

Draft Amendment to the Town of Dryden Zoning Law and Subdivision Law

LOCAL LAW NO.     OF THE YEAR 2016

A LOCAL LAW TO AMEND THE TOWN OF DRYDEN ZONING LAW AND SUBDIVISION LAW TO ALLOW CONSERVATION SUBDIVISIONS IN THE VARNA ZONING DISTRICTS.

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

SECTION 1. Section 601 of the Zoning Law is amended to add references to the VHMU, VHR and VHT Districts so that this section reads as follows:

“Section 601: Relief from Lot dimension requirements in the CV, RR, RA, VHMU, VHR and VHT Districts

For relief from the minimum Lot size and minimum Lot Frontage requirements in the CV, RR, RA, VHMU, VHR and VHT Districts, see the Town of Dryden Subdivision Law which permits smaller Lot dimensions by utilizing the Conservation Subdivision procedure.”

SECTION 2. Section 801 E.2 of the Subdivision Law is amended to add references to the VHMU, VHR and VHT Districts after the references to the Rural Agricultural District and Rural Residential District, so that section 801 E.2 reads as follows:

“2. Full EAF may be Required. Based on its review of the Short EAF, the Planning Department may require that a Full EAF be filed, and in the case of a Minor Subdivision in a Conservation District (CV), or in the optional use of the Conservation Subdivision procedure (Article IX) in a Rural Agricultural District (RA), Rural Residential District (RR), Varna Hamlet Mixed Use District (VHMU), Varna Hamlet Residential District (VHR) or Varna Hamlet Traditional District (VHT) shall require that a Full EAF be filed.”

SECTION 3. Section 900 B. of the Subdivision Law is amended to add references to the VHMU, VHR and VHT Districts so that section 900 B reads as follows:

“B: Optional Use of Article

A Subdivider proposing a Subdivision in the Rural Agricultural District (RA), Rural Residential District (RR), Varna Hamlet Mixed Use District (VHMU), Varna Hamlet Residential District (VHR) or Varna Hamlet Traditional District (VHT) may elect to proceed under this Article, in which event the provisions of this Article shall govern.”

SECTION 4. Section 901 C.3. i. of the Subdivision Law is amended to add the following at the end of the existing text: “In the Varna districts, when no minimum lot size is specified, the Varna Density Table in Section 703 of the Town Zoning Law shall be used

to determine the number of lots that could be permitted. The calculation shall be based on the type of development as identified by the developer, and”

SECTION 5. Section 901 D.2.c of the Subdivision Law is amended by adding a requirement for type of development to be shown on conservation subdivision preliminary plats in the Varna districts, so that section 901 D.2.c reads as follows:

“c. Locations of structures (“building envelopes”), and in the Varna districts, type of development.”

SECTION 6. This local law shall take effect upon filing in the office of the Secretary of State.

SECTION 7. The provisions of this local law are severable. If any court of competent jurisdiction decides that any section, clause, sentence, part or provision of this local law is illegal, invalid, or unconstitutional, such decision shall not affect, impair, or invalidate any of the remaining sections clauses, sentences, parts, or provisions of the Local Law.

SECTION 8. This local law shall supersede or repeal any prior inconsistent Local Law.