (G) Whether the pool is for "private" or "other" use.
 - (H) Lighting plans, if any.
 - (I) A grading plan.
 - (4) No swimming pool or related structure shall be constructed or erected unless a building permit has been issued therefor by the Building Inspector.
- § 18.4. Special or conditional permit uses Hamlet of South Nyack.
 - § 18.41. Private schools; private education campuses; and philanthropic and charitable institutions. The following requirements apply to private schools; private education campuses; and philanthropic and charitable institutions:
 - (1) Private schools.
 - (A) Any private school for more than 100 students shall occupy a lot which shall have an area of not less than two acres.

- (2) No building or part thereof shall be erected nearer than 20 feet to any street or property line. Any sports or athletic facility building or part thereof shall not be erected nearer than 150 feet to any street or property line which abuts another use.
- (3) The sum of all areas covered by all principal and accessory buildings shall not exceed 35% of the area of the lot.
- (4) Access, circulation and parking shall be subject to site plan review by the Planning Board in regard to the physical relationship and impact upon adjacent uses.
- (5) Buildings shall be so located on the site as to allow for adequate access for emergency vehicles.
- § 18.42. Mass transit and public utility rights-of-way and structures. The following requirements apply to mass transit and public utility rights-of-way and structures:
 - (1) Only rights-of-way or structures necessary to serve areas within the Hamlet of South Nyack will be permitted.
 - (2) In granting a Special Permit the Board may impose such conditions as it deems necessary in order to protect and promote the health and safety and general welfare of the community and the character of the neighborhood in which the proposed structure is to be constructed.
- § 18.43. Conversion of existing building to multifamily dwellings in SN_R-O or SN_RG-OA Districts. The following requirements shall apply to the conversion of an existing building to a multi-family dwelling in SN_R-O or SN_RG-OA Districts:
 - (1) The structure shall be in existence on September 29, 2005. [NOTE: September 29, 2005 is the date that the Village of South Nyack Local Law No. 2 of 2005 Chapter 330 Zoning, was filed with the Secretary of State]
 - (2) The building shall not be enlarged.
 - (3) Dwelling units shall not be placed on any floor of a building containing a professional office.
 - (4) Dwelling units shall have unobstructed access to the exterior without affecting professional offices.
 - (5) Dwelling units shall have a minimum of 300 square feet, and a maximum occupancy of one person per 150 square feet within each dwelling unit.
 - (6) All parking shall be in the rear yard.
 - (7) Not more than 40% of the rear yard shall be covered with an impervious surface.
- § 18.44. Agency Group Home (non-Padavan). The following requirements apply to Agency Group Home (non-Padavan):

- (1) Said home shall be set up in size, appearance and structure to bear the general character of a family unit in a relatively permanent household. As such, it shall not permit transients or transient living.
- (2) Said home shall conform with and shall be maintained in accordance with the overall character and appearance of the surrounding neighborhood. No sign that advertises the use or occupancy of said home shall be erected.
- (3) Said home shall be provided with an outdoor recreation area, suitably enclosed with a fence or hedge. Said area shall be a minimum of 25 square feet per each occupant of the home and shall not be located nearer than 15 feet to any lot line or street line.
- (4) No home shall be permitted within 3,000 feet of any other similar type home.
- (5) The following information shall be submitted to the reviewing Board at the time of the application for the special permit:
 - (A) The governmental authorization to operate such facility.
 - (B) A complete statement of the proposed number, age and permanency of residence of the persons proposed to reside in the facility and the number and qualifications of resident and nonresident supervisory personnel.
- (6) The special permit shall expire immediately upon any change in the nature or type of operation of any approved home.
- § 18-45. Professional offices or studios. The following requirements apply to professional offices or studios:
 - (1) Professional offices or studios include but are not limited to those of an architect, artist, dentist, engineer, lawyer, musician, teacher, therapist or physician.
 - (2) Veterinarian's offices shall not be considered a professional office or studio.
 - (3) Except in the SN R-4A, SN R-O and SN RG-OA Districts, such office or studio shall be incidental to the residential use of the premises and shall be carried on by a resident therein with not more than two nonresident assistants/associates/employees.
 - (4) Except in the SN R-4A District, such office or studio, wherever located, shall not occupy an area equal to more than 35% of the area of the largest floor of the principal building.
 - (5) Studios where dancing, music, or martial arts instruction is offered to groups in excess of four pupils at one time are prohibited.
 - (6) Adequate off-street parking and loading shall exist. However, the parking requirements for professional offices or studios in shall not apply to the SN_R-4A District due to the large overall lot size in this district that inherently provides adequate off-street parking space for these uses.

