

CHAPTER 154

ZONING

ARTICLE I

Authority and Purpose; Applicability; Interpretation; Definitions

- § 154-1. Authority and purpose.**
- § 154-2. Applicability.**
- § 154-3. Interpretation.**
- § 154-4. Definitions.**

ARTICLE II

Districts, Map and Schedule

- § 154-5. Zoning districts designated.**
- § 154-6. Zoning Map.**
- § 154-7. Schedule of Regulations.**
- § 154-8. Use of schedule.**

ARTICLE III

Interpretation and Special Regulations

- § 154-9. Interpretation of dimensional standards.**
- § 154-10. Separate lot for each building.**
- § 154-11. Yard and open space for each building.**
- § 154-12. Corner Lots and Through Lots.**
- § 154-13. Visual obstructions at intersections.**
- § 154-14. Height limitations.**
- § 154-15. Fences, Stone Walls and Masonry Walls.**
- § 154-16. Temporary permits for carnivals.**
- § 154-17. Construction Trailers.**
- § 154-18. Wetlands and watercourses.**
- § 154-19. Soil test pits.**
- § 154-20. Required street frontage/driveways.**
- § 154-21. Notification by Sign.**
- § 154-22. Bedroom Occupancy.**
- § 154-22.1 Lighting Standards.**
- § 154-22.2 Tents and Canopies.**
- § 154-22.3 Control of animals.**
- § 154-22.4 Research and development uses.**

ARTICLE IV
District Uses

§ 154-23. **Compliance required.**

ARTICLE V
Uses in Residence Districts

- § 154-24. **Minimum lot area.**
- § 154-25. **Open Space Overlay District Requirements.**
- § 154-26. **Permitted principal uses.**
- § 154-27. **Permitted accessory uses.**

ARTICLE VI
Uses in General Business (GB) Districts

- § 154-28. **Approval of site plan.**
- § 154-29. **Minimum lot area and dimensional requirements.**
- § 154-30. **Permitted principal uses.**
- § 154-31. **Permitted accessory uses.**

ARTICLE VII
Uses in Commercial (C-1) District

- § 154-32. **Approval of site plan.**
- § 154-33. **Minimum lot area.**
- § 154-34. **Permitted principal uses.**
- § 154-35. **Permitted accessory uses.**

ARTICLE VIII
Uses in Industrial I District

- § 154-36. **Approval of site plan.**
- § 154-37. **Minimum lot area.**
- § 154-38. **Permitted principal uses.**
- § 154-39. **Permitted accessory uses.**

ARTICLE IX
Uses in Commercial Recreation CR District

§ 154-40. **Purpose and Intent.**

- § 154-41. **Minimum Standards.**
- § 154-42. **Permitted/Prohibited principal uses.**
- § 154-42.1. **Permitted accessory uses.**
- § 154-43. **Procedures.**
- § 154-43.1 **Site Plan Approval Required.**
- § 154-43.2 **Standards for Approval.**
- § 154-43.3 **Approved Lots.**

ARTICLE X
Farms.

- § 154-44. **Additional requirements.**
- § 154-45. **Agricultural certification for nonconforming activities.**

ARTICLE XI
Right to Farm

- § 154-46. **Intent.**
- § 154-47. **Applicability.**
- § 154-48 **Rebuttable presumption to exist.**
- § 154-49. **Right to Farm.**
- § 154-50. **Interference.**
- § 154-51. **Times of Operation.**

ARTICLE XII
Nonconforming Buildings and Uses

- § 154-52. **Continuance of existing uses.**
- § 154-53. **Change to other nonconforming use.**
- § 154-54. **Change to conforming use.**
- § 154-55. **Discontinuance of use.**
- § 154-56. **Restoration of unsafe structures.**
- § 154-57. **Buildings under construction.**
- § 154-58. **Enlargement of nonconforming buildings.**
- § 154-59. **Major damage to nonconforming structure.**
- § 154-60. **Application for permit to rebuild.**
- § 154-61. **Completion of rebuilding.**
- § 154-62. **Buildings on nonconforming lots.**
- § 154-63. **Non-conforming improvements.**

ARTICLE XIII
Signs and Billboards

- § 154-64. Intent
- § 154-65. General restrictions and regulations.
- § 154-66. Exempt signs.
- § 154-67. Temporary road-side signs.
- § 154-67.1 Commercial signs for real estate, “financing by” and contractor signs.
- § 154-68. Permanent signs in residence districts.
- § 154-68.1 Permanent signs in business districts.
- § 154-68.2 Patterson Hamlet signs; additional requirements.
- § 154-69. Measurement of sign area.

ARTICLE XIV
Off-Street Parking and Loading

- § 154-70. Construction Standards.
- § 154-71. General conditions.
- § 154-72. Location of parking facilities.
- § 154-73. Required parking and loading spaces.
- § 154-74. Minimum construction standards

ARTICLE XV
Approval of Site Plans

- § 154-75. Authority and purpose; recreation fees.
- § 154-76. Uses for which approval required.
- § 154-77. Conditions for which approval required.
- § 154-78. Application for approval.
- § 154-79. Required information.
- § 154-80. Notations.
- § 154-81. Architectural Standards.
- § 154-82. Public hearing.
- § 154-83. Notice to property owners.
- § 154-84. Performance bond required.
- § 154-85. Fees for site plan review.
- § 154-86. Waiver of site plan approval.
- § 154-87. Expiration of approval.
- § 154-88. Damage to Conforming Building.

ARTICLE XVI
Special Use Permits

- § 154-89. Authority to grant.
- § 154-90. Application for permit.
- § 154-91. Review by other agencies.
- § 154-92. Publication of notice of hearing.
- § 154-93. Standards and guidelines for determination.
- § 154-94. Certificate of occupancy for special permit uses.

ARTICLE XVII
Special Permits for Any District

- § 154-95. Not-for-profit membership clubs.
- § 154-96. Churches, parish houses and convents.

ARTICLE XVIII
Special Permits for Residence Districts

- § 154-97. Nursery schools, day-care centers.
- § 154-98. Senior citizen facilities.
- § 154-99. Schools and colleges.
- § 154-100. Equestrian Centers.
- § 154-101. Golf courses and country clubs.
- § 154-102. Bed-and-breakfast inns.
- § 154-103. Trailer parks.
- § 154-104. Hobby kennels.
- § 154-105. Accessory apartments.
- § 154-106. Accessory buildings.
- § 154-107. Commercial trade operations.
- §154-107.1 Livery and taxi cab services.
- §154-107.2. Veterinary service.

ARTICLE XIX
Special Permits for Nonresidential Districts

- § 154-108. Light manufacturing.
- § 154-109. Hospitals, clinics and sanatoriums.
- § 154-110. Local retail centers.
- § 154-111. Regional retail centers.
- § 154-112. Reserved.
- § 154-113. Warehouses.
- § 154-114. Conference and cultural centers.
- § 154-115. Public garages and automotive dealerships.
- §154-115.1. Apartments.

ARTICLE XX
Board of Appeals

- § 154-116. **General powers and duties.**
- § 154-117. **Interpretation of provisions.**
- § 154-118. **Issuance of special use permits.**
- § 154-119. **Appeals and variances.**

ARTICLE XXI
Appeals and Variances

- § 154-120. **Procedures.**
- § 154-121. **Notice of public hearing.**
- § 154-122. **Standards for variances.**
- § 154-123. **Reserved.**

ARTICLE XXII
Administration and Enforcement

- § 154-124. **Certificate of Compliance.**
- § 154-125. **Building permits.**
- § 154-126. **Certificates of occupancy required.**
- § 154-127. **Use prior to issuance of certificate; contents**
- § 154-128. **Application for certificate of occupancy.**
- § 154-129. **Effect of certificate.**
- § 154-130. **Issuance of certificates.**
- § 154-131. **Penalties for offenses.**
- § 154-132. **Code Enforcement Officer.**
- § 154-133. **Schedule of Building Department Fees.**
- §154-133.1 **Outstanding and unresolved violations.**

ARTICLE XXIII
Amendments

- § 154-134. **Amendment procedure.**
 - § 154-135. **Effect on Construction.**
 - § 154-136. **Effect on variances, special use permits and site plans**
 - § 154-137. **Supersession of state law.**
- Att. No. 1 **Schedule of dimensional Zoning Requirements.**

[HISTORY: Adopted by the Town Board of the Town of Patterson 4-13-2005 by L.L. No. 8-2005 (readopted 4-13-2005 by L.L. No. 9-2005). **Amendments noted where applicable.**]

GENERAL REFERENCES

Building construction and fire prevention - See Ch. 64

Fees - See Ch. 87

Flood damage prevention - See Ch. 91

Landmarks and historic districts - See Ch. 101

Numbering of streets and buildings - See Ch. 112

Subdivision of land - See Ch. 138

ARTICLE I

Authority and Purpose; Applicability; Interpretation; Definitions

§ 154-1. Authority and purpose.

There is hereby established a comprehensive zoning plan known as the "Zoning Code of the Town of Patterson," which plan is set forth in the text, map and schedule that constitute this Chapter. Said plan is adopted pursuant to, and for the purposes set forth in Article 2, §10, of Municipal Home Rule Law, and Article 16 of the Town Law of the State of New York, and more particularly for the protection and promotion of the public health, safety, morals and general welfare of the community in the following manner:

- A. Guiding the future development of the Town in accordance with a comprehensive plan of land use which represents the most beneficial and convenient relationships among the residential, commercial, industrial and recreational areas within the town, having regard to their suitability for co-existence with each other without reducing the quality of life or character of the community.
- B. Conserving the natural resources and rural character of the town by encouraging development in appropriate locations and by limiting building in areas where it would conflict with the town's predominantly rural pattern and scale of settlement;
- C. Providing for adequate light, air and privacy; to promote safety from fires, floods and other dangers, and to prevent overcrowding of the land and undue congestion of the population.
- D. Protecting the character and the social and economic stability of all parts of the Town and encouraging the orderly and beneficial development of the Town.
- E. Protecting and conserving the value of land throughout the Town and the value of buildings appropriate to the various districts established by this chapter.
- F. Bringing about the gradual conformity of the uses of land and buildings throughout the town to the comprehensive zoning plan set forth in this chapter, and minimizing conflicts among the various uses, land and buildings.
- G. Aiding and encouraging the wise use and sound management of the groundwater systems, drainage basins, streams, lakes and ponds and all other natural resources throughout the town in order to preserve the environmental quality, and beauty of the community.
- H. Aiding in bringing about the most beneficial relation between the uses of land and buildings and the movement of traffic through and the circulation of traffic within the town, having particular regard to the avoidance of congestion on the highways, streets and roads within the town and the provision of safe and convenient traffic access appropriate to the various uses of land and buildings throughout the town.
- I. Aiding in providing a guide for public policy and action in the adequate provision of transportation, water, sewerage, schools, parks and other public facilities and services, and for private enterprise in building development, investment and other economic activity relating to the

uses of land and buildings.

J. In recognition of the economic value of Patterson's natural beauty and environmental amenities, to protect the integrity of scenic views, ridge lines, agricultural land, existing and potential recreation areas, waterways, ground and surface water supplies, ecological systems, wetlands, wildlife habitat, and natural vegetation, and to maintain environmentally significant open space in its predominantly natural state, in order to preserve the open and rural character of the Town;

K. Promoting attractive well-designed development that is built to foster attractive streetscapes, pedestrian-friendly environments and maintain architecturally the rural, and historic character of the Town.

L. Protecting the ecological integrity and benefits provided by the wetland system identified as the Great Swamp, which includes water filtration, groundwater recharge, flood control, habitat for plants, animals and rare species, recreation and scenic views.

