

Overview:

Significant changes have been made to Chapter 134. It is recommended that it be read in its entirety. Major changes include:

Chapter 134, the Zoning Map, and the Table of Dimensional Requirements implement the deletion of 2 Zoning Districts (I-1 and I-2) and the addition of 4 new Districts (B-5 (Railroad), Mu-1 (Mixed-Use) and PR-1 (Parks and Recreation), Scenic Viewshed Overlay.

It adds the Scenic View Overlay District which encompasses the entire Village.

It eliminates references to "special permits" and assigns to the Planning Board the ability to issue "special use permits".

Standards and regulations of "fences" have been moved to Chapter 42 (Fences and Walls).

Standards and regulations of "lighting" have been moved to Chapter 108 (Outdoor Lighting Standards).

It adds Landscaping within and around Parking Lots.

It adds regulations for Accessory Apartments.

Description of changes to Chapter 0134:

Chapter has been made gender neutral.

Changes to conform to Code Chapter conventions.

General References have been updated.

Grammar and punctuation corrections.

Changed from "Building Inspector" to "Code Enforcement Officer" throughout.

Changed from "Board of Appeals" to "Zoning Board of Appeals" where appropriate throughout.

Reference to the Master Fee Schedule throughout as appropriate.

References to New York State Village Law have been corrected throughout.

References to special use permits are approved by the Planning Board throughout.

Added to all districts – requirement to conform to applicable requirements of 134-14 (Scenic Viewshed Overlay District).

Deleted the following districts and all references to them: I-1 (Light Industry District), I-2 (Heavy Industry District), Designated Hotel-Historic-Recreational District.

134-18 E (Supplementary Parking Regulations) renumbered to 134-17 M; all references changed throughout.

134-1 (Purpose) – added "parks, recreation and mixed-use" and deleted "industry".

134-2 (Definitions) – Deleted the phrase "the word "person" includes a "corporation"" in the introductory paragraph; modified building "allowed" in "Accessory Use"; modified definitions of "Bed & Breakfast", "Building", "Accessory Building" and added "Accessory Structure to the definition; modified "Building, Height Of", "Convenience Store", "Coverage, Lot", " Dwelling"; "Family", "Floor Area of a Building" and renamed to "Floor Area, Gross"; modified definition of "Home Occupation", "Hospital", "Hotel" "House Trailer"; "Junkyard"; changed "Launderette" to "Launderette/Laundromat"; modified definition of "Lot Line, Width Of", "Mobile Home", "Open Space", "Retail Business", "Sanitorium", "Story, Half", "Yard, Front", "Yard, Rear".

134-2 (Definitions) - added "Accessory Apartment"; "Basement"; "Camper or Camper Trailer"; "Code Enforcement Officer"; "Coffee Shop"; "Commercial Amusement"; "Demolition"; "Demolition, Emergency"; "Electric Vehicle Charging Station"; "Fence"; "Floor Area, Net"; "Home Professional Office"; "Independent Living Facility"; "Live/Work Unit";

“Lot Line, Front”; “Lot Line, Rear”; “Luncheonette”; “Mixed Use”; “Open Space, Protected”; “Personal Service Shop”; “Professional Office/Services”; “Wholesale Sales”.

134-2 (Definitions) - deleted “Boatel”; “Cellar”; “Dog Kennel”; “Tourist Home”; “Trailer Camp”.

134-3 (Listing of Districts) – added B-5 (Railroad), MU-1 (Mixed Use 1), PR-1 (Parks and Recreation); deleted I-1 (Light Industry), I-2 (Heavy Industry), Designated Hotel-Historic-Recreational.

134-4 – updated date of Zoning Map.

134-6 B (3) – modified from “...lot area...” to “...Lot Coverage area...”

134-6 E – added “Any use not permitted by this Chapter shall be deemed prohibited.”

134-7 (Regulations for R-1 One-Family Residence District)

134-7 A (5) modified to “Home Occupations as per Section § 134-16 G (4) and Accessory Uses as defined in Article II, § 134-2 B.”

134-7 A (7) and (8) added 1 Accessory Apartment permitted, and Home Professional Office permitted.

134-7 - hospital, medical center, sanatorium, nursing, convalescent home, philanthropic and eleemosynary institutions no longer allowed in R-1 districts; marinas no longer allowed in R-1 districts; one accessory apartment no longer requires special use permit, now as of right.