- (7) No noise, vibration, smoke, dust, odors, heat, glare or similar nuisance shall be produced which can be perceived at any adjacent street or property.
- § 18-46. Professional offices in SN R-O and SN RG-OA Districts. All requirements of § 18-45 of this chapter, shall apply to professional offices in SN R-O and SN RG-OA Districts, in addition to the following:
 - (1) No more than one story or one suite, whichever is less, may be devoted to such use.
 - (2) The building shall front on South Broadway.
 - (3) Professional offices shall be limited to a floor at the South Broadway level.
 - (4) All parking shall be in the rear yard.
 - (5) Not more than 80% of rear yard shall be covered with an impervious surface.
 - (6) All vehicular access for properties with frontage on South Broadway shall be from South Broadway.
 - (7) There shall be no substantial change in the external appearance of the premises.
 - (8) Solid waste receptacles shall be in enclosures not visible from a public street.
- § 18.47. Private boat or yacht club. Private boat or yacht clubs shall be restricted to properties with a minimum of 300 feet of continuous river frontage.

SECTION 6. Town Code Chapter 43 applicable to implement Chapter 18

It is the intention that the existing provisions of the Chapter 43 of the Town Code shall apply to all properties located within the hamlet of South Nyack unless expressly set forth otherwise in this local law. To the extent that reference to and applicability of other sections of Chapter 43 of the Town Code is necessary to interpret or implement the provisions of Article 18, such reference and applicability is hereby authorized without the necessity of specific reference by the other provisions of Chapter 43 to this Article 18.

SECTION 7. Repeal Village Zoning Law Chapter 330

The former Village of South Nyack Zoning Law, Chapter 330 is hereby repealed in its entirety. The provisions of Chapter 330 shall nevertheless apply to any building permit applications that were filed with the Village of South Nyack or Town of Orangetown under Chapter 330 prior to the adoption of this local law.

SECTION 8. Repeal selected Village Code Sections as applicable to buildings and properties

The following other sections of the former Village of South Nyack Code related to buildings and land use are hereby repealed in their entirety for purposes of continuity in application of the Orangetown Town Code to properties located in the former village:

- a. Chapter 16 Boards and Commissions
- b. Chapter 93 Building Construction and Maintenance
- c. Chapter 96 Building Department

- d. Chapter 108 Buildings, Unsafe
- e. Chapter 172 Flood Damage Prevention
- f. Chapter 201 Multiple residences
- g. Chapter 208 Noise
- h. Chapter 288 Subdivision of Land

SECTION 9. Numbering for Codification

It is the intention of the Town of Orangetown and it is hereby enacted, that the provisions of this Local Law shall be included in the Code of the Town of Orangetown; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for Codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

SECTION. Severability.

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

SECTION 11. Effective Date

This local law shall take effect immediately filing with the Office of the Secretary of State of the State of New York.

43 Attachment 19.1
Town of Changetown
Table of Hamlet of Sneth Nyack General Uses, Bulk & Parking Regulations
(35.13)
Hamlet of South Nyack (SN)

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43 Attachment 19.2

Town of Champeroven
Trabe of Hamlet of South Nyest, General Has, Bulk & Parking Regulation
(§3.33)

Hamlet of South Nyack

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43 Attachment 19.3

Town of Orangetona
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43 structurent 19.4

Town of Orangetown

Table of Hander of South Systek General Lies, Bulk & Parking Regulations (§3.13)