M. Encouraging clean commercial development in order to provide jobs, and services to the Town's residents. **[Added 5-24-2017 by L.L. 1 of 2017]**

N. Preserving our rich history for generations to come. **[Added 5-24-2017 by L.L. 1 of 2017]**

O. Encouraging the use of sustainable energy practices. **[Added 5-24-2017 by L.L. 1 of 2017]**

§ 154-2. Applicability. [Amended 11-15-2006 by L.L. No. 10-2006]

A. No land, building or part thereof shall hereafter be used, and no building or part thereof shall be constructed, reconstructed, extended, enlarged, moved, arranged or altered, except in conformity with this chapter; and no lot shall be less in area or width nor have smaller yards, nor shall any building or buildings or part thereof occupy in the aggregate a greater percentage of the lot, nor shall any building be greater in height, than as prescribed in the applicable paragraph hereof, except as otherwise specifically provided in this chapter. No lot shall be diminished in area nor shall any yard or other open space be reduced except in conformity with the requirements of this chapter.

B. No board, agency, officer or employee of the town shall issue, grant or approve a permit, license or certificate or other authorization, including special permits and variances by the Board of Appeals, for any construction, reconstruction, alteration, enlargement or moving of any buildings or for any use of any land or building that would not be in full compliance with the provisions of this chapter.

C. Any such permit, license, certificate or other authorization determined to be issued, granted or approved in violation of the provisions of this chapter shall be null, void and of no effect without the necessity of any proceedings for revocation or nullification thereof, and any work undertaken or use established pursuant to any such permit, license, certificate or any other

authorization shall be unlawful, and no action shall be taken by any board, agency, officer or employee of the town purporting to validate any such violation.

D. This Chapter shall not apply to lands, or any buildings or structures thereon, that are owned by the Town of Patterson and used for the public benefit.

E. Where a lot has been included in the Putnam County Agricultural District, any agricultural activity as defined herein, or any activity directly related to a commercial horse boarding operation conducted on said lot, shall not be required to comply with the requirements of this Chapter unless said activity will affect the health or safety of the residents of the Town, except for the requirements of §154-18 Wetlands and Watercourses which shall remain applicable to said lot. **[Added 11-15-06 by L.L. No. 10]**

§ 154-3. Interpretation.

A. In interpreting and applying the provisions of this chapter, they shall be held to be the minimum requirements for the promotion of the public health, safety, convenience, comfort and general welfare, and more particularly for the purposes set forth in §154-1. It is not intended by this Chapter to interfere with or abrogate or annul any easement, covenant or other agreement between parties; provided, however, when this Chapter imposes a greater restriction on the use of buildings or land or on the height of buildings, or requires larger open spaces or makes any other greater requirements than are imposed or required by any other ordinance, rule, regulation or by easements, covenants or agreements, the provisions of this Chapter shall control. Where the requirements of this Chapter differ from the requirements of another statute, law, ordinance, rule or regulation, the more restrictive shall govern.

B. The requirements of this Chapter provide the uses and dimensional requirements that have been determined to be the minimum requirements necessary to provide for the orderly development of the Town, in a manner consistent with the intentions of the residents thereof. Any use of land or property that is not specifically permitted by this Chapter is prohibited.

C. The Town of Patterson may be divided into two or more zoning districts which shall be shown on the Zoning Map. This Zoning Code shall identify each individual principal use that may be permitted in each particular zoning district. Each subparagraph shall be considered a separate and distinct permitted principal use within that zoning district. A change from a use listed in one subsection to a use listed in another subsection shall constitute a change in use of the site. For those uses permitted in the GB, C-1, CR and I Zoning Districts, multiple principal uses may exist on the same lot, where such use is a permitted use within that Zoning District. **[Added 5-24-2017 by L.L. 1 of 2017]**

§ 154-4. Definitions. [Amended 11-16-2005 by L.L. No. 12-2005; 11-15-2006 by L.L. No. 10-2006]

A. Usage.

(1) All words used in the present tense include the future tense; all words in the plural

number include the singular number; and all words in the singular number include the plural number, unless the natural construction of the wording indicates otherwise.

(2) The word "person" includes individuals, corporation(s) and all other legal entities. The word "lot" includes the word "plot" or "parcel"; the word "building" includes the word "structure"; and the words "shall" and "must" are always mandatory and not directory. The word "occupied" or "used" shall be construed as though followed by the words "or intended, arranged or designed to be used or occupied," unless the natural construction of the wording indicates otherwise.

(3) Unless otherwise specified, all distances shall be measured horizontally.

(4) The word "Town" means the Town of Patterson, in the County of Putnam, State of New York; the term "Town Board" means the Town Board of said town; the term "Planning Board" means the Planning Board of said town; the term "Board of Appeals" means the Zoning Board of Appeals of said town; the term "Code Enforcement Officer" means the Building Inspector or Codes Enforcement Officer of said town; the term "Town Plan" means the plan adopted by the Town Board pursuant to § 272-a of the Town Law.

(5) The definitions contained herein shall apply to the terms used in this chapter. Where terms are not defined in this chapter or within another chapter of this Code, they shall be defined using their ordinarily accepted meanings within the context in which they are used. Merriam-Webster's Collegiate Dictionary, 11th edition, shall be the source consulted for the ordinarily accepted meaning. **[Added 11-15-06 by L.L. 10]**

B. Definitions. As used in this chapter, the following terms shall have the meanings indicated:

ACCESSORY APARTMENT - An apartment located in a single family dwelling that contains not more than one bedroom, has a floor area greater than 400 square feet and not more than 600 square feet and which does not exceed 35% of the aggregate floor area of the single family dwelling. The accessory dwelling shall clearly be subordinate to the single family dwelling.

ACCESSORY USE - A use that is located on the same lot as the principal use, is customarily associated with, is incidental to and is subordinate in area, extent and purpose to the principal use. **[Amended 5-24-2017 by L.L. 1 of 2017]**

ACTIVE ADULT RESIDENCE - A planned and managed community providing living accommodation and which may also provide accessory facilities, occupancy of which is limited, as permitted by Federal and State Fair Housing Laws, to persons who are 55 years of age and older. **[Added 6-8-2011 by L.L. No. 5-2011]**

ADULT ENTERTAINMENT BUSINESS - an establishment of business that is characterized by an emphasis on nudity or acts of a sexual nature and shall include topless bars, adult bookstores and adult cabarets, however shall exclude stores that rent video cassettes, DVD's or other photographic reproductions where such material comprises less than 15% of the floor area and is maintained separate from the other portions of the building.

AGRICULTURE -

(1) The use of the land for the production for sale of crops, livestock and livestock products, where the same is carried on as a business or gainful operation, and shall include:

- (a) The cultivation of the soil for food products or other useful or valuable growths of the field or garden,
- (b) Tillage or husbandry,
- (c) Dairying, raising of livestock, fowl or birds,
- (d) A nursery farm as defined herein.

(2) "Agriculture" shall not include equestrian centers or the raising of trees for wood products. The term "farm operation" shall also have the same meaning as "agriculture".

ALLEY - A passage or way open to public travel which affords generally a secondary means of vehicular access to abutting lots and is not intended for general traffic circulation.

ALTER -

- (1) As applied to a wetland, watercourse or Waterbody, any form of draining, dredging, excavation, removal of soil, mud, sand, shells, gravel or other aggregate or any form of dumping, filling or depositing of any kind, either directly or indirectly; erecting any structure or roads; the driving, piling or placing of any other obstructions, whether or not changing unrestricted movement of water; any form of pollution; and any other activity which impairs any of the several functions served by freshwater wetlands and watercourses or the benefits derived therefrom.
- (2) As applied to a building or structure, a change or rearrangement in the structural parts of the existing facilities, or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another.
- (3) The term "alter" in its various modes and tenses and its participial form refers to the making of an "alteration".

APARTMENT - A room or suite of two (2) or more rooms designed, used or intended for use as a separate residential unit within a building. **[Amended 5-24-2017 by L.L. 1 of 2017]**

AREA, BUILDING - The total sum of the maximum cross-sectional or horizontal areas as calculated between the vertical walls with the greatest outside dimension of the principal building, exclusive of any cornice, balcony, gutters, awning, open entrance hood, or overhanging roof which projects less than three (3) feet from the face of a building, open terraces and steps. All dimensions shall be measured between the exterior faces of walls. **[Amended 5-24-2017 by L.L. 1 of 2017]**

AUTOMOTIVE DEALERSHIP - A commercial business that sells or leases new or used motorcycles, automobiles, vans or trucks and may include an interior showroom, outdoor storage and display of vehicles, and as an accessory use the repair and maintenance of vehicles that are similar in nature to those for sale or lease at the site. **[Amended 5-24-2017 by L.L. 1 of 2017]**

BASEMENT - That space of a building that is partly, or wholly below grade, i.e., which has more than half of its height, measured from floor to ceiling, below the average established street curb level or finished grade of the ground adjoining the building. When used in connection with a building, the term "cellar" shall have the same meaning as 'basement'."

BED-AND-BREAKFAST INN — An owner-occupied building designed, used and occupied as a single-family residence, which also provides rooms for overnight accommodations to preregistered transient guests for remuneration, and including the serving of food and drink prepared within the building to the guests. For the purposes of this definition, transient shall mean a period of time not exceeding fourteen (14) consecutive days, or twenty-eight (28) days in any one year period.

BUILDING - Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of persons, animals or chattels, and shall include any decks, porches, patios or other structure attached thereto, excepting that structural connections such as a covered walkway or canopy, porch, roof, foundation walls, tunnel and/or horizontal shaft ways, or other similar structural connections above or below ground, enclosed or otherwise, shall not be construed as creating a single building from two or more buildings. A building shall not include walkways or sidewalks of less than eight inches above grade or driveways.

BUILDING, ACCESSORY - Any building, including any appurtenances which are attached or directly abutting thereto, excepting for sidewalks or walkways, which is subordinate to and whose use is incidental to the use of the principal building on the same lot.

BUILDING COVERAGE - The total area of all principal and accessory buildings on a lot.

BUILDING, PRINCIPAL - A building in which is conducted the principal or main use of the lot on which it is situated, including any appurtenances which are attached or directly abutting thereto, excepting for sidewalks or walkways.

CABIN - A permanent or semi-permanent structure used exclusively as temporary shelter for not more than twenty-six weekends per year or for more than twenty-one consecutive days and not exceeding six hundred fifty (650) square feet in size, nor more than sixteen (16) feet in height.

CAMP - Any area of land or water on which are located two (2) or more cabins, shelters, tents, houseboats or other accommodations of a design or character that is normally intended or suitable for seasonal or other more or less temporary living purposes, regardless of whether such structures or other accommodations actually are occupied seasonally or otherwise. A camp shall not include a hospital, place of detention or school offering courses of general instruction.

CATERING - the preparation and furnishing for remuneration of food and/or beverages for service at private, commercial or charitable functions or events, at the premises of the consumer, whether such premises are temporary or permanent, residential or commercial, and whether the

food is prepared on-site, or at an off-site kitchen and brought to the premises of the consumer. **[Added 7-22-15 by L.L. No. 2-2015]**

CHURCHES AND OTHER PLACE OF PUBLIC WORSHIP - A parcel or lot, including the buildings and structures thereon, or portion thereof, where persons regularly assemble for religious worship and/or related instructional, social, cultural and fund-raising activities incidental thereto and where the design and construction of the building, accessory buildings or improvements to the lot are primarily intended for religious services. A Place of Public Worship may also include any social and administrative rooms incidental and accessory thereto.

CLEAR CUTTING - The removal of ten (10) or more trees over 12" in diameter at breast height (DBH) within an areas of 20,000 sq.ft. within a six month period.