134-7 C (4) – front yard setback can be modified without special use permit; (7) - “Livable floor area” changed to “Net floor area”; (10) - added “In computing the front yard setback, the presence of entries and porticoes shall be ignored (see 134-17 D (2))”.

134-7 E - replaced § 134-18 with § 134-14.

134-7 F – expanded requirements for require site plan review and approval by Planning Board in the case of any Building proposed in R-1 districts, and when any change of use in R-1 districts.

134-8 – changed title from “Regulations for R-3 Multifamily Residence District” to “Regulations for R-3, Multiple-Family Residence District”

134-8 A – deleted “Tourist homes” and “Membership clubs and lodges”.

134-8 B – changed 134-8 B (1) to add “with the exception of Accessory Apartments. Accessory Apartments are not permitted in an R-3 District.”; added to 134-8 B (2) “Bed & Breakfast”.

134-8 C – changed (9) from “Livable floor area” to “Net floor area”; added (11) “In computing the front yard setback, the presence of entries and porticoes shall be ignored (see § 134-17 D (2)).”; added (12) “Exceptions to Front Yard setbacks – see § 134-17 D (3)”.

134-8 E (3) rewritten.

134-9 (Regulations for B-1 General Business District)

134-9 – subsections renumbered.

134-9 – Removed the description of the parcels comprising the B-1 District, and removed Appendix D (the listing of the property parcels).

134-9 – Description of site plan review and approval rewritten.

134-9 B – Added “Professional Offices/Services”, modified “Wholesale sales”, deleted “motels, boardinhouses, rooming houses, tourist homes, newspaper and job printing, car sales (franchised dealers only”.

134-9 B (8) – changed to refer to Chapter 104.

134-9 B (10) – added “Conversion of a first floor commercial, professional or retail space to residential use is prohibited. In addition, existing first floor store front glass areas cannot be reduced during any renovation or use change, or change from residential to commercial or retail use.”

134-9 C – deleted “public garages and filling stations”; added “Marinas for the docking of pleasure boats , together with restaurant facilities to be used in connection with the marina. All such uses shall have toilet facilities connected to the municipal sewer system. No such use, however, shall be established or permitted on a parcel of land less than one hundred sixty thousand (160,000) square feet in area, with a minimum frontage on the Hudson River of two hundred (200) feet.”; moved “Existing setback” from special use permit to “Minimum Required” specifications.

134-9 D (4) - Front yard setback changed to 0 feet for B-1 lots on Main Street.

134-9 E – removed Supplementary Sign requirements and referred to Chapter 81 (Outdoor Lighting Standards); removed “uses requiring or utilizing a lot are in excess of 5,000 square feet.

134-9 F – added “Bulk storage of any kind including lumberyard, warehouses, oil and gas storage; Junkyards or similar uses.”

134-10 (Regulations for B-2 Designated Shopping Center District)

134-10 A – rewritten to include “alteration” or “conversion; delete “special use permit”, delete “subdivision”.

134-10 B – changed to refer signs to Chapter 104 and with approval of the Planning Board; deleted “bowling alleys”, “public garages and filling stations”, “manufacture, assembly or treatment which is clearly incidental to a retail business or service conducted on the premises”.

134-10 C – changed “Uses under special permit” to “Uses under special use permit”; removed “All applications for building permits shall be referred to the Planning Board as set forth above.”

134-10 F (1) – changed to “Entrances and exit driveways shall be identified on the site plan.”

134-10 F (3) – deleted “according to the plan approved by the Planning Board.”

134-10 F (4) – deleted “any lot line of which lies”; added “from that residence district”; changed to refer to Chapter 81.

134-10 F (5) – changed to refer to Chapter 104.

134-10 F (6) – added “Conversion of a first floor commercial, professional or retail space to residential use is prohibited. In addition, existing storefront glass areas cannot be reduced during any renovation, use change, or change from residential to commercial or retail use.”

134-10 G (4) – added Accessory Apartments.

134-11 (Regulations for B-3 Designated Retail-Financial-Professional District)

134-11 A - rewritten to include “or alteration or conversion”, delete “special use permit”.

134-11 B (2) – changed from “community” to “commercial”.

134-11 B (3) – changed from “Businesses and professional offices “ to “Professional offices/services”.

134-11 B (4), (5), (6) – added “Single Family residences”; “restaurants”; changed Signs to refer to Chapter 104.