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	Place of worship & Places of worship with periods business subject to a [8.24]	-	Matthe square feet		ð.	ş	ž	09	9.	9	2		36 Bouthways and host dacks, Children's phylotuse	\$	RG-811	200 SF of grow from area but not less than 1 space for each 5 seets, where provided	٦ .
	Philantingue and chantable mentionous suffect to § 18.41	Rdi).)	Zaste		- N	ž	T.	Ff	2	æ	7		At Burne secupations	ž		200 SF of gross floor grea	
	Mass trainst and public utility rights-of-way and altuctors subject to t. 18,42.	H L/S	RAMM Sequence four		ž	ž	2	FI	2	* 3	2		34			Reasonable and appropriate off-street parking requirements for afractures and land use, based on other similar categories, shall be determined by the Planning Board.	
	Agency (रामाम् मितास subject to है मिन्से	MIN.	R,000 square fort		2	ž	2	FI	r	100	3		4			full-time staff member plus I space for each classifion	
	Professional office or studius subject to \$ 18.45	CLIPB	A,UUM supaire firet		2	ş	2	Ħ	<u>~</u>	n a	2	 	.2			I space for each 300 SF of gross floor area	$\overline{}$
	Private educational cumpus subsect to § 18.41.	SPTB	B,000 square feet		Z.	\$\$	æ	FI	s:	e e	2		×			Space per 4 strakents	_
	Pertutied tecessory structures	٧					s		v.	61	=		. 51				$\overline{}$
SN-RG-6 CENERAL RESIDENTIAL	Oxedernity decling?	-	6,UNO square feet	12,000 square feet	3	3	a	Ä	==	r 8	£		34 Proper garage	2		2.0 apuces par dwelling unii	_
	Public school	2_	6,000 square lost	12,000 square feet	ž	Ē	n	R	므	3.5	2		36 Proved bouthouse	2		200 SF of gross floor area but mat less than I space for each 6 students, where provided	_
	Community residence facility subject to \$18.22	245		12,000 square lest	ż	3	n	Ę.	2	35 3	2	ļ	Trivute awranging pool	á		2s dwelling unit, but not les than 5 spaces, of which not more than 2 shall be sasthe to the public way	134
	l we-fundy dwelling*	•		13,010 square feet	ş	9.	n	ž)	a	a a	9		其	á		2.0 spuces per dwelling unit	
	Conversion of easiling attrictive to two formity dwelling	-	WAND HUNE for	1X,000 aquare feet	9	95	\$2	2	ü	£ .	98		30 Boulhouses and boat davies	2		1.0 space for the added dwelling.	_
	Private actionla subject to § 18.41	SAS	5,000 square lvvi	12,000 square feed	2	95	r.	r.	<u>-</u>	n n	e.		36 Children's playhouse	ž	š	1 space por 4 students	$\overline{}$
	Place of worship & Places of worship with pared lungers subject to \$18.24	J	6,MXi aquure feci	2,000 square feet	₹	SK.	*	8	æ	3	See § 130-36	i	Hume accompaning: Private outhly awayse building (mcluding gankin shad, tied shad, gavenhunes)	ž		200 St of gross fives are but no less than I space for each 5 seass, where provided, plus I per shelling	
	Philantinopic and charatrible mattainons subject to § 18.4.	1	2 activo	2 miles	£	₹.	a	a	: :	fi fi	2		*			200 SF of gross floor area	1
	Mass transit and public utility rights-of- way and an actures subject to § 18.42			12,000 Square feet	ž	n,	52	e.	2	£ 22	*		95			Reasonable and appropriate off-areat parking requirements for structures and land use, hased on other similar catagories, shall be determined by the	1
	Agency Gruup Huttre subject to § 18,44	яще		12,000 equate feet	3	3	ĸ	a	2	ž.	9 .	36				full-time staff member plus 1 space for each classroom	_
	Plufessional office of studios nabject to \$18.45	CUPB	6,000 square feet	12,188 square lest	e)u	30	23	20	21	3.	H	ļ.,	36			J space for such 300 SF of gross floor area	_
	Permitted accoming simulation	L.					æ	\$	•	= ;	81	- 13					_
NATES. (P) - Permitted Usa	ıklı b		Mannamil	Minimum I of Area Applicability						-	-			1			77

Hamsum Lid Arca Applicability
Arca L Fourishing principle biological set
Arca L Fourishing through biological set
Arca L Fourishing as able to see or casing smilking with a progned thou area expension in cacacust 1877.
When these more minimum for access requirement left application of the shore formula, q. 18.33.

Maximum Building Height shell be the lessor of the number of brasimen boulding beight shell be the lessor of the number of sinne, or Foot in Int The Tool for the less is not by the all other tool types

43 Attachment 19.5

Town of Organization
Table of Hamlet of South Nyaka Centeral Use Balt, & Parking Regulations (§3.13).

[§3.13]
Hamlet of South Nyaka

							3	5 5 5	riallilei ul Sould IV; ack								
Zonius District	Principal Use	Use True		Mininsum Lut		Maximum Lut Coverage [%]	Maimum	Minimum Yurds (feet)	÷	<u> </u>	Maximum Height	teight	<	Accessory Uses	Use		Marhing
1			Aren I	Ares 2	Frontage (Ket)		Front	Rear S	Side, 1 Si	Side, Both	Stories Feet (x)		Yeet (b) (C	(Column applies acress District)			Unless otherwise provided below, at least 1 parking space for each
•	One-laudy dwelling*	34	4,000 square twe	A,000 square leet	9	â	R	a	2	ล		26	<u>£</u>	Preste garage			2.0 spinces per dwelling unit
	Public school	۵.	4,888 square feet	8,3330 square feet	3	\$	ż	Ŕ	3	ñ		₹.	£	Pinate boatbouse	2		21st SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community resubtace facility subject to §18.22	748	4,000 square feet	8,660 aquare feet	g.	55	20	20	e.	25	т.	30	£.	Pryute awittinung pool	7.7		3) dwelling unit, but mot bes than 5 spaces, of which not more than 2 shall be visible to the public way
	ip & Places of i abject to §18.2	<u>.</u>	4, IRAB square feet	Kulik square beet	\$	v	*	5		3		2	<u>E 3 4 8</u>	Presidentity, storage building- tanduding ganden shed, tool shed, givenhouw); Home oscupulions	<u> </u>		200 St. of gross flour area but not less than I speece for each 3 seats, where provided, gloss I per develang
	Two-family dwolling*	. s.	6,000 square feet	12,000 square feet	2	. \$8	. 8	<u>.</u> a	2	R		72	ę		*		2.0 spuces per dwelling umt
SN-RG-4 GENERAL RESIDEN FIAL	Conversion of existing structure to two- family dwelling*	34	7,000 square teet	12,000 square feet	89	55	27	50	2	Pi,	е.	×	£.	Bouthouses and bust docks	\$	KG-4	1.0 space for the added dwelling
	Private actions subject to § 18,41	7.4S	4,000 square last	8,000 square teet	7	35	97	50	<u>a</u>	56	,,	92	<u>.</u>	Children's playlouse	2		I space per 4 seudents
	Philastrucpic and chartisble institutions subject to § 18.41	enra Colla	2 autos	2 acres	a	*	96	₹,	2	P		æ	æ				260 SF of gross from area
	Mass transit and public utility rights-of-war	SPLB	4,1Kill square tees	Killin square feet	27	\$	R	Я	a .	50		36	£				Reasonable and appropriate off-sitest parking requirements for structures and land use, based on other similar categories, shall be determined by the Pluming Board.
	Agency Group Home subject to § 18,44	SFIB	4,900 square feet	A,NOt square beet	7	ε	58	8	2	25	н.	Ř	*				full-fune stull membra plus l syace for each classesom
	Professional office of studius subject to § 18.45	8dOL)	4,000 square feet	X,UUU square feet	n+	88	20	0.5	10	02	,	92	36			. –	apace for each 300 SF of gross floor area
	Permitted accessory structures	¥					\$7	٧.	•	2		<u>*</u>	~				
SN- JIKA HIGII-RISE	SN-11RA HIGH-RISE Existing from san olary buildings only, "naturing principal and accessory uses only Any climity to cotaing area and bulk utilization shall require a variance.	pase jestioen,id din	accessing uses only. An	y clampy to existing seco	and both utilizativ	an shall require a varia	INCE.					-	1	1	\vdash	HKA	