COMMERCIAL TRADE OPERATION - A service related business conducted by a skilled artisan, where the service provided is conducted off-site and is representative of and shall include, painting contractors, carpenters, plumbers, electricians and landscapers, tile contractors, security installers, but shall not include businesses similar to general contractors whose primary business is earthwork. A commercial trade operation shall not include the exterior warehousing of vehicles, equipment, or materials. **[Amended 5-24-2017 by L.L. 1 of 2017]**

COMMERCIAL VEHICLE - Any vehicle bearing commercial plates and any of the following: **[Added 5-24-2017 by L.L. 1 of 2017]**

- (1) Displays the registrant's name and address permanently affixed in characters at least three inches high on both sides of the vehicle, with such display being in a color contrasting with that of the vehicle and placed approximately midway vertically on doors or side panels.
- (2) Has business advertisements semi- permanently or permanently attached to the vehicle.
- (3) Has been permanently altered by having all seats and seat fittings, except the front seats, removed to facilitate the transportation of property.

COMPOSTING, COMMERCIAL – Any non-residential facility or portion thereof that stores organic material in a container or compact pile for the purpose of natural transformation into compost or combines or mixes two or more of the following materials for the purpose of manufacturing a product that can be sold or re-used; yard trimmings, wood chips, vegetable wastes or other organic matter, soil, sewage, sludge or septage.

CONFERENCE CENTER - A parcel, including the buildings thereon, which is non-sectarian, is not involved in the promotion of any specific purpose, agenda or goal and is open to the public for general conferences, seminars and other special events, held predominantly indoors, such as is typical of a reunion, wedding or bar mitzvah. **[Amended 5-24-2017 by L.L. 1 of 2017]**

CONTAINER - A portable unit, generally used for the temporary storage and/or transportation of materials.

CONTRACTOR'S YARD - A lot, or portion thereof used for the storage of equipment or materials, either of which are not offered for retail or wholesale sales at the site, but which are principally used for a construction related activity at a location other than the lot on which the Contractor's Yard is located. A contractor's yard shall also include any buildings located on the lot and any accessory office space used by the contractor whose business is located on the lot.

CONTROLLED AREA - Includes all wetlands greater than one-half acre, watercourses and the area surrounding the same for a horizontal distance of one hundred (100) feet from the boundary of the wetlands and all watercourses and all adjacent surfaces within one hundred (100) feet measured horizontally from the ordinary high water line of a watercourse.

CULTURAL CENTER - A parcel including the buildings thereon which shall be open to the general public for the enjoyment of activities including or similar to performing arts, theaters, and museums.

CURB SERVICE ESTABLISHMENTS - See "drive-in establishments."

DAY CAMP - Any land, including the buildings thereon, used for any assembly of persons for recreational or educational purposes.

DAY-CARE CENTER - A place, person, association, corporation, institution or agency which provides day care for three (3) or more children away from their primary residence and in which parents, guardians or others responsible for the child place the child. Such care shall be for more than three (3) hours and less than twenty-four (24) hours per day per child. The term "day care of children" includes services provided with or without compensation or payment. The name, description or form of the entity which operates a day-care center does not affect its status as a day-care center pursuant to Chapter 154 herein.

DAY-CARE, HOME - An occupied residence providing or designed to provide day care for not more than eight (8) children, including resident children less than fourteen (14) years of age.

DELICATESSEN - A retail establishment of less than 3,500 square feet, where grocery products, dry goods, pre-processed foods, packaged foods and "ready-to-eat" foods such as salads, sandwiches, and cooked meats are sold for consumption off-premises, and which has no counters used for seating or more than 4 tables for on-premises consumption of food. **[Added 7-22-15 by L.L. No. 2-2015]**

DISTRIBUTION TERMINAL - A facility where goods are received and temporarily stored for short periods with the specific intent of redistributing those goods.

DOG KENNEL - Any building, structure or premises in or on which there are kept more than three (3) dogs that are more than six (6) months old.

DRIVE-IN ESTABLISHMENTS - Shops, stores, buildings or outdoor counter service which make available any facility for, or which encourages or permits or which has as a significant component of its business, the consumption of food or beverages on the premises outside the building in parked cars.

DWELLING, GROUP - A group of two (2) or more one-family, two-family or multiple dwellings occupying a lot in one (1) ownership and having any yard in common.

DWELLING, MULTIPLE-FAMILY - A building or portion thereof containing three (3) or more dwelling units and designed or used for occupancy by three (3) or more families, individuals or group of individuals living independently of each other.

DWELLING, SINGLE-FAMILY - A building containing one (1) principal dwelling unit and designed or used for occupancy by one (1) family, and which may also contain a legally permitted accessory apartment.

DWELLING, TWO-FAMILY- A building designed for and occupied exclusively as a home or residence for two (2) families.

DWELLING UNIT - One or more rooms connected together, constituting a separate, independent housekeeping unit for one (1) individual person or one (1) family containing independent sanitary, cooking and sleeping facilities, physically separated from any other dwellings that may be in the same building, and having either separate access, or an access shared in common, to the outside.

E.C.I. - The Environmental Conservation Inspector of the Town of Patterson.

E.C.I., DEPUTY - The person designated by the Town of Patterson to perform the duties of the E.C.I. in his absence.

EPHEMERAL POND - (or vernal pool) A basin or depression which fills with water typically in the Spring and may dry up during summer months, and which supports "obligate" vernal pool species of wildlife, including Fairy shrimp, wood frogs and mole salamanders.

EQUESTRIAN CENTERS - Any building, group of buildings, structures or land where horses are kept for riding, driving, boarding or otherwise stabled for compensation or as an incidental use to the operation of any club, association, ranch or similar establishment. Land or buildings in which horses, owned solely by the property owner, are stabled for the enjoyment of the property owner, and which is clearly incidental to the residential use of the property shall not be considered an Equestrian Center. Farms, where the principal use is breeding of horses shall also not be considered an equestrian center but shall be considered an agricultural activity.

EXCAVATION - Any removal of sand, gravel, soil or other natural materials to a depth of twelve (12) inches or more below the natural contour of the land, or the present contour of the land if the natural contour has been disturbed prior to the effective date of this law, whether or not any overburden and/or natural material is intended for any use off of the site, except that "excavation" shall not include said removal for the purpose of bona fide agricultural activities, routine landscaping or improvement of drainage on occupied property, or land development of the site pursuant to, but not prior to, issuance of a building permit or issuance of subdivision or site plan approval.

FAMILY - Any number of individuals related by blood, marriage or adoption [or not more than three (3) individuals who are not so related], living together as a single housekeeping unit, using

rooms and housekeeping facilities in common, having such meals as they may eat at home prepared and eaten together, and is permanent and stable. Three (3) or more individuals not so related shall not be considered as a family unless they can sufficiently demonstrate to the administrative officer charged with enforcement of this code that they:

1. Share the entire dwelling unit
2. Live and cook together as a single housekeeping unit
3. Shares expenses for food, rent, utilities or other household expenses, and
4. Are permanent and stable

FARM, HOBBY - A parcel or lot, containing at least five (5) acres of usable farmland on which activities, typically associated with agriculture or farm operations including the raising of vegetables, livestock or poultry, are conducted for the enjoyment of the property owner and/or where no profit can be shown in any three out of five successive years. It excludes the raising of swine, fur-bearing animals, riding academies, equestrian centers, livery or boarding stables and dog kennels. **[Amended 8-11-2021 by L.L. No. 2-2021]**

FARM, LARGE - Any parcel of land containing at least ten (10) acres of usable farmland which is used for gain in agriculture, including the growing of nursery or garden products, livestock, poultry and dairy products. It includes necessary farm structures within the prescribed limits and the storage of equipment used. It excludes the raising of more than two (2) adult swine and their piglets, fur-bearing animals, riding academies, equestrian centers, livery or boarding stables and dog kennels. **[Amended 8-11-2021 by L.L. No. 2-2021]**

FARM, SMALL - Any parcel of land containing at least five (5) acres of usable farmland which is used for gain in agriculture as defined in this chapter, including the growing of nursery or garden products, livestock, poultry and dairy products. It includes farm structures within the prescribed limits and the storage of equipment used. It excludes the raising of swine and their piglets, fur-bearing animals, riding academies, equestrian centers, livery or boarding stables and dog kennels. **[Amended 8-11-2021 by L.L. No. 2-2021]**

FARM ANIMAL, LARGE - See "livestock."

FARMLAND, USABLE - Lands with characteristics of soils and topography that are generally suitable for the growing of crops or the raising of animals. Regulated wetlands, lakes or ponds, and slopes exceeding 50% in grade shall not be considered Useable Farm Land.

FAST-FOOD ESTABLISHMENTS - Establishments providing food and beverages that are ordered at an indoor or outdoor counter service, or a drive-up window, which may be consumed on or off the premises, but are not consumed at the counter from which the order is taken. Fast-food establishments may have tables on the premises used by patrons, but orders are not taken by wait-staff at the tables. Food sales typically consist of pre-processed or quickly prepared food and beverages in disposable containers or wrappers, selected by patrons from a limited line of specialized items including, but not limited to, hamburgers, chicken, pizza, tacos, Chinese-style food, hot dogs, ice cream or yogurt. **[Amended 7-22-15 by L.L. No. 2-2015]**

FINISHED GRADE - The elevation at which the finished surface of the surrounding lot intersects the walls or supports of a building or other structure. If the line of intersection is not

reasonably horizontal, or the slope of the finished grade extending ten (10) feet perpendicular from the building or structure has a grade of greater than 20%, in computing the height of a building or other structure, the finished grade for each individual side of the building shall be the average elevation of all finished grade elevations adjacent to and at a distance ten (10) feet from the periphery of that side of the building. **[Amended 9-24-2003 by L.L. No. 6-2003]**

FLOOR AREA, LIVABLE - When applied to dwellings, shall include all floor area used for human occupancy within the exterior walls of the building suitable for habitation including closets, hallways, cellars or basements with a finished floor and a vertical height greater than seven feet, and any portion of attic space with a floor, or where a floor could be installed and that is greater than five feet in height, but shall not include open porches or breeze ways, unfinished cellars, garages or uninhabitable or unfinished attic space.**[Added 11-9-05 by L.L. No. 12 of 2005]**

FOOTCANDLE - A measure of light falling on a surface. One (1) footcandle is equal to the amount of light generated by one (1) candle shining on one (1) square foot surface located one (1) foot away. Footcandle shall also mean the ratio of the quantity of light, measured in lumens to the surface area in square feet on which the lumens are falling. One foot-candle shall equal one lumen per square foot. Foot-candle light densities are measurable with an illuminance meter. **[Added 11-9-05 by L.L. No. 12 of 2005]**

FOUNDATION - The masonry portion of a structure which is below the finished grade of the ground adjoining the structure, or in the case of a basement or cellar, that portion of masonry of which the cellar or basement is comprised.

FRONTAGE - All that portion of a lot or parcel which abuts continuously on one (1) side of a street or intersecting streets as defined herein and from which access to the principal building is derived, or where no building has been constructed, from which access to the lot is derived.

GARAGE, PRIVATE- An accessory building, or a portion of a principal building, or a portion of an accessory building permitted pursuant to Section 154-106, with a building area of greater than two hundred and fifty (250) square feet used principally for the storage of motor vehicles as an accessory use, and used exclusively by the occupants of the lot upon which the building is erected and which shall meet the following criteria;

- (1) an accessory building shall not exceed in size a bulk area ratio of fifty percent (50%) of the principal dwelling on the lot as measured from the above-ground exterior walls of each structure, and shall not exceed in height the height of the principal structure, or
- (2) when included as a portion of a principal building shall not exceed in area 30% of the livable area of the building. **[Amended 9-24-2003 by L.L. No. 6-2003; Amended 11-9-05 by L.L. No. 12 of 2005; Amended 8-11-2021 by L.L. No. 2-2021]**

GARAGE, PUBLIC - A building or part thereof, other than a private garage, used for the storage, care, repair or painting of motor vehicles for remuneration or for the sale of motor vehicles or accessories or where any such vehicles are kept for hire.