134-11 C – changed to “special use permit”; moved “Churches and similar places of worship; parish house” and “Schools meeting State Department of Education requirements; public libraries and municipal buildings” to 134-11 B.

134-11 F (1) – changed to “Entrances and exit driveways shall be identified on the site plan.”

134-11 F (3) - deleted “according to the plan approved by the Planning Board.”

134-11 F (4) - changed to refer to Chapter 81.

134-11 F (5) – changed to refer to Chapter 104.

134-11 G – deleted “restaurants”, “similar service establishments”.

Section 134-12 “Regulations for I-1 Office-Light Industry District” deleted in total; replaced with new 134-12 “Regulations for MU-1 Mixed Use District”.

Section 134-13 “Regulations for I-2 Heavy Industry District” deleted in total; replaced with new 134-13 “Regulations for PR-1 Parks and Recreation District”.

Section 134-14 “Regulations for Designated Hotel-Historic Recreational District” deleted (this district did not exist in the Zoning Map) deleted in total; replaced with all new 134-14 “Scenic Viewshed Overlay District”.

134-15 (Regulations for B-4 Designated medical and Health Care Facility District”

134-15 A - rewritten to include “or alteration or conversion”.

134-15 B (1) – added “with the exception of Accessory Apartments which are not permitted in a B-4 district.”

134-15 B (4) – deleted “Medical center”.

134-15 F (1) – changed to “Entrances and exit driveways shall be identified.”

134-15 F (3) – deleted “according to the plan approved by the Planning Board.”

134-15 G – new subsection added.

134-15A (Regulations for B-4A Medical and Health Care Facility Mixed Use District)

134-15A A – rewritten: to delete “building use”; to include “Building or alteration or conversion or Mixed Use development”; to delete “use(s)”; to delete “134-4 and standards required for special use permits under 134-16B and E, with the planning board having sole authority to apply appropriate standards and safeguards in accordance with 134-16E(4) and additional standards under 134-16G for Senior Citizen Housing in the B4-A district”; added “referenced in § 134 via footnote”.

134-15A B (1) – added “Accessory Apartments are not permitted in a 15A district”.

134-15A B (4) – significant rewording including merger of previous 134-15A B (4) and 134-16 G (as it applied to Senior Citizen Housing).

134-15A C (2) – added “Accessory Apartments” as a Prohibited Use.

134-15A D (10) – changed “floor area” to “Net Floor Area”.

134-15A F (1) – changed to “Entrances and exit driveways shall be identified.”

134-15A F (3) – deleted “according to the plan approved by the Planning Board.”

134-15A F (5) – changed “§ 134-18” to “§ 134-14”.

134-15A F (6) – deleted.

134-15A (7), (8), (9) renumbered to 134-15A (6), (7), (8); new 134-15A (6) deleted “Where parking is sufficient for existing uses as of the date of this amendment, no additional parking shall be required for said use, however such parking shall not be decreased.”

134-15A (9) through (18) added from 134-16 G ; 134-15A (10) modified to refer to Chapter 81 (Outdoor Lighting).

Added Section 134-15B “Railroad District”

134-16 (Permitted Special Uses)

134- 16 – changed “special permit” to “special use permit” and changed “Board of Appeals” to “Planning Board” throughout section.

134-16 C – added “unless the use is begun or substantial construction is commenced.”

134-16 F (2) – added “All applications for a special use permit shall comply with both the special use standards set forth herein and the site plan review requirements of § 134-27.”

All subsequent subsections of 134-16 F have been renumbered.

134-16 F – old (2), old (3) have been rewritten; added (8).

134- 16 G (1) (a) – changed “livable floor area” to “Gross Floor Area”; changed “gross square feet” to “Gross Floor Area”.

134-16 G (1) (c) – changed “Two (2) off-street parking spaces shall be provided on said lot for the use of each dwelling unit.” to “Off-street parking per Dwelling Unit (see §134-17 M): one (1) space for each Dwelling Unit under one thousand (1,000) square feet Gross Floor Area; one and one half (1.5) spaces for each Dwelling Unit between one thousand (1,000) and fifteen hundred (1,500) square feet Gross Floor Area; two (2) spaces for each Dwelling Unit over fifteen hundred (1,500) square feet Gross Floor Area.”.