APACHAMARIA (APACHAMARIA) LANDINg Iron van sin') buildings only, rasoning 1 (1712) - Configuration of the configur

Minimum Les Aces Applicability
Aces 1. Festiving pamping bildings and los
Aces 2. New Interpret bildings of sobolisman or extrainty building with
Aces 2. New Interpret bildings of sobolisman or extrainty building with
respect of lost uses companies in receives of \$555.
When more minimum has nev requestment with application of the skept formula \$18.3.
— no to acceed oney procept procept procept per lost.

Musimmer Aviking Height Applicability:

44 Attachment 19,0 Twa of Orangetown Table of Hamlet of Sturth Nucle Control Use. Bulle & Parking Regulations (§3.13)

							#	andet of Sc	Hamlet of South Nynck								
Zoning District	Principal Use	Use Type		Minimum Lat		Maximum Lot Coverage (%)	Moimut	Maimum Yurds (feet)	÷	<u> </u>	Maximum Height	teight		Accessory Visco	Type Type		Parking
		:	Area (Aren 2	Frontage (feet)		Front	Krar Si	Side, 1 Sid	Side, Bath Si	Stories Feet (a)		Feer (b) (6	(Column applies across District)		1	Johnson substitutes provented below, at least 1 parking space for each
	One-bandy dwelling*	34	e,000 square leve	12,500 square feet	28	35	Ð	a	ᄗ	ล	-	32	£	Private parage	A.	ei_	2.0 spaces per dwelling unit
	Public school	_	6,000 square teer	12,000 square feet	3	75	x	2	22	ม		3	2	Payate bushouse	£	1 64 5	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	afqns (til	SP.Z	род анинь 100/а	12,000 square feet	ş	95	ų	S,	22	ñ	m.	R	8	Private swimming pool	£	8.3	% dwelling unit, but not les than 5 spaces, at which not more than 2 shall be visible to the public way
	Place of worship & Places of worship with pansh houses subject to §18.24	_	to,UAN square feet	12,000th square fixed	ŝ	es.	25	\$	æ	ρņ		æ	£ 5 %	Presult on the storage building (including garden shed, too) sleed, greenbows)	- 4	KKi-A P 12	200 SF of gross floor area but not less than I space for each 3 seass, whate zrorated
	Two landy dwelling*		sees annihe gogie	18,000 square feet	0я	3:	×	20	c	52		90	æ		7	L. ri	2.0 spaces per dwelling unst
	Conversion of existing structure to two- tainty dwelling*	_	9,000 square feet	DE, SOUT sequence focus	ð.	ž	t.	0 ₂	2	a	'n	Đ.	3	Boothouses and bast dacks	F.A		. U apace for the aided dwelling.
NN- RG-A GENERAL RESIDEN MAL AND APAR (MEN IS	Directory apartment buildings existing of the effective date of this chapter	a,	Any change to existing	Any change to existing area and bulk offizerion shall require a variance	ev n ajinhai jinhe i	dintec							3	Children's playhouse	V.		
	Prevate actions authors to § 18.41	748	6,400 square test	12,000 square feet	7	36	XI	20.	13	55		ž	# #	Huma occupations	ξ.		space per 4 students
*	Philaminope and charitable meaturious subject to § 18.41	CUPB	2 ustus	Z ucres	100	50	52	36	ū	- 52	-	36	341			15	SOUSE of gross floor area
	Mass transit and public utility typhs-of-way and attractures subject to § 18,42	HLL	6,UMU square less	12,000 square feet	Jjo	NS.	83	20	협	ų		96	æ			∝ 3 I	Reasonable and appropriate off-stroot pucking requirements for structures and land use, based on other similar categories, shall be determined by the Phraning Board
	Agency Group Hume subject to: § 18.44	814S	e,000 square led	12,000 square feet	3	7.	ç	2	[]	×	r0	2	£	-		<u> </u>	full-time staff member plus Lapace for each classroom
	Professional office or studios subject to § 18.45	CLIPB	6,1000 square leet	12,000 square feet	3	N.	25 2	30	- 13	23	3	æ	36			_	space for each 348 SF of gross floor area
Permitted accessings	Permitted accessing structures	₹.					\$	•	•	ot.		z.	51	-			