GASOLINE STATION - An area of land, including buildings and other structures thereon, that is used to dispense motor vehicle fuels, oils and limited accessories automotive products at retail. An automotive gas station shall not include other types of retail sales, such as a convenience store or automotive parts store, or any type of repair service, or automotive body repair work and painting as an accessory use. **[Amended 8/10/2011 by L.L. No. 7-2011]**

GLARE - Intense light that results in discomfort and/or a reduction of visual performance and visibility. **[Added 11-9-05 by L.L. No. 12 of 2005]**

GREENHOUSE - Any building or structure constructed mainly of glass, plastic or other clear or translucent materials and used as a conservatory for the growing and protection of flowers and plants and for the propagation and culture thereof.

HAMLET OF PATTERSON - The lands contained within the following boundaries:

- (1) Northerly boundary: Dutchess County line.
- (2) Easterly boundary: New York State Electric and Gas right-of-way, including but not limited to Lots #7, 32, 33, 44 and 50 in Block 1, Map 4 of the Town Tax Maps of December 31, 2001. **[Amended 11-15-06 by L.L. 10 of 2006]**
- (3) Southerly boundary: As taken from the Town Tax Maps of December 31, 2001, the southerly boundary of Lot 9, in Block 1 of Map 4; the southerly boundary of Lot 40, in Block 1 of Map 14; the southerly boundary of Lot 98, in Block 2 of Map 13.8 the southerly boundary of Lots 88 in Block 1 on Map 13.8; southerly boundary of Lot 60, in Block 1 of Map 13.7; and thence along Route 311 to the intersection of Cross Road.
- (4) Westerly boundary: from the Dutchess County line southerly along Harmony Road to the intersection of Route 292; thence easterly to the intersection of Meadowbrook Road; thence southerly along Meadowbrook Road and Sonnet Lane, including all the residential lots along those roads and Pan Road until the intersection of Route 311.

HEALTH OR FITNESS CLUB - A building, or portion thereof where members or non-members use equipment or space for the purpose of exercise or physical training. **[Added 11-15-06 by L.L. 10 of 2006]**

HEIGHT OF BUILDING - The vertical distance as measured between 1) the level of the highest point of the roof surface, exclusive of any chimneys, antennas of less than ten (10) feet in height, or other purely architectural protrusions less than six feet in height, and 2) the average level of the finished ground surface across the exterior wall of the building which results in the greatest vertical distance. **[Amended 11-9-05 by L.L. No. 12 of 2005]**

HOME DAY CARE - A program caring for children under the age of 16 for more than three hours per day per child in which child day care is provided in a family home by the resident of the home for three to six children. **[Added 5-24-2017 by L.L. 1 of 2017]**

HOME OCCUPATION - An accessory use of a service character customarily conducted entirely within a dwelling by the residents thereof, which is clearly incidental and secondary to the use of

the dwelling for living purposes and does not change the character thereof or have any exterior evidence of such incidental and secondary use other than a small nameplate, and in connection therewith there is not involved the keeping of a stock-in-trade. Said accessory use shall not occupy more than thirty-five (35)% of the floor area of the building. The professional office of a lawyer, accountant, engineer, architect or other professional person, including violin, piano, other individual musical instrument or voice instructor limited to a single pupil at a time, who offers skilled services to clients and is not professionally engaged in the purchase or sale of economic goods, shall be deemed to be "home occupations"; and the occupation of dressmaker, milliner or seamstress, each with not more than one (1) paid assistant, shall also be deemed to be "home occupations." Dancing instruction, band instrument instruction in groups, tearooms, tourist homes, beauty parlors, barbershops, real estate or insurance offices, hospitals, mortuary establishments, and stores, trades or businesses of any kind herein excepted shall not be deemed to be "home occupations."

HOSPITAL - A place providing overnight accommodations for temporary occupation by the sick or injured used for the purpose of diagnosis, medical treatment or other care of ailments, and other health related activities such as day surgeries, emergency care, or wellness and prevention programs. **[Amended 5-24-2017 by L.L. 1 of 2017]**

HOTEL - Any building or portion thereof where single rooms or suites of rooms are rented or hired out to be occupied or which are occupied by transient guests who are lodged, with or without meals, for sleeping purposes for compensation, whether the compensation be paid directly or indirectly.

HOURS OF OPERATION - The hours during which a business activity is conducted on the premises of a business including both the hours during which the premises is open to the public, and the hours during which the premises is not open to the public but a business activity, including without limitation food preparation for Catering or off-premises consumption, is occurring. **[Added 7-22-15 by L.L. No. 2-2015]**

IMPERVIOUS SURFACE - Those surfaces in the urban landscape which do not have a permanent vegetative cover and/or cannot effectively infiltrate rainfall including, but not limited to building rooftops, pavement, sidewalks, driveways and roads with a surface of dirt, gravel, asphalt or concrete, decks and swimming pools.

LIGHTING, TEMPORARY - Lighting that is intended to be used for a special event held for seven (7) days or less, which is held by a government agency or not-for profit organization, and which lighting shall be limited to the hours of 7:00 a.m. to 11:00 p.m. **[Added 11-9-05 by L.L. No. 12 of 2005]**

LIMITED IMMUNITY USE - Any use or activity which by act of State-imposed restrictions on the Town's authority to imposed zoning restrictions, or by judicial determination is not subject to conforming with the requirements of this Chapter including, but not limited to, farm operations participating in an agricultural district.

LIVESTOCK - Any animal, whose adult weight generally exceeds one hundred and twenty-five (125) pounds or any poultry, which are typically raised outdoors or in a barn or other structure not typically used for residential purposes, including, without limitation, cattle, sheep, horses,

goats, llamas, alpacas, swine, reindeer, bison and other domestic animals ordinarily raised or used on a farm. Livestock shall also mean a large farm animal. **[Amended 8-11-2021 by L.L. No. 2-2021]**

LOT - A contiguous area of land, under single ownership throughout, occupied or to be occupied by a building and its accessory buildings or by a dwelling group and its accessory buildings, together with its open spaces.

LOT AREA - The total horizontal area included within lot lines exclusive of streets and other public open space. **[Amended 5-24-2017 by L.L. 1 of 2017]**

LOT, CORNER - A lot at the junction of and abutting on two (2) or more intersecting streets when the interior angle of intersection does not exceed one hundred thirty-five degrees (135).

LOT COVERAGE- The aggregate percentage of a plot or lot area covered by the buildings or structures as measured by the vertical projection to the ground of their greatest outside dimension. Any cornice, balcony, awning, gutters, open entrance hood, or overhanging roof which projects less than three (3) feet from the face of a building shall not be considered as part of the structural coverage. Conversely, any cornice, balcony, awning, open entrance hood, or overhanging roof which projects three (3) or more feet shall be included in entirety as lot coverage. Structures with minimal horizontal areas such as arbors, trellises, fences, and poles shall not be considered as part of lot coverage. Likewise appurtenances, such as open porches, terraces, or open decks, with heights above grade less than three (3) feet shall not be considered as lot coverage. Swimming pools with water levels or with decks three (3) feet or more above grade shall, however, be considered as part of structural coverage. Structures entirely located more than two (2) feet below the ground, including oil tanks and subsurface sewage treatment systems, shall not be included in lot coverage. **[Amended 5-24-2017 by L.L. 1 of 2017]**

LOT DEPTH - The mean horizontal distance between the front and rear lot lines, measured in the general direction of the side lot lines.

LOT, FLAG - A lot whose configuration is such that access is provided through a narrow corridor and the bulk of the lot's area is located behind the rear property line of one or more adjacent lots.

LOT LINE, FRONT - The edge of the lot which abuts the frontage except that in the case of a "flag" lot the front lot line shall also include the nearest property line which is parallel to the property line which abuts the property frontage.

LOT, INTERIOR - A lot other than a corner lot.

LOT LINE, REAR - The lot line which is generally opposite the front lot line. If the "rear lot line" is less than ten (10) feet in length or if the lot comes to a point at the rear, the "rear lot line" shall be deemed to be a line parallel to the front line not less than ten (10) feet long, lying wholly within the lot and farthest from the front lot line.

LOT WIDTH, AVERAGE - The quotient arrived at by dividing the area of the lot in square feet by the depth of the lot in feet.

LUMEN: A quantitative unit measuring the amount of light emitted from a light source.(see footcandle)[**Added 11-9-05 by L.L. No. 12 of 2005**]

LUMINAIRE- A complete lighting unit consisting of the lamp, lens, optical reflector, housing and an electrical components necessary for ignition and control of the lamp, which may include a ballast, starter and/or photo control.[**Added 11-9-05 by L.L. No. 12 of 2005**]

LUMINAIRE, DIRECTIONALLY SHIELDED: A luminaire which emits a light distribution where some light is emitted at or above a horizontal plane drawn through the bottom of a fixture. Such fixtures may contain visors, louvers or other types of shields or lenses which are designed to direct light onto a targeted area and to minimize stray light.

LUMINAIRE, FULL CUT-OFF OR FULL SHIELDED - A luminaire or light fixture that; by design of the housing, light emitted from the fixture is projected below a horizontal plane running through the lowest point of the fixture where light is emitted. The lamp is not visible from outside the fixture with a shielded light fixture, and no light is emitted above the horizontal plane drawn through the base of the fixture.

RECESSED FIXTURE - When the source of light is built into a structure or portion of a structure such that the light source is fully contained within the structure and no part of the light source extends or protrudes beyond the underside of a structure or portion of a structure

MANUFACTURING, LIGHT - The assembly, fabrication, treatment and packaging of component parts into a finished product, or the processing of raw materials into a finished component or product. Light Manufacturing shall not include operations which are offensive, obnoxious or detrimental to the environment by reason of vibration, dust, smoke, fumes, noise, odor or obnoxious wastes. Light Manufacturing shall also not include operations that require large volumes of raw materials that must be delivered and stored in bulk, or where the manufacturing process would require any highly flammable, toxic or explosive materials. Light Manufacturing shall also not include any outdoor operations. [**Added 11-15-06 by L.L. 10 of 2006**]

MINERAL PROCESSING FACILITY - Any operation which receives, prepares, washes, cleans, crushes, stockpiles, distributes or engages in any other such processing of natural materials removed from the earth.

MOTEL - A building or group of buildings, whether detached or in connected units, used as individual sleeping or dwelling units designed primarily for transient automobile travelers and providing for accessory off-street parking facilities. The term "motel" includes buildings designated as auto courts, tourist courts, motor inns, motor lodges and buildings known by similar appellations.

NONCONFORMING - A building, structure, land or substantial use of any of same lawfully existing at the time of the enactment of this chapter which does not conform to the regulations for the district or districts in which it is situated.

NOT - FOR- PROFIT MEMBERSHIP CLUB – The premises and building used by and

exclusively for the members and guests of a not-for-profit corporation or fraternal organization organized and existing under the Not-for-Profit Corporation Law or the Benevolent Orders Law of the State of New York, and established for civic, recreational, athletic or social purposes. The club shall not be used in whole or in part for the conduct of any business enterprise for profit, but this shall not be construed as preventing the incidental utilization of the club for benefits or performances for a recognized charity, nor shall it prevent the incidental utilization of the club for the meeting of other civic organizations. A not-for-profit membership club shall not include a not-for-profit corporation or fraternal organization established for the purpose of providing facilities for or engaging in any form of aviation, the launching of fireworks, trap or skeet shooting, outdoor target, rifle or pistol ranges, animal rescue or a facility used for any form of motorized vehicle sport or testing or adult entertainment use. **[Added 10-27-2010 by L.L. No. 5-2010]**

NURSERY, FARM - Any lot used for the growing of trees, shrubs or other live plant material intended for sale, excluding the growing of trees for wood products or personal use or enjoyment and lots or portions thereof used principally for the storage of nursery products.