134-16 G (2) – changed “Marinas, etc., including motel, boatel and restaurant as authorized under R-1.” to “Marinas with connected restaurants as authorized under B-1 and PR-1.”.

134-16 G (2) (b) [3] – changed from “Yard” to “Yard Setbacks”.

134-16 G (2) (b) [3] [a] – changed “All yards, including front, rear and side for main buildings for motel, boatel, restaurant: fifty (50) feet.” to “All yards, including front, rear and side for main buildings: fifty (50) feet.”

134-16 G (2) (b) [3] [c]– deleted “Yards adjacent to Hudson River may be reduced to less than fifty (50) feet by Zoning Board of Appeals.”; changed “Yards around buildings for accessory uses, including maintenance and sales, may be established by Zoning Board of Appeals, but in no event need exceed the minimum standards set forth above.” to “Yards around buildings for Accessory Uses may be established by the Planning Board, but in no event need exceed the minimum standards set forth above.”

134-16 G (2) (c) [1] [a], [b] – added “Stories”; changed “Accessory buildings” to “Accessory Buildings and Accessory Structures”.

134-16 G (2) (c) [3] – changed “including storage and display of boats and marina merchandise” to “including storage of boats,”

134-16 G (2) (f) – added “In PR-1, commercial facilities incidental to the operation of public recreational uses, such as refreshment stands, offices and museums, subject to a special use permit that takes into consideration factors such as traffic, property size and location.”

134-16 G (3) – old (3) moved to 134-15 and 134-15A.

134-16 G (4) – old (4) “Tourist homes...” deleted.

134-16 G (3) and (4) – added subsections “Home Occupations and Home Professional Offices”, “Live/Work Units.”

134-17 (Supplementary regulations applying to all residence districts) and Section 134-18 (Supplementary regulations applying to all districts) merged into Section 134-17 (Supplementary regulations applying to all districts); Section 134-18 now "Not used".

134-17A – added definition of Accessory Building, Accessory Structure; replaced "accessory building" with "Accessory Building and Accessory Structure" used throughout.

134-17 A – added Building Permit requirement for Accessory Building, Accessory Structure.

134-17 A (1) (a) and (b) - deleted "or a garage"; changed height and setback measurements/requirements.

134-17 A (3) added "unregistered".

134-17 A (4) – added "An Accessory Building or Accessory Structure may not be used as a residence or an Accessory Apartment." and "No more than two (2) Accessory Buildings or Accessory Structures are permitted on any Lot, including enclosed play Structures."

134-17 A (5) – added "No more than two (2) Accessory Buildings or Accessory Structures are permitted on any Lot, including enclosed play Structures."

134-17 D – changed to "Exceptions to Yard requirements in Residence Districts."

134-17 D (1) – changed references "Fences or walls" to refer to Chapter 42.

134-17 D (2) – added "§ 134-7 C (10)" and "§ 134-8 C (11)".

134-17 D (3) – changed "special permit" to "special use permit".

134-17 E – added "Exceptions to Yard Requirements"; added reference to Chapter 42.

134-17 F – previously 134-17 E; corrected reference to 134-19 L to 134-19 K.

134-17 G – added a new subsection "Accessory Apartments".

134-17 H – was 134-18 A – changed to refer to Chapter 104.

134-17 I – was part of 134-18 A – changed to refer to Chapter 108

134-17 J – moved from 134-18 B. Was "All municipal and governmental uses by the Village of Cold Spring of land and/or buildings are hereby permitted in each and every district." changed to "All municipal and governmental uses by the Village of Cold Spring of land and/or Buildings are hereby permitted as of right in each and every district and not subject to Zoning Board of Appeals, or Planning Board, or Historic District Review Board approvals."

134-17 K – moved from 134-18 C; 134-18 C (1) (b) [3] deleted; 134-18 C (2) changed from "unlicensed" to "unregistered".

134-17 K (1) (b) [1] - added "but same may not be used for any purpose."

134-17 K ((1) (b) [2] – changed "must exist, in addition to the area so occupied for such storage." to "must exist and the storage must conform to the required setbacks for Accessory Buildings and Accessory Structures, in addition to the area so occupied for such storage."