NOTES: (P) = remained loss (CLIPB), Continental los (CLIPB), Continental los Planting Board (SPI) - Social Permit Loss - Zonne Board of Spread (SPIB) - Social Permit Loss - Lorent Board (SPIB) - Social Permit Loss - Lorent Board (ACL) - Accorder Rounting Cartificine of Use (PA) - Permitted Newsons (PA) - Permitted Newso

Manmant Let Arwa Anothechtin
Awa I. Frashing pemegan beladings and h
Awa I. Press primage building will
May 2. Press primage building wit subdivisation to receive a first of the properties of the primage of the shope formula, §18.3,
— incline concerl one primaged structure packet.

Maximum Building Ingihi Appheabilis: Maximum building liengli shali be the leaser of the number o stories or beet (a) for flat roofs or beet (b) far all wher roofs types

Attachment 19.7
 Town of Orangetona
Table of Hamlet of South Nyeek Georera Use, Bulk & Parking Regulations (§3.13)
Hamlet of South Nyeek

													-			-	
3				Mislawn Los			Minimum	Minimum Yards (feet)		A.	Maximum Height	ight	VCK	Accessory Uses	Lype		Parking
Zeulag District	Fribripal Use	na i spe	Areal	Ares 2	Frontige (feet)	Cuveringe (%)	Front R	Rear Sed	Søde, J Søde	Side, Both Stor	Stories Feet (a)	П	Feet (b) (Cu	(Column applier across District)		Ę	Inless witherwese provided balans, at least 1 purking space for each
	One-family dwelling*	<u>a</u>	N,000 square leet	2000 square feet	ž	45	30	r;	51	ns.	~	32	£ 2	Proute garage	ž	9	2.0 spaces per dwelling and
	I'w o family type belongs	<u>-</u>	10,600 square feet	10,000 square feet	100	45	æ	77	\$1	92	rr.	96	36 Pm	Private fauthouse	£	9;	2.9 spaces per dwelling und
	Conversion of existing situators to two- limity type-b dwelling*		12,000 square feet	12,000 square feet	1990	45	3	٤١	ū	310			ř.	Presale swimming pool	r _q	R-O F.U	t. U space for the added dwelling.
	Public school	۵.	B, that's quare feet	Spirit square teet	08	\$4	P.	۲I	51	36	3	E	Priv. 36 (incl shed	Pryvate utility storage building (including garden shed, tool) shed, greenthouse)	V _d	19 K	200 SF of gross floor area but not less than I space for each o snudens. Where provided
	Community residence facility subject to § 330.27	7.4S	5,000 square teer	8,800 square leve	*	¥	25	E	ç[30	44.	30	92		NA.	% c	% dwelling upit, but not les than 5 spaces, of which not more than 2 shall be unible to the public way
	Place of worship & Places of worship with purish houses subject to \$18/24	4	KUNU square feet	и,ИИ манате Геет	KG	45	ņ	7	3	3	-	92	3tr 15cm	Southouses & board docks		SC E	200 SF of gross fluor area but not less than I space for each 5 seats, whore provided
	Philanthroppe and charitable mentunous subject to § 18.41	CUPB	2 ucres	sauan Z	ž	45	30	22	15	30	+.	36	36. 11011	lome occupations	PA :	2(H	2(ni SF of gross flour area
SN-R-O RESIDEN TAL PRO-FESSIONAL OFFICE	Mass trapal and public utility rights of way and structures subject to § 18.42.	SPTH	8,4000 square leet	8,000 square feet	ā	45	亷	FI.	15	ØŁ	-	30	£			R = E	Repeatable and appropriate of Falvaci pucking requirements for structures and land use; based on other similar categories, shall be determined by the Fleuming Board.
	Agency Group Home subject to § 18,44	SPTH	SAMA square less	S,000 square feet	â	45	æ	e	35	25	т.	æ	£			ŢĄ.	full-time staff niember plus I space for each classroom
	Professional office or studios subject to § 18,44	748	A,UMB square leet	K,UGG square feet	nx .	45	30	ű	\$1	10		0.5	ę.				space for each 108 SF of gross fivor area
	Private educational campus subject to § 18.41	М	8,000 square lest	B,60M square feet	ž	45	36	e:	51	30		30	9.			<u>-</u>	space par 4 simbrils
	Numery schools, ofter-school programs and day-core existers, duly locused ar authorized by the State of New York	2PZ	8,000 square feet	8,600 square feet	SS.	\$7	3.	77	2	O.	-	30	g.			<u> </u>	space for unch staff member plus 1 space for each classifican
	Conversion of existing building to multiplies of 18.43	7.18	10,600 square feet	29,000 square feet	35	ę.	æ	٤١	ž	g.		26	,ę			. 6	ે ગ ક્ષેત્રવાદ દિવા પંજાવીદાયુ પ્રાથમ
	Professional offices subject to § 18.45	Нап	Humbaguan lixi	20,1000 square feet	100	45	9	F)	51	30		30	3£			*	space for cuelt 500 SF of gross thou area
	Permitted accessory structures	L.					æ	,	•	01	_	51	15			L .	