NURSERY, RETAIL - A lot or portion of a lot, and the buildings and structures thereon who's use or intended use is the sales of trees, shrubs, flowers or other live plant material. A retail nursery shall also include the retail sales of items accessory or incidental to the sales of plant material and any greenhouses used to raise and store the plant material that will be sold on the lot. A green house shall not be considered a retail nursery where the greenhouse is not open to, nor accessible to the general public and the wholesale or retail sale of plants is not conducted on the lot or an adjacent lot under the same ownership.

NURSERY SCHOOL - A place where children of preschool age regularly meet for daytime care, training and/or supervised play.

OFFICE, BUSINESS - A building or any portion of a building, or any use thereof, conducted for administrative, executive management or clerical activities, but where such services are not offered to consumers or walk-ins, nor include client-based social services offices. Business Offices shall mean those types of businesses which include corporate offices, district and regional offices, holding companies, administrative or business management services, dictation services, telephone answering services, telemarketing services or computer software design. **[Added 11-15-06 by L.L. 10 of 2006]**

OFFICE, PROFESSIONAL - A building or any portion of a building, or any use thereof, conducted for the business of offering services to the public, which are typically occupied by individuals of a recognized profession and maintained for the conduct of such profession. Professional Offices shall mean those types of businesses which include those of law, architecture, planning, engineering, appraisals, real estate, insurance, accounting, art instruction, music instruction, investment counseling, and other professions which require a similar degree of training and experience. Professional Office shall also include computer services offered to others, except for computer training, computer repair or computer sales. **[Added 11-15-06 by L.L. 10 of 2006]**

PARKING AISLE - An access way, other than a street or road, located on private property that provides a means of egress and ingress to vehicle traffic.

PARKING SPACE - A permanently improved off-street space dedicated exclusively for the parking of one (1) motor vehicle on a transient basis, and having an area of not less than two hundred (200) square feet, or as otherwise may be established by the Planning Board, and having access to a parking aisle, street or alley.

PERSON - Any individual, firm, sole proprietorship, corporation, partnership, limited liability company, limited liability partnership, association, venture, individual appointed to and acting in a representative or fiduciary capacity, estate, trust or other entity. **[Added 8-14-13 by L.L. No. 5-2013]**

PERSONAL SERVICES - A building or any portion of a building, or any use thereof, conducted for the benefit of consumers for compensation, which provide appearance enhancement, personal improvement, personal instruction services, or other services listed herein, including barber shops, beauty shops, shoe repair shops, nail salon, tanning salon, laundromats, tailors, florist, printing, publishing or photocopying; photographer's studio, dance or music studios; driving schools; diet centers, reducing salons, mail service and safe deposit boxes, a travel bureau, a custom printing for apparel, photocopying center, dry cleaner, day spa and other uses of a similar nature. Personal services shall not include establishments at which exercise or physical training is provided. **[Amended 11-15-06 by L.L. 10 of 2006]**

POLLUTION - The presence in the environment of human-induced conditions or contaminants in quantities or characteristics which are or may be injurious to humans, plants, animals or property.

POULTRY - Domesticated fowl, including chickens, turkeys, ducks, geese, ostriches, emus, waterfowl, and game birds (except doves and pigeons) that are typically bred primarily to produce eggs and/or meat, regardless of whether they are kept or treated as pets. **[Added 8-11-2021 by L.L. No. 2-2021]**

REGIONAL RETAIL CENTER - A site designed to lease, rent or sell commercial space to multiple businesses that offer the sale of general merchandise, food and/or personal services to consumers and which provides a total building area of greater than 75,000 square feet. Businesses in the center must be open to the public, or permit membership that is open and available to the general public. A regional retail center may also include one or more retail stores or wholesale clubs characterized by a large amount of floor space (generally more than 50,000 square feet), that offer a wide array of general merchandise, and/or full service grocery sales. They may also include as accessory to the retail store, indoor/outdoor garden center and the sale of related merchandise, vision center, bakery, personal services, automotive products for sale including but not limited to tires, lubricants, wipers, batteries, which may also include on-site installation, pharmacy, alcoholic beverage sales, and fast food sales. These large retail stores may include exterior drive-through and pick up areas for goods, which may or may not be ordered on the internet. **[Added 5-24-2017 by L.L. 1 of 2017]**

RESEARCH AND DEVELOPMENT USES – The lands, and building or buildings thereon used for the pursuit of and experimentation in pure or applied scientific or technological research, design, development and production of prototype machines or devices or of new products or technologies, and offices and other uses accessory and clearly incidental thereto, wherein products are not manufactured or fabricated for wholesale or retail sale, wherein commercial

servicing or repair of commercial products is not performed; and wherein there is no display of any materials or products for sale or resale. In no event shall any of the following be permitted: **[Added 10-27-2010 by L.L. No. 6-2010]**

- (1) Chemical plants;
- (2) Motorized vehicle testing laboratories, except for vehicles powered entirely by solar energy or electricity;
- (3) The keeping, use of, or experimentation with animals;
- (4) Facilities engaged in research or development of explosives; and
- (5) Any use which causes the emanation of noxious or offensive odors, vapors, dust, vibration, smoke, gas, noise, fumes, glare or radiation, or is otherwise injurious to any of the surrounding properties or to their owners and occupants or which presents any other hazard to public health or safety.

RESTAURANT - A building or portion thereof where food is prepared in a kitchen on site and food and beverages are sold for consumption to customers seated within the building serviced by wait-staff, and where more than 65% of the interior of the building is available and used for seating of customers. Such entities shall store and prepare foods in accordance with applicable Federal, New York State, Putnam County and Town laws, rules and regulations, have approved methods of disposal of waste material from the food preparation process and provide for the sufficient filtering or dissipation of odors and fumes from the premises so that they are not offensive or detrimental to neighboring properties. Additional outdoor seating may be permitted seasonally by the Planning Board in accordance with all applicable laws, rules and regulations, including requirements for provision of adequate parking. A restaurant may provide alcoholic beverages, take-out food and catering as additional services as long as said services are subordinate and clearly incidental to the restaurant use. Establishments providing a buffet-style or table-top cooking food service shall also be considered a restaurant. A restaurant shall not be deemed to include a snack bar or refreshment stand at a public or non-private recreational facility which is operated solely by the agency or group operating the recreational facility for the convenience of the patrons of the facility. Entertainment which is provided for the enjoyment of the patrons shall be considered accessory to a restaurant, including dancing by patrons, provided the space made available for such entertainment use shall not be more than 15 percent of the overall floor area available for dining. **[Amended 7-22-15 by L.L. No. 2-2015]**

RETAIL - A building or any portion of a building, or any use thereof, conducted for the benefit of consumers at which the sale or rental of dry goods, groceries, commodities, or merchandise is available to consumers including, but not limited to, drug stores, super markets, delicatessens, department stores, home furnishing stores, clothing stores, pet supply shops, video rental stores, automotive parts and accessories (excluding vehicle service and installation) computers and electronics. **[Added 11-15-06 by L.L. 10 of 2006]**

SELF-STORAGE FACILITY- A building or group of buildings containing multiple fully enclosed, compartmentalized stalls or lockers which are rented or leased as individual units for the temporary storage of property on a weekly, monthly or similar periodic basis. **[Added 10-9-**

2019 by L.L. No. 2-2019]

SIDEWALK - An improved surface, absent of vegetation, which is less than five feet wide, is less than eight inches in height from the adjacent grade, and whose principal function is to convey pedestrian traffic. A sidewalk may also include a series of steps which follow the general contour of the land and are at grade, but shall not include stairs which create a transition between two distinct elevations of the land.

SIGN - Any structure, housing, sign, device, figure, painting, display, message placard, or other contrivance, or any part thereof, containing letters, pictures, insignia or illustrations for visual communication with the intent of bringing the subject thereof to the attention of the public, and shall also include that portion of awnings, in-door and window signs which display and advertisement, announcement, notice or name. **[Amended 9-12-2018 by L.L. No.5-2018]**

SIGN AREA - That area which results by multiplying the outside dimensions of a sign, not including the vertical, horizontal or diagonal supports which may affix the sign to the ground or to a structure or building unless such supports are evidently designed to be part of the sign as defined herein. Where the sign consists of individual letters or symbols attached to or painted on a building, the area shall be considered to be that of the smallest rectangle which encompasses all of the letters or symbols.

SIGN, BUSINESS OR PROFESSIONAL - A sign which advertises, directs or attracts attention to or announces a business establishment or profession conducted upon the same lot, including a place where services, entertainment, commodities, merchandise or products are offered, conducted or sold at retail upon said lot.

SIGN, FARM PRODUCE - A sign which directs attention to the sale at retail upon the same premises of farm produce, dairy products, poultry or other food products lawfully grown, raised or produced upon said premises in connection with the operation of a roadside stand.

SIGN, FLASHING - An illuminated sign on which artificial light is not maintained stationary and constant in intensity and color at all times when in use.

SIGN, FREESTANDING - A sign permanently anchored to the ground, or attached to a support permanently anchored to the ground and is not located on nor attached to a building.

SIGN, ILLUMINATED - Any sign designed to give forth or reflect any artificial light.

SIGN, PORTABLE - A sign, whether on its own trailer, wheels, or otherwise, designed to be movable and not structurally attached to the ground, a building, a structure or another sign including menu and sandwich board signs; balloons used as signs; umbrellas used for advertising and signs attached to or painted on vehicles parked and visible from a public right-of-way, unless said vehicle is used in the normal day-to-day operation of the business and the sign is advertising the name of the company or business.

SIGN, RESIDENCE BUSINESS - A sign indicating the name and profession or occupation of a resident of the same lot, provided the profession or occupation so indicated is one of those specified in Article I, §154-4 (home occupation), of this chapter. **[Amended 5-24-2017 by L.L. 1**

of 2017]

SIGN, ROADSIDE - A sign placed within the right-of-way of any street or common driveway, or within 25 feet of the center of any road or traveled way. **[Added 5-24-2017 by L.L. 1 of 2017]**

SIGN, TEMPORARY - One not permanently attached to any structure nor set on any foundation in earth.

STABLE - Any accessory building or portion of a principal building in which animals are kept, whether for private use, for hire, remuneration or sale.

STORY - That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. A basement shall be counted as a "story" if its ceiling is more than five (5) feet above the level from which the height of the building is measured or if it is used for business purposes other than storage or for dwelling purposes by other than a janitor or a watchman.

STORY, HALF - A story with at least two (2) opposite sides meeting a sloping roof not more than two (2) feet above the floor of such story.

STREET - An improved public or private thoroughfare however designated, used by vehicles to travel between two points and which affords the principal means of access to abutting property.

STRUCTURAL ALTERATION - Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof.

STRUCTURE - Anything constructed or erected which has, or would normally be expected to have a permanent or semi-permanent location on or in the ground or attachment to something having a permanent or semi-permanent location on or in the ground, including patios, decks, stairs and other improved areas intended as a central location for recreation or leisure activities, outdoor backup generators greater than twenty kilowatts and propane tanks with a combined capacity of greater than 250 gallons. Fences and/or walls, shall also be considered structures. **[Amended 5-24-2017 by L.L. 1 of 2017; Amended 8-11-2021 by L.L. No. 2-2021]**

TENTING AREA - An area occupied by two (2) or more tents used for temporary residence for recreational purposes only.

TRAILER - Any portable or mobile unit used or designated to be used for living purposes, with or without rigid supports and with or without its wheels, rollers or skids in place.

TRAILER PARK - A land or floor area occupied or designated for occupancy by two (2) or more trailers or camp cars in use for living purposes.