134-17 M (1) – added "Sufficient ADA (Americans with Disability Act) Parking Spaces and type must be provided in conformance with the ADA regulations. Fractional required spaces shall be rounded up to the next whole number."; parking table text reformatted to Table; deleted "parking space per" in Use column; changed "floor area" to "Gross Floor Area" throughout; changed "Schools" from "1 for each 12 seats or students or 4 seats in the auditorium whichever is greater" to "1 for each 5 students"; changed "Hospital, sanatoriums, philanthropic or eleemosynary institutions." to "Hospitals, Sanatoriums"; deleted "Rooming house or tourist home"; changed "Eating and drinking places" from " each 3 seats" to "75 square feet of Gross Floor Area"; changed "Hotels and motels" to "Hotels and Bed & Breakfast"; "Bowling Alleys" changed to "Commercial amusement venues" and from "4 for each alley" to "1 per 5 seats"; "Home occupation or accessory professional office, except physicians, dentists and attorneys" changed to "Home Occupation or Home Professional Office" and parking spaces changed to "1 per 150 square feet of Net Floor Area used by Home Occupation or Professional Office"; "Professional office, including physicians, dentists and attorneys, in residential districts"

changed to “Business and professional offices, financial institutions” and parking spaces changed to “1 for each 150 square feet of Gross Floor Area”; “Retail stores, business and professional offices, financial institutions” changed to “Retail stores” and parking spaces changed to “1 for each 250 square feet of ground Gross Floor Area of the Building and 1 for each 300 square feet of upper floor Gross Floor Area”; “Industrial establishments, warehouses wholesale businesses, research laboratories, contractors’ businesses, establishments for manufacture, processing or assembly of goods” changed to “One-Family Dwelling” and parking spaces changed to “2 spaces”; “Other uses” changed to “Other uses not specifically listed” and parking spaces changed to “Sufficient parking shall be provided for any use not listed herein, based upon documentation of parking experience elsewhere, through surveys of demand at existing uses that may be applicable and/or a study of patterns of local vehicle use to preserve the purpose and intent of this section as determined by the Planning Board.”; “Loading and unloading” changed to “Two and Multiple-Family Dwelling” and parking spaces changed to “1 space for each Dwelling Unit less than 1000 square feet Gross Floor Area; 1.5 spaces for each Dwelling Unit between 1,000 and 1,500 square feet Gross Floor Area; 2 spaces for each Dwelling Unit larger than 1,500 square feet Gross Floor Area.; added “Accessory Apartment” with “1 space”; added “B-4 District” with “200 square feet per Dwelling unit”.

134-17 M (7) – changed from “fee in lieu” to “Parking Impact Fee”.

134-17 M (7) (a) – deleted “B-2”; added “for business and commercial uses as requires by this Section”.

134-17 N – added “Dumpsters” – refer to Chapter 48.

134-17 R – added new subsection “Landscaping within and around parking Lots.”

134-19 – Title changed from “Nonconforming Uses” to “Nonconforming Uses, Nonconforming Buildings, Nonconforming Lots”.

134-19 C – added “or ceases for any reason”.

134-19 C (1) – changed from 2 years to 12 months.

134-19 C (3) – deleted “Clear intent on the part of the owner to abandon the nonconforming use.”

134-19 E – deleted “A nonconforming use may be changed to a use of the same or higher classification upon procuring a special permit according to §134-16, and such use thereafter shall not be changed to a lower classification.”

134-19 G – deleted “Cessation of junkyards. Notwithstanding any other provisions of this chapter, any automobile wrecking yard or other junkyard in existence in any residential district at the date of enactment of this chapter shall, at the expiration of three (3) years from such date, become a prohibited and unlawful use and shall be discontinued.”

134-19 G (was 134-19 H) – changed “does not increase the degree” to “does not increase the vertical height of the nonconforming Building, or the degree”.

134-19 J – changed to refer to Chapter 124 – Unsafe Buildings.

134-20 C – changed reference from § 134-19 B to Chapter 124.

134-21 C – added “Additional information required for a Building Permit can be found in Chapter 40 - Building Construction.”

134-21 D - (previously 134-21 C) – deleted “The form of building permit is attached to this chapter and may be amended from time to time by resolution of the Village Board.”

134-22 A – changed “The form of certificate of occupancy is attached to this chapter” to “The form of Certificate of Occupancy can be obtained from the Village Clerk”

134-22 B – deleted “No nonconforming use shall be maintained, renewed, changed or extended without a Certificate of Occupancy (certificate of preexisting use therefore) having first been issued by the Building Inspector.”