NOTES (P) Permined Use
(ATRE) - Continued Use
(SPZ) Special Fram Use. Zoneg Beach of Appeal
(SPZ) Special Fram Use. Zoneg Beach of Appeal
(ACR) Accessing Requiring, Certificies of Use
(PA) - Permined Accessing

Mannoun Lot New Applicability
Assa 1 Februge premperior Moldage and i.
Arto 2 Februge premperior Moldage and i.
Arto 2 Februge premperior Moldage and Andre and Certaining buildings will
proposed following or accessed of 51%.
Volum medi mer mannoum for more requirement after application of the slope formula, § 18.5.
— to 4 to exceed one principal structure per lo.

Maximum Building Height Applicability Maximum building height shall be the lesser of the number o

43 Attachment 19.3
Tann of Corangeacon
Table of Hamlet of South Ny ack Centrel Use, Bulk & Parking Regulations
(§3.13)
Hamlet of South Ny ack

		•					:	1	The state of the s								
				Miniosum Lot		Maximum Lot Coverage (%)		Misime	Minimum Yards (feet)		Maximum Helght	High	_<_	Accessory Uses	Type Type		Parking
Zoalug District	Frincipal Use	ow Jype	Ares I	Ares 2	Fruntage (feet)		Front	Krur	Side, 1 Sic	Side, Both S	Stories Fe	Feet (a) Fe	Few (b) (6	(Column applies across District)			Uniess otherwise provided below, at least 1 packing space for each
	this family dwolling*	g.	to that square for	12,000 square feet	1910	35	23	BZ	71	8	+	×	- £	Prv ate garage	¥.		2.0 spaces per dwelling unti
	Public action(71	10,000 square feet	20,000 square feet	92	3	zi,	₹	£1	9	-1	£	¥2 .	Private boutlawse	\$	KG- OA	200 SP of gross floor area but not less than I space for each 6 students, where provided
	Community readence facility subject to §18.22	748	30,000 square feet	20,000 square feet	ox.	40	52	š	2	32	~1	ล	ā	lood finumus as stored	ž		Y, dwelling urit, but not les than 5 spaces, of which not more than 2 shall be varieble to the publix way
	Two-family dwelling*	d	8,988 square feet	18,640 square feet	24	56	22	я	ี ย	33	-	æ	*		V.		2.0 spaces per dwelling unit
	Conversion of existing structure to two- family dwelling.	-	10,000 square feet	20,000 square feet	33	\$	23	92	ដ	25	г.	30	95 EB	Bouthouses and best docks	ĸ		2.0 spaces per dwelling unit
SN-RG-OA	General and professional offices, funeral parlors and sale of arts, staffs and analyses asbject to § 18-25	a.	10,000 square feet	20,000 square feet	98	₽	25	3	51	36	2	52	<u>ี</u> ย	Chridren's playlouse	ä		l space for courth 3000 SF of gross there area
RESIDENTIAL. GENERAL AND PROFESSIONAL	Pitvate schools subject to § 18.41	748	DJWW square heet	20,000 square leet	ž	₽	n	3.	2	2	F1	×	20	Hune occupations	FA.		space per 4 students
OFFICE AND SALE OF AKTS, CHAPTS AND ANTIQUES	Place of worship & Places of worship with purels houses subject to \$18.24	24	pot atenho app 61	20,000 square tect	ж	40	,,,,	40	Э.	3	-	22	<u>435</u>	Presite other atomice building timeluding garden shed, lool shed, greenhouse)	. W		200.SF of grow floor area but mat less than 1 space for each 5 seats, where provided, plus 1 per de elling unit
	Philanthropic and charitable institutions, subject to 9, 18-41	ยคเว	2 ווטוש	2 aktes	ž	70	52	ox.	Ð	36	61	æ	ล				200 SF of gross floor at us
	Mass transit and public utility rights-of-with and situatures subject to § 19.42.	ET-EX	10,000 square feet	20,600 square feet	178	46	23	96	\$1	19	2	52	35				Remonable and appropriate offsorred parking requirements for anneances and lord use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18:44	SPTB	10,000 square feet	20,000 square feet	3	44	57	96	2	36	۲3	52	ន				full-time staff member plus I space for each classicom
	Professional office or studios subject to\$ 18.45	Bano	10,600 square feet	Z0,000 square leet	ž	9	۶.	8	2	30	7	52	52				I space for each 366 St of gross thous area
	Permitted accessory structures	ž					₹.	~	~	2		5					,
SN-B-1 LUCAL REFAIL BUSINESS	Examing howl stead with every analysistation with, subject to set given approval and a certificate of oxyganity for every change in new. The Planning Board shall, with each approva, Oxform not approval, Oxform not approval, Oxform not approval, oxform not prefer to receive the properties of the change and board to cause the certification and prefer to consider the control of the change and board to cause the certification and the change are even of the change are evely.	ats only, subject	to site plan approval am in C.O. within three mor	J a certificate of necupane thy of enactment of this of	y in every charq hapter. Area und	ge m use. The Planted bulk requirements shi	g Bound sh Il contistm	all, with cur to existing	ch approval, o boilding and p	Main an upgradi Miking area oil	ng of the si	te commenso	d also alter	riking and loading	\$	<u>=</u>	