USE, ACCESSORY - A use that is located on the same lot as the principal use and is incidental to and subordinate in area, extent and purpose to the principal use. **[Amended 11-15-06 by L.L. 10 of 2006]**

USED CAR LOT - Any outdoor place where two (2) or more motor vehicles in operating

condition are offered for sale or are displayed.

USE, PERMITTED - Includes only those uses which are specified in this chapter and shall not be deemed to include any nonconforming use.

USE, PRINCIPAL - The main purpose for which land is used or a building is designed or used or for which the building may be occupied or maintained.

VAPE PRODUCTS - devices that heat a substance to produce an aerosol that is inhaled, including, but not limited to nicotine, cannabis (THC, CBD) flavorings, or other chemicals. **Added 2-28-2024 by L.L. 1 of 2024]**

VARIANCE, AREA - authorization by the Zoning Board of Appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.

VARIANCE, USE - authorization by the Zoning Board of Appeals for the use of land for a purpose which is otherwise not allowed or is prohibited by the applicable zoning regulations.

WAREHOUSE - A building or any portion of a building greater than 40 square feet, used for the storage of material, merchandise, furniture or other commodities, excepting materials which are hazardous, explosive or radioactive. **[Added 11-15-06 by L.L. 10 of 2006]**

WATERCOURSES - Any of the following:

- (1) Rivers, streams, brooks and waterways which are delineated on the most recent edition of the United States Geological Survey topographic maps of the town.
- (2) Any other streams, brooks and waterways containing running water for a total of three (3) months a year.
- (3) Lakes, ponds, marshes, swamps, bogs, natural springs and all other bodies of water, natural or artificial, which are fed by or have discharge to another wetland or watercourse.
- (4) Ephemeral or vernal pools.

WETLAND, BOUNDARY - The outer limit of vegetation, and soils specified herein in the definition of freshwater wetlands.

WETLANDS, FRESHWATER - Lands within the Town of Patterson, one-half (½) acre or more in size, which meet one (1) or more of the descriptions set forth herein below under (1), (2), (3), (4) and/or the description set forth in (5), and also any wetland, regardless of size that is found to contain any rare, endangered or threatened species of plant, tree or wildlife as determined by the N.Y.S.D.E.C. or U.S. Fish and Wildlife Service shall be regulated by the Town of Patterson, regardless of wetland size.

- (1) Lands and submerged lands, commonly called marshes, sloughs, wetlands,

swamps, bogs and flats, supporting aquatic or semiaquatic vegetation, but not limited to the following types:

- (a) Wetland trees, which depend upon seasonal or permanent flooding or sufficiently waterlogged soils to give them a competitive advantage over other trees, including, among others, red maple (*Acer rubrum*), willows (*Salix* spp.), black spruce (*Picea mariana*), swamp white oak (*Quercus bicolor*), red ash (*Fraxinus pennsylvanica*), American elm (*Ulmus americans*), larch (*Larix laricina*), river birch (*Betula nigra*), white cedar (*Thuja occidentalis*), black gum (*Nyssa sylvatica*) and American sycamore (*Platanus occidentalis*).
- (b) Wetland shrubs which depend upon seasonal or permanent flooding or sufficiently waterlogged soils to give them a competitive advantage over other shrubs, including, among others, alder (*Alnus* spp.), buttonbush (*Cephalanthus occidentalis*), bog rosemary (*Andromeda glaucophylla*), leatherleaf (*Chamaedaphne calyculata*), spicebush (*Lindera benzoin*), highbush blueberry (*Vaccinium corymbosum*), redosier dogwood (*Cornus stolonifera*) and serviceberry (*Amelanchier canadensis*).
- (c) Emergent vegetation, including, among others, cattails (*Typha* spp.), pickerelweed (*Pontederia cordata*), bulrushes (*Scirpus* spp.), arrow arum (*Peltandra virginica*), arrowheads (*Sagittaria* spp.), reed (*Phragmites communis*), wildrice (*Zizania aquatica*), bur reeds (*Sparaganium* spp.), purple loosestrife (*Lythrum salicaria*), swamp loosestrife (*Decodon verticillatus*), water plantain (*Alisma plantagoaquatica*), skunk cabbage (*Symplocarpus foetidus*) and false hellebore (*Veratrum viride*).
- (d) Rooted, floating, leaved vegetation, including, among others, water lily (*Nymphaea odorata*), water shield (*Brasenia schreberi*) and spatterdock (*Nuphar* spp.).
- (e) Free-floating vegetation, including, among others, duckweed (*Utricularia* spp.), big duckweed (*Spirodela polyrhiza*) and watermeal (*Wolffia* spp.).
- (f) Wet meadow vegetation, which depends upon seasonal or permanent flooding or sufficiently waterlogged soils to give them a competitive advantage over other open land vegetation, including, among others, sedges (*Carex* spp.), rushes (*Juncus* spp.), cattails (*Typha* spp.), rice cut-grass (*Leersia oryzoides*), reed canary grass (*Phalaris arundinacea*), swamp loosestrife (*Decodon verticillatus*), spikerush (*Eleocharis* spp.) and skunk cabbage (*Symplocarpus foetidus*).
- (g) Bog mat vegetation, including, among others, sphagnum mosses (*Sphagnum* spp.), bog rosemary (*Andromeda glaucophylla*), leatherleaf (*Chamaedaphne calyculata*), pitcher plant (*Sarracenia purpurea*) and cranberries (*Vaccinium macrocarpon* and *Vaccinium oxycoccos*).
- (h) Submergent vegetation, including, among others, pondweeds (*Potamogeton* spp.), naiads (*Najas* spp.), bladderworts (*Utricularia* spp.), wild

celery (*Vallisneria americana*), coontail (*Ceratophyllum demersum*), water milfoils (*Myriophyllum* spp.), muskgrass (*Chara* spp.), stonewort (*Nitella* spp.), water weeds (*Elodea* spp.) and water smartweed (*Polygonum amphibium*).

(2) Lands and submerged lands containing remnants of any vegetation that is not aquatic or semiaquatic that has died because of wet conditions over a sufficiently long period, provided that such wet conditions do not exceed a maximum seasonal water depth of six (6) feet, and provided that such conditions can be expected to persist indefinitely, barring human intervention.

(3) Lands and waters encompassing aquatic or semiaquatic vegetation as set forth herein (1) above or dead vegetation as set forth in (2) above, the regulation of which is necessary to protect and preserve the aquatic and semiaquatic vegetation.

(4) The waters overlying the areas set forth in (1) and (2), and the lands underlying (3).

(5) Soil types that are poorly drained, very poorly drained, alluvial or floodplain soils, as defined by the United States Department of Agriculture Soil Conservation Service and the Putnam County Soil and Water Conservation District, which exhibit characteristics typical of a wetland soil such as gleying, redox depletion or mottling, including but not limited to the following classifications [**Amended 5-24-2017 by L.L. 1 of 2017**]:

- (a) Carlisle muck (Ce).
- (b) Fluvaquents (FL).
- (c) Ipswich muck (Ip).
- (d) Palms muck (Pa).
- (e) Palms and Carlisle soils, ponded (Pc).
- (f) Ridgeberry loam with zero-to-three-percent slopes (RdA).
- (g) Ridgeberry loam 3-8% slopes (RdB)
- hi) Ridgeberry loam 2-8% slopes, very stony (RgB)
- (i) Raynham silt loam (Ra)
- (j) Fredon silt loam (Fr.)
- (k) Sun series.
- (l) Udorthents, wet substratum (Uc).
- (m) Leicester.

YARD - An open space of uniform width or depth on the same lot with a building or a group of buildings, which open space lies between the building or group of buildings and the nearest lot line and is unoccupied and unobstructed from the ground upward except for the certain features specified in this chapter. In measuring a "yard" as hereinafter provided, the line of a building shall be deemed to mean a line parallel to the nearest lot line, drawn through the point of the principal building or, if more than one principal building exist on the site then the point of a group of the principal buildings nearest to such lot line, and the measurement shall be taken at right angles from the line of the building to the nearest line. In measuring a yard for the purpose of determining the width of a front yard, a side yard or a rear yard, the minimum horizontal distance between the lot line and the principal building shall be used.

YARD, FRONT - A yard extending across the full width of a lot and lying between the front lot line and the nearest point of the principal building.

YARD, REAR - A yard extending across the full width of the lot and lying between the rear lot line and the nearest point of the building.

YARD, SIDE - A yard between the side lot line and the nearest point of the building and extending from the front yard to the rear yard, or in the absence of either of such yards, to the front or rear lot line, as the case may be.

ARTICLE II Districts, Map and Schedule

§ 154-5. Zoning districts designated.

The Town of Patterson is hereby divided into the following zoning districts:

1. Putnam Lake Residence RPL-10 District
2. Residence R-1 District
3. Residence R-2 District
4. Residence R-4 District
5. General Business GB District
6. Commercial C-1 District
7. Industrial I District
8. Commercial Recreation CR District
9. Open Space Overlay District
10. Multifamily Overlay District

§ 154-6. Zoning Map. [Amended 11-16-2005 by L.L. No. 12-2005]

The boundaries of these districts are hereby established as shown on the map entitled "Zoning Map, Town of Patterson, New York," dated, May 1, 2003, and as amended by the Town Board is hereby adopted and made a part of this chapter. Said Zoning Map may be amended in

the same manner as any other part of this chapter. The map is on file in the office of the Town Clerk, and such map and amendments thereto are hereby declared to be a part of this chapter.[Amended 11-9-05 by L.L. No. 12 of 2005;]

§ 154-7. Schedule of regulations. [Amended 9-24-2003 by L.L. No. 6-2003, Amended 11-15-06 by L.L. No. 10-2006]

To facilitate public understanding of this chapter and for the better administration thereof, the regulations limiting minimum size of yards and the location, arrangement, bulk and minimum size of buildings and structures are set forth in the annexed schedule for each of the districts established by § 154-5 of this chapter. Such schedule, hereinafter referred to as the "schedule," is hereby adopted and declared to be part of this chapter and may be amended in the same manner as any other part of this chapter.

§ 154-8. Use of schedule.

All limitations for any district as to percentage of lot area that may be used for buildings, permissible height of buildings, required yards and minimum size thereof, minimum size of dwellings and all other requirements shall be those set forth in the schedule, which in the case of each district established shall be read across the schedule from left to right.

ARTICLE III
Interpretation and Special Regulations

§ 154-9. Interpretation of dimensional standards.

A. Unless otherwise indicated on the Zoning Map, the zoning district boundary lines are intended to follow property boundaries or the centerline of streets.

B. All setback requirements shall be from that portion of the building or structure that is closest to the property line and shall include any porch, deck, balcony or any other portion that projects horizontally and is attached thereto, directly abuts, or would otherwise be considered an integral part thereof.

§ 154-10. Separate lot for each building. [Amended 6-8-2011 by L.L. No. 5-2011]

Every building hereafter erected shall be located on a lot as herein defined, and, except as herein provided, there shall not be more than one (1) main building and its accessory buildings on one (1) lot except for multi-family buildings in the Multifamily Overlay Zone, non-residential buildings, and for small farms and large farms in districts where such uses are permitted.

§ 154-11. Yard and open space for each building.

No yard or other open space provided about any building for the purpose of complying with the provisions of these regulations shall be included as any part of the yard or open space for any other building. No yard or any other open space on one lot shall be considered as a yard or open space for a building on any other lot.

§ 154-12. Corner Lots and Through Lots

Wherever a property boundary is adjacent to a street, the front yard dimensional requirements of this Chapter shall apply to such property boundary, and such property boundary shall not be considered a side or rear yard. Corner lots shall be deemed to have two front yards, two side yards, and no rear yard. Lots with property lines abutting three streets shall be deemed to have three front yards and one rear yard. **[Amended 8-11-2021 by L.L. No. 2-2021]**

§ 154-13. Visual obstructions at intersections.