134-22 B (previously 134-22 C) – changed “after the erection, alteration or nonconforming use” to “after the erection or alteration”; changed “The form of certificate of occupancy is attached to this chapter” to “The form of Certificate of Occupancy can be obtained from the Village Clerk”

134-23 – changed “The Village Board shall appoint said members and shall designate its Chairman.” to “The Mayor shall nominate said members and shall designate its Chairperson subject to the approval of the Board of Trustees.”

134-24 A – added “Chapter 42 (Fences and Walls), or Chapter 114 (Swimming Pools, Spas and Hot Tubs).”

134-24 B – topic changed from “Special permits” to “Variances”; added “Chapter 42 (Fences and Walls), or Chapter 114 (Swimming Pools, Spas and Hot Tubs).”

134-24 B (1) – added “Chapter 42, or Chapter 114”.

134-24 B (1) (a) – added “Chapter 42, or Chapter 114”.

134-24 B (1) (c) – added “Chapter 42, or Chapter 114”.

134-24 B (2) – rewritten to “Cases which involve a variance from the bulk or dimensional requirements within the subject zoning district or from any general dimensional requirement will be reviewed pursuant to the area variance standards in New York State Village Law Section 7-712-B.3. In cases which involve a variance from the permitted use for the zoning district, instead of any area type variance, the standards for a use variance set forth in New York State Village Law Section 7-712-B.2 shall be applied. In granting either an area or use variance, the Zoning Board of Appeals shall prescribe any conditions that it deems necessary or desirable.

134-25 – deleted “the use for which the special use permit is sought”; delete “or special permit is attached to this chapter”; add “can be obtained from the Village Clerk.”

134-25 C – deleted “applications for special use permits,”; add “All such referrals or engagements by other consultants and/or professionals will be at the applicant’s expense.”

134-25 D – deleted “special permit”; added “interpretation”.

134-25 E – deleted “special permit”; deleted “Upon failure to submit such report, the Planning Board shall be deemed to have approved the application or appeal”.

134-25 F – deleted “special permit”.

134-27 A – added new subsection “Special Use Permits”.

134- 27 B (previously 134-27 A) – deleted “general”; changed “subdivision plats” to “site plans”; added “in conformance with Chapter 81 Outdoor Lighting Standards”; added “the Comprehensive Plan or Master Plan”; deleted “as may be in existence from time to time”.

✚ 134-27 B (3) (previously 134-27 A (3)) – added “including, where considered appropriate by the Planning Board, a 3D model showing Lot build out.”

134-27 B (8) (previously 134-27 A) – added “(8) Where appropriate, a New York State Department of Transportation traffic survey to determine vehicular and pedestrian safety to and from the site.”

134-27 C (1) (previously 134-27 B (1)) – added “letter of credit” in 4 places; changed “Village Board” to “Village Planning Board”; added “or letter of credit” in 3 places; changed “bond” to

“surety bond” in 3 places; deleted “amount”; replaced “the Village Board shall be requested to” by “it can”; changed “approval, and in” to “approval. If the property owner or developer or applicant is found to be in”

134-27 D (1) (previously 134-27 C (1) – changed “Building Code” to “NYS Uniform Fire Prevention and Building Code” in 2 places.

134-27 D (3) (previously 134-27 C (3) – changed “any such plan” to “any such previously approved plan”.

2. 134-27 D (4) (previously 134-27 C (4) – added “including waiving the need for a public hearing.”

134-29 A – changed “person” to “person, firm or corporation”.

134-29 B – added “in New York State Supreme Court”.

134-30 – changed “who shall properly record such complaint and immediately investigate and report thereon to the Village Board of Trustees. He shall also take such action as he deems immediately necessary and advisable, a report of which shall also be made to the Village Board.” to “The procedures for the filing and investigation of complaints can be found in Chapter 40 (Building Construction).

134-31 – changed title “Notice to stop work or remedy violation” to “Stop Work Notice, Order to Remedy.”; deleted subsection and replaced with “The procedures for the issuance and enforcement of a Stop Work Order or an Order to Remedy can be found in Chapter 40 (Building Construction).”

134-32 – inserted “New York” before the reference to the three Laws.

Appendix A “Zoning Map” changed to “Zoning Map 09-xx-21”.

Appendix C – added date of map.

Appendix D “Listing of Property Parcels” deleted.

Added Appendix F “Scenic Overlay Map”.