| CACAL REFAIL | That the control and service control behavior to the plan approval and a certificate of disciplancy for every change in sec. Jine Planning Board and a certificate of disciplance of the plan approval and a certificate of disciplance of the plan approval and a certificate of the plan and a certificate of the plan approval and a certificate of the plan and a certificate of the plan approval and a certificate of the certificate of the plan approval and a certificate of the cer Minimum List Acea Applicability
Anet 1 - Exessing promption blooding and h
Aret 2 - New principle biolithing or additivision or existing biolithing will
Proposed flow can expension in excess of 30%.

Host need minimum for a conceptional in excess of 30%.

— and its exceed once promption for application of the abuse formula, §18.5.

— and its exceed once prompting abuseline part bis

Maximum Building Height Applicability Maximum building berght shall be the tesser of the number o steries or Feet (a) for that roofs or Feet (b) for all other roof types

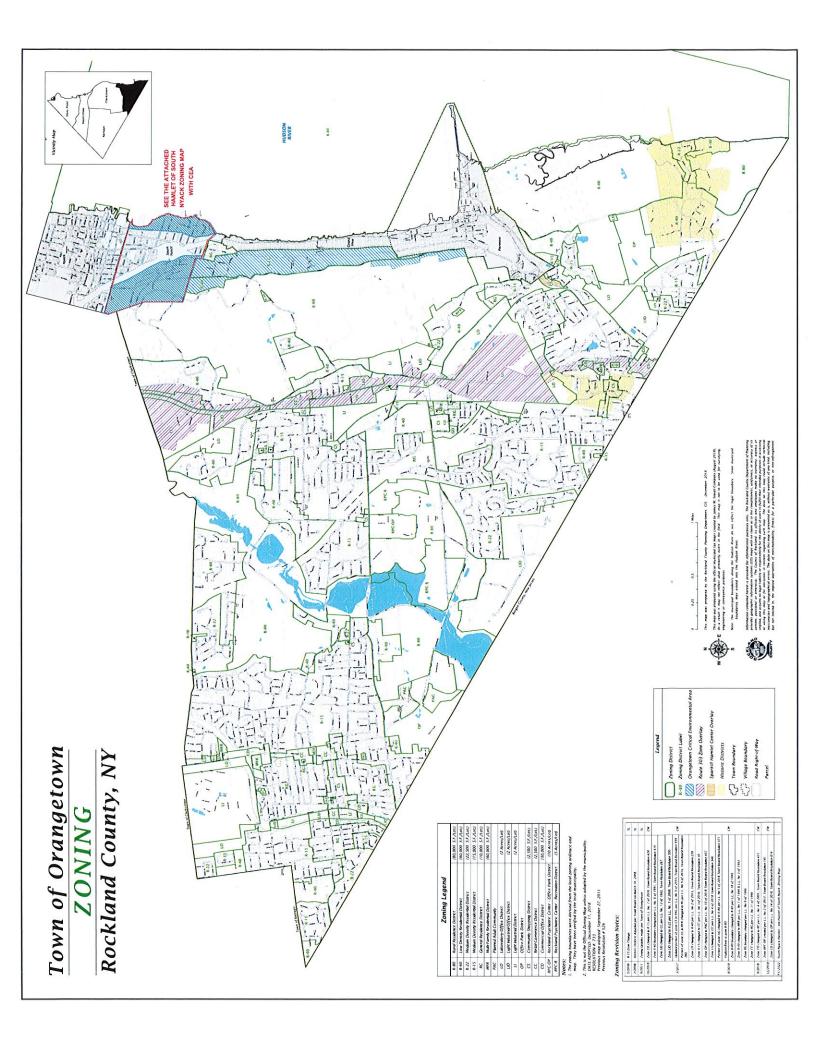
43 standment 19.9
Tunn of Orangasona
Tuble of Hamler of South Nywek General Use, Bulk & Parking Regulations (§5.33)
Hamler of South Nywek