No fence, wall, hedge, shrubbery or other obstruction to vision in excess of three (3) feet in height, as measured above the adjacent street grade, shall be placed or allowed to grow at street intersections within the triangular area formed by the intersecting street lines and a straight line joining such street lines at points which are seventy-five (75) feet distant from the point of intersection, measured along such street lines, excepting that said distance may be reduced by the Planning Board upon an affirmative recommendation by the Town Engineer.

§ 154-14. Height limitations.

The height limitations of this chapter shall not apply to church spires and cupolas nor to chimneys, skylights and silos that are part of a farm operation used to store farm-related materials such as feed or grain.

§ 154-15. Fences, stone walls and masonry walls. [Amended 5-24-2017 by L.L. 1 of 2017]

A. Except as otherwise provided herein, fences, stone walls or masonry walls or a combination thereof shall not be more than six (6) feet in height measured from ground level to the highest point of any portion of the fence.

(1) Fences, stone walls or masonry walls, or a combination thereof, placed within the front yard of a property shall not be more than four feet in height measured from ground level to the highest point of any portion of the fence within the front yard unless said fences are set back a minimum of 40 feet from the lot's frontage, except: **[Amended 9-12-2018 by L.L. No. 5-2018; 1-11-2023 by L.L. No. 1-2023]**

(a) Fences or walls placed along a State or County Road may be six (6) feet in height so long as the fence or wall is set back a minimum of 10 feet from the front property line.

(b) Subsection A(1) above shall not apply to post and rail, woven wire, high tensile wire and similar open style fencing that is see-through, and specifically used for the confinement of farm animals on a hobby farm, small farm or large farm. [Added 1-11-23 by L.L. No. 1-2023]

(2) A trellis, or similar architectural element defining an entrance, not exceeding seven (7) feet in height for a six foot fence, may be permitted at not more than two gateways through the fence or wall.

(3) The limitation on the height of a wall or fence shall not apply to any lighting which may be placed thereon, however any such lighting shall comply with § 154-22.1, Lighting Standards.

(4) Fences used as a dumpster enclosure located in a GB General Business, C-1 Commercial or I Industrial zoning district shall be limited to a maximum height of eight (8) feet.

(5) Fences placed immediately around the perimeter of a tennis court, used to control balls in play, shall be limited to a maximum height of ten (10) feet.

B. Fences shall be installed with the finished side facing out or away from the interior of the lot on which the fence is placed.

C. Front yard, side yard and rear yard setback requirements established by this Chapter shall not apply to fences, stonewalls or masonry walls. [Amended 1-11-23 by L.L. No. 1-2023]

D. A building permit or certificate of occupancy shall not be required for the erection or construction of any fence or non-structural wall that does not exceed the height requirements of subsection A. Any fence exceeding the height restriction of Subsection A, above regardless of any variance, or any wall more than four feet in height used to stabilize grade or retain an embankment shall obtain a building permit from the Town's Building Department. **[amended 9-12-2018 by L.L. No. 5-2018]**

E. The limitation on the maximum height of a wall shall not apply to a wall whose purpose is that of retaining an embankment or a wall intended to serve such other structural purpose, provided that the design and location of the wall is shown on a site plan approved by the Patterson Planning Board.

§ 154-16. Temporary permits for carnivals. [Amended 5-24-2017 by L.L. 1 of 2017]

Nothing in these regulations shall prevent a church, school, or volunteer fire department from holding a fair, carnival, circus, horse show, athletic meet or similar event on its own premises for a period not exceeding seven (7) days, the profits of which are for the sole benefit of such organization or for civic, religious or philanthropic purposes, excepting that prior to the event taking place a public assembly permit shall be issued by the Town Board when so required by Chapter 51, and in accordance to the requirements thereof.

§ 154-17. Construction Trailers

A. Construction trailers may be placed temporarily (without permanent footings) on construction sites for a period not to exceed the lesser of the construction period or eighteen (18) months, however that where the period a construction trailer will remain on a site exceeds eighteen (18) months it shall do so only upon site plan approval issued by the Planning Board. Such trailers may be used for office, storage, or workshop space and shall not be used for residential purposes.

B. Storage trailers may be placed on a residential property during renovation of all or part of the principal residential dwelling for a period of not more than 6 months in a location approved by the Director of Codes Enforcement. **[Added 5-24-2017 by L.L. 1 of 2017]**

§ 154-18. Wetlands and watercourses [Amended 11-15-2006 by L.L. 10-2006]

A. Legislative intent

(1) The Town Board of the Town of Patterson has determined that freshwater wetlands are invaluable resources for flood protection; erosion control; wildlife habitat; forests; pollution treatment; open space; water, including groundwater recharge; recreation; and other benefits associated therewith which, if preserved and maintained in an undisturbed natural condition, constitute important assets to present and future residents of the town.

(2) The Town Board of the Town of Patterson has determined that growth and development has placed increasing demands upon natural resources that may result, and in certain instances has resulted, in the encroachment, despoiling, polluting and/or eliminating of wetlands and watercourses.

(3) Recurrent flooding in areas of the town, aggravated or caused by the loss of wetlands or alteration of watercourses, has serious effects upon natural ecosystems and presents serious hazards to the environment and the health, safety, welfare and property of the people of the town.

(4) Since acts on wetlands and watercourses in one location affect persons and property in other locations, wetland and water conservation are matters of concern to the entire town. The establishment of preservation, protection and conservation practices is essential to the public health, safety and welfare of the residents of the town.

B. Regulated activities.

(1) It shall be unlawful for any person, without a written permit therefore issued by the town, to alter any freshwater wetland, watercourse or controlled area protected by this section, except as herein provided.

- (2) Activities subject to regulation under this section shall include the following:
- (a) Any form of dredging or excavation and any grading or removal or disturbance of soil, mud, sand, gravel, silt or any other earth material from any controlled area, either directly or indirectly;
 - (b) Any form of dumping, filling or depositing of any soil, stones, sand, gravel, mud, rubbish or fill of any kind in any controlled area, either directly or indirectly;
 - (c) Erecting any building or other structure; construction of any road, driveway or motor vehicle parking facility; paving; installation of sewage disposal systems or sewer outfall or swimming pools; discharge of sewage treatment effluent or other liquid wastes; drilling and digging of wells; installation of any pipe or other conduit; or the placing of any other obstructions within a controlled area, whether or not the same affect the ebb and flow of water;
 - (d) The use of any chemicals, dyes, fertilizers, herbicides, pesticides or similar materials in any controlled area, such that the same may cause pollution of or effect the controlled area;
 - (e) Creating an increase or decrease in the flow, velocity or volume of water in any watercourse, excluding customary seasonal raising and/or lowering of said watercourse;
 - (f) Creating a diversion of water flow on any watercourse, including but not limited to constructing dams, docks or bridges;
 - (g) Introducing any influents of high thermal content, such that the same are capable of causing deleterious ecological effect;
 - (h) Any logging operation, including clear-cutting, within one hundred (100) feet of a wetland or watercourse. These actions shall be reviewed by the E.C.I., so as to determine if such acts affect the prevailing surface water runoff conditions, directly or indirectly; or
 - (i) Any other activity which substantially impairs any of the functions of the wetlands and watercourses or the benefits derived therefrom as set forth in Subsection A of this section.
 - (j) Any substantial removal of surface vegetation that may affect the function of a wetland or watercourse.
 - (k) Any accumulations of sediment resulting from uncontrolled stormwater runoff or soil erosion.
- (3) Exclusions. Activities excluded from regulation under this section shall include the following:

- (a) The removal of the natural products of freshwater wetland and adjacent areas by recreational or commercial fishing, shellfishing, aquaculture, hunting or trapping where otherwise legally permitted and required.
- (b) Public health activities under order and regulations of the New York State Department of Health and/or the Putnam County Department of Health or orders and regulations of any duly authorized agency, provided that copies of such orders and regulations have been filed with the Town Clerk of the Town of Patterson and that the E.C.I. may request modifications of such orders if they deem it necessary to implement the policy of this section.
- (c) Any actual and ongoing emergency activity which is immediately necessary for protection and preservation of life or property or the protection or preservation of natural resource values. Such emergency activities include, but are not limited to: search and rescue operations; preventative or remedial activities related to large scale contamination of streams or other bodies of water; response to floods, hurricanes and other storms; fire fighting and public health concerns. Within five (5) days of the end of such an emergency involving the undertaking of any activity which otherwise would be treated as a regulated activity under this section, the person chiefly responsible for undertaking such emergency activity shall send a written statement to the E.C.I. setting forth the pertinent facts regarding such emergency, including an explanation of life, property or resource values such activity was designed to protect or preserve.
- (d) Ordinary maintenance and repair of existing structures or improved areas which do not involve expansion or substantial restoration, reconstruction, rehabilitation or modification, including but not limited to bridges, roads, highways, railroad beds, bulkheads, docks, piers, pilings or paved streets.
- (e) Trimming, pruning and bracing of trees. Decorative landscaping, including the addition of native trees and plants, and incidental removal of trees and brush.
- (f) Repairs to existing subsurface sewage disposal systems located within an area regulated pursuant to this Section excepting that reasonable notice shall be provided by the property owner to the Patterson Environmental Conservation Inspector prior to any disturbance. Notice shall include a description and plan of any work proposed. The Patterson Environmental Conservation Inspector may impose such reasonable requirements and restrictions as are necessary to give effect to the intent and purpose of this Section pertaining to wetlands, streams and water bodies.
- (g) The routine maintenance of ponds or wetlands and other facilities designed, constructed and intended specifically for the management and treatment of stormwater runoff. **[Added 11-15-06 by L.L. 10 of 2006]**

C. E.C.I.

- (1) Appointment. The Environmental Conservation Inspector shall be appointed by the Town Board.
- (2) Qualifications. Qualifications for the position of E.C.I. shall include a baccalaureate degree in a natural science discipline or an associate's degree in the natural sciences and two (2) years full-time experience in work closely associated with wetlands protection or related environmental areas, and any other training and experience which assures a technical knowledge of wetlands and their functions and benefits to perform the tasks identified in Subsection C(3) of this section.
- (3) Duties. The E.C.I. will review all wetlands permit applications, periodically inspect town wetlands and permitted projects for unregulated activities and make recommendations to the regulatory agencies or Departments of the town which also regulate such activity or project, including the Planning Board, and shall prepare such investigations, recommendations and reports on environmental issues as may be requested by the Town Board.
- (4) The E.C.I. shall have the authority to issue stop work orders and appearance tickets for violations of the zoning code pertaining to wetlands and watercourses.
- (5) The E.C.I. may issue an Act of Remediation to allow immediate corrective action to alleviate any potential or occurring impairment to a wetland or watercourse, or any action which has caused a violation of the regulations pertaining to wetlands or watercourses.
- (6) Concurrent with the initial appointment of the E.C.I., the Town Board shall appoint a Deputy E.C.I. to carry out the duties of the E.C.I. in his/her absence, i.e., vacation, illness, etc.

D. Permit applications.

(1) Any person proposing to conduct or causing to be conducted a regulated activity requiring a permit under this section upon any controlled area shall file an application for a permit with the Patterson Planning Board, together with a filing fee established by the Town Board. The Planning Board shall immediately inform the Environmental Conservation Commission, the E.C.I. and the Code Enforcement Officer. Projects for which an environmental assessment form (EAF) has not been required by any other agency shall file an EAF under this permit application. All wetlands and watercourse boundaries will be flagged with easily identifiable material and numbered in sequence by a qualified ecologist, botanist, soil scientist or wetland specialist. The E.C.I. will certify the flagging as accurately reflecting the boundaries the wetland or watercourse. Once so certified the boundaries will be accurately located on any plans submitted to the Town.

- (a) All permit applications must include the following information unless waived by the Planning Board upon recommendation of the E.C.I.:

[1] Name/address. The name, address and telephone number of the applicant, and, if the applicant is not the owner, the written consent of the

owner must be attached.

[2] Tax Map designation. The street address and tax map designation of the property involved.

[3] List of property owners. An application shall include a list of adjacent and nearby property owners whose rights or interests may or will be affected by the proposed action. Notification of adjacent property owners contained on the list shall be by certified mail by the Applicant at least ten (10) days prior to the date of the public hearing and shall include the notice of public hearing as advertised in the local paper. Proof of mailing shall be provided to the Planning Department. The list of property owners shall include all those property owners as follows:

[a] Where the total area disturbed will not exceed 2,500 square feet, all property owners whose property lies within two hundred (200) feet of the proposed area of disturbance; or

[b] Where the total area disturbed exceeds 2,500 square feet, all property owners whose property lies within two hundred (200) feet of the proposed area of disturbance and those property owners within five hundred (500) feet of the area of disturbance where any portion of their property is within the wetland, watercourse or controlled area thereto.

[4] Plans/specifications. Detailed plans and specifications for the proposed wetlands activity, drawn to a scale of not smaller than one (1) inch equals one hundred (100) feet, showing the following:

[a] Location of disturbed area. The location of the construction area proposed to be disturbed and its relation to property lines, buildings, roads, controlled areas and watercourses within five hundred (500) feet.

[b] Quantity of material. The estimated quantities of material to be deposited or removed.

[c] Location of wells/septics. The locations of any wells, and depth thereof, and of any waste disposal systems within two hundred fifty (250) feet of the proposed operation or project.

[d] Drainage system details. The details of any drainage system proposed, both for the construction process of the system and the final development and maintenance of the system.

[e] Construction details/deposition of spoil. Where creation or enlargement of a lake or pond is proposed, details the construction of any dams, embankments, outlets or other water control devices

and of the deposition of the spoil material.

[f] List of affected functions. A list of all beneficial functions of the wetland which will be affected by the application.

[g] Details of protection procedure. A diagram showing what erosion controls will be installed, and a schedule for their installation and maintenance.

[h] Topographic details. Existing and adjusted contours shall be shown at an interval of two (2) feet in the area of the proposed operation or project and to a distance of fifty (50) feet beyond said operation or project.

(b) Application fee. Each application shall be accompanied by an application fee, as set by the Town Board. No application shall be considered complete by the E.C.I. until the application fee has been received by the town.

(c) Impacts upstream and downstream. Applications affecting the water-retention capacity, water flow or other drainage characteristics of any pond, lake, reservoir, natural drainage system or wetland shall include a statement and numerical calculations of the impact of the project on upstream and downstream areas, giving appropriate consideration to other than normal levels of watercourses and amounts of rainfall, specifically the one-hundred-year storm.

(d) Miscellaneous information. Applications should also contain such other design specifications, engineering studies, hydrogeologic studies or impact considerations as the Planning Board and the E.C.C. may deem necessary.

(e) Burden of proof. To meet the applicant's burden of proof, the applicant may submit any information necessary to demonstrate that the proposed activity is not adverse to the general health, safety or economic and general welfare of the residents of the Town of Patterson.

(f) Submission of fourteen (14) copies of application. Fourteen (14) completed copies of the application, together with fourteen (14) copies of the specified supporting plans and documentation, including an environmental assessment form, shall be filed with the Town Clerk. Applications under this section involving subdivision, site development plan or special permit approval by the Planning Board or Town Board shall be submitted concurrently with the application for such preliminary subdivision approval, site development plan approval or special permit approval.

(g) Professional preparation/certification of applications. Plans and specifications for all wetlands permit applications requiring Planning Board approval shall be prepared and certified by an engineer licensed by the State of New York, unless this requirement is waived by the Planning Board. If the requirement for certified plans is waived, the plans submitted shall be neat, complete,

fully definitive of all details of the proposed operation or project and capable of reproduction.

(h) Should the Planning Board determine, after review of said application and recommendation of the E.C.I., that an action proposed for a regulated area is insignificant, a permit and/or public hearing waiver shall be issued and the permitting process suspended for that action. The fee may be returned, in whole or in part, at the discretion of the Town Board, upon recommendation of the Planning Board. In determining whether the fee should be refunded in partially or wholly refunded the Town Board will consider the extent of the review completed by the Planning Board and the E.C.I.

(i) Withdrawal/refund conditions for applications. Any applicant may withdraw his/her application at any time Any application fee paid by the applicant, as outlined in Subsection E(1)(b) of this section, shall not be refunded to any applicant who so withdraws his/her application, except that the fee may be returned, in whole or in part, at the discretion of the Town Board, upon recommendation of the Planning Board. In determining whether the fee should be refunded in partially or wholly refunded the Town Board will consider the extent of the review completed by the Planning Board and the E.C.I.

(2) As determined by the Planning Board, the town shall publish notice of the filing of the application in the official newspaper of the town, which notice shall be in a form approved by the Town Clerk.

(3) This section does not remove the necessity of any applicant to obtain the approval or permit required by any other town law or other applicable federal, state or local permits or authorization, including wetlands permits under Article 24 of the New York State Environmental Conservation law.

(4) Where a regulated wetland lies within two (2) or more jurisdictions:

(a) The Planning Board must provide copies of the application to the other sharing jurisdiction; and

(b) The processing of the application by the E.C.I. will include consultation with the other entities in order to achieve a mutually satisfactory determination.

E. Administration of permit application.

(1) After the application is deemed complete by the Planning Board in compliance with Subsection D, the E.C.I. shall render a decision to the Planning Board within sixty (60) days recommending approval, denial or approval with conditions of applications for a wetlands permit. Pursuant to the approval of an application by the Planning Board, a permit will be issued by the Chairman of the Planning Board.

(2) Unless waived, with such reasons as may justify a waiver set forth in the minutes of the meeting, a public hearing shall be held by the Planning Board regarding all

applications for a wetlands permit.

(3) Standards for permit decisions.

(a) In his or her its recommendation to approve, deny or condition any permit, the E.C.I. shall consider the effect of the proposed activity with reference to public health and welfare; fishing, flood, hurricane and storm dangers; and protection or enhancement of the several functions of freshwater wetlands and the benefits therefrom, which are as set forth in Subsection A of this section. Due consideration will also be given to the benefit the applicant and/or the public may derive from the completion of the proposed activity. The E.C.I. may consider the freshwater wetlands permit requirements promulgated by the rules and regulations of the State of New York.

(b) No recommendation for approval of a permit shall be rendered by the E.C.I. unless:

[1] The proposed regulated activity is consistent with the policy of this section to preserve and protect and also conserve freshwater wetlands and the benefits derived therefrom, to prevent the despoliation and destruction of freshwater wetlands and to regulate the developments of such wetlands in order to secure the natural benefits of freshwater wetlands, consistent with the general welfare and the beneficial economic and social development of the Town of Patterson.

[2] The proposed regulated activity is compatible with the public health and welfare.

[3] The proposed regulated activity is reasonable and necessary.

[4] There is no practicable alternative for the proposed regulated activity on a site which is not a freshwater wetland or adjacent area.

[5] The applicant shall have the burden of demonstrating that the proposed regulated activity will be in accord with the standards set forth in this subsection.

(c) Duly filed written notice that the state or any agency or political subdivision of the state is in the process of acquiring any freshwater wetlands by negotiation or condemnation authorizes, but does not require denial of any permit, but only if both the affected landowner and local government have been so notified.

(4) Extension of time. The applicant and the Planning Board may mutually consent, in writing, to extend the time for a determination on the application. Any such extension of time must be in writing or recorded in the minutes of the Planning Board meeting at which the project was reviewed.

(5) Conditions for a permit

(a) Every permit issued pursuant to this section shall contain the following general conditions:

[1] The E.C.I., Deputy E.C.I or Code Enforcement Officer shall have the right to inspect the project from time to time.

[2] The permit holder shall notify the E.C.I., in writing, of the date on which project construction is to begin, at least five (5) business days in advance of such date.

[3] The permit shall be prominently displayed at the project site during the undertaking of the activities authorized by the permit.

[4] The boundaries of the project shall be clearly staked or marked. In addition, boundaries of any wetlands contained within boundaries of the project shall also be staked or marked with markers approved by the Town of Patterson.

[5] All permits shall expire on completion of the acts specified and, unless otherwise indicated, shall be valid for a period of one (1) year.

(b) Any permit issued pursuant to this section may be issued with special conditions. Such conditions may be attached as are necessary to assure the preservation and protection of affected freshwater wetlands and to assure compliance with the policy and provisions of this section.

(6) Findings. Decisions on permit applications, shall be supported by written findings and reasons.

(7) Permit renewal. Upon request of the applicant and upon approval by the Planning Board, a permit may be renewed for a period of no more than one (1) year. The fee for a permit renewal will be set by the Town Board.

(8) Bonding requirements. The Planning Board may require posting of a performance bond or other surety as a condition of approval. The amount of the performance bond or surety shall be determined by the Town Board, upon recommendation of the Planning Board. The form and surety will be subject to acceptance by the Town Attorney.

(9) Suspension or revocation of permits.

(a) The E.C.I. shall suspend, pending Planning Board review, a permit issued pursuant to this section where he/she finds that the permittee has not complied with any term of such permit, has exceeded the authority granted in the permit or has failed to undertake or complete the project in the manner set forth in the application.

(b) The E.C.I. shall set forth, in writing to the Planning Board, his/her findings and reasons for suspending a permit pursuant to this section. Upon review of these findings, the Planning Board shall determine whether to lift the suspension of the revocation of the permit, modify the permit or permanently terminate the permit.

F. Penalties and corrective action.

(1) Administrative sanctions.

(a) Any person found violating any provision of this section or the conditions imposed by the Planning Board upon an approved permit shall be served with a stop-work order and/or notice of violation by the E.C.I., stating the nature of the violation and providing a reasonable and specified time within which corrective action shall be completed by the violator to restore or correct, insofar as possible, the affected wetland to its condition prior to the violation. The E.C.I. shall supervise any restoration.

(b) Any person who violates, disobeys or disregards any provisions of this section, in addition to a criminal sanction, shall be liable to the people of the town for a civil penalty consistent with the costs of the corrective action.

(c) In the event that a violation of this section results in imminent peril to persons or property, the Town may enter and perform any corrective work that needs to be undertaken to eliminate the peril. All costs of corrective work shall be at the expense of the property owner.

(d) Any fines, civil penalty or corrective work shall be paid to the Town within sixty (60) days notice to the property owner, and thereafter shall be a lien imposed upon the property.

(2) Criminal sanctions.

(a) Any person violating Subsection 154-18 or any order of the town issued pursuant to Subsection E(1) above shall, for the first offense, be guilty of a violation punishable by a fine of not more than ten thousand dollars (\$10,000.).

(b) Where the affected area has not been restored to a condition existing prior to the unpermitted activity, each day's continued violation shall constitute a separate additional violation.

(c) For a second and each subsequent offense by any person within a three-year period, the aforesaid shall be guilty of a Class A misdemeanor, punishable by a fine of not less than one thousand dollars (\$1,000.) nor more than twenty thousand dollars (\$20,000.) or a term of imprisonment of not less than fifteen (15) days or not more than six (6) months, or both.

(d) The town shall prosecute any persons alleged to have violated the

provisions of this section and may seek equitable relief to restrain any violation or threatened violation of its provisions.

(e) Where a stop-work order has been issued by the E.C.I. or Codes Enforcement Officer, because of violation of the provisions of this section, or any permissions or extensions thereof issued hereunder, each day such violation shall continue after such service shall constitute a separate offense punishable by a like fine or penalty as herein set forth.

(f) The E.C.I. and the Codes