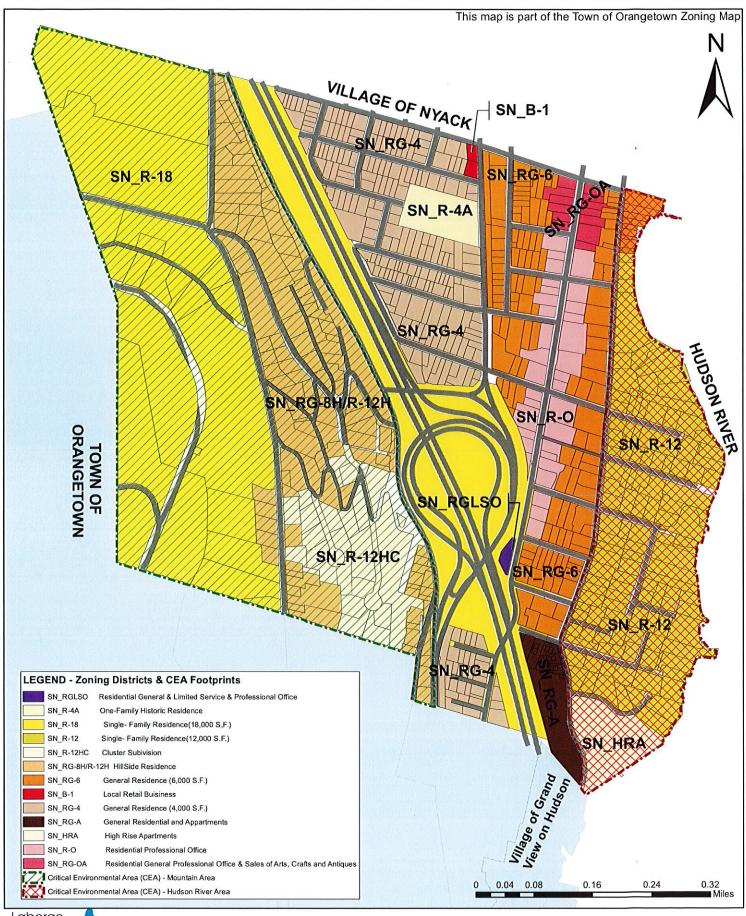
The state of the s	-			Minimum Lot		Maximum Lot		Minimum Yards (feet)	ards (feet)		Maxim	Maximum Height		Accessory Uses	Eype Eype		Parting
משוקל הואוטכו		<u>k</u>	Area I	Area 2	Frontage (feet)	Coverage (%)	Krullt	Kear	Side. 1 Sid	Side, Holb St	Sturies Fe	Feet (a) he	heer (b)	(Column applies across District)	-	-	Unless otherwise provided below, at least I parking space for each
	One landy dwelling	ŝ.,	4,000 square feet	N,Otto square feet	Α¢	35	£	20	12	83	-	9.	٤	Steind steated	ž		2.0 spaces per dwelling unit
	Continuity residence facility subject to 818.22	۵.	10,00%	26,000 square feet	ž	94	ຄ	- 55	2	2	r.	z,	n			2. 2	2s dwelling and, but not les than 5 spaces, of which not nuce than 2 shalf be strabble to the public way
	Place of worship subject to §18.24	-	10,600 square feet	20,000 Square feet	7.	95	*	4	p <u>e</u>	35	n		36 (incl gard	Private utility storage (melliding, garden shed, bad shed, greenhouse)	¥	rı. <u>6</u> .	200 Ne of gross floor aree but not less titum Lypseer for used;) seals, where provided
	Twinity dwelling	4	K,WH:	18,000 square feet	rin N	95	25	30	71	25	¥.	30	*			f4	2.0 spaces per dwelling unit
SN-RGLSO	Conversion of existing structure to one or two-tainty dwelling*	34	bog aunds	18,000 square feet	2	3.	x,	PZ	2	\$2	m	36	£			- 74	2.0 sports per dwelling unit
	General and professional offices, subject to § 18.45		UDSUB I BER	элень рес этель	2	Ŧ	n	2.	15	95	~·	æ	£			-	space for each 300 SF of gross floor area
	Buyele Solus/Renful Busaness	34	10,000	naj azniks	1150	35	ži.	2	71	23	2 3	2.	36 Mary	Private Storage, Cule (industriality)	2		space for each 230 SF of gross floor area
	es.	4	11,080 square feet	18,4000 square feet	ਕੇ	9.	82	£	71	33		ng.	۶			-	space for such 200 NF of gives flour into
	Permitted accessory structures	<u>.</u>	,	,	:	1	ę	~	~	<u>a</u>			<u>ء</u>		-		
NOTEN: (P) - Permuted Use	Juse																

(17) Talmines view and the Planting Board (SEO) Special Perint Use. Zuoning Board of Appeals (ACI): Accessary Requiring Certificate of Use (PA) - Permitted Accessary

Maximum Building Height Applicability:
Muximum building beight shall be the lasser of the number of
surtes or Feet (a) for flat roofs we Feet (b) for all other roof types

Himmon Let Area Applicability, Area I – Extering practical braiding and but Area 2 – New practic braiding an arealogic braiding with a proposal floor area expansion in excess of Mr. (Shas) meet maximum hal area requirement after application of the shape formula, §13.527 – not to exceed one principal structure per lan







Hamlet of South Nyack, Town of Orangetown Rockland County, NY, Zoning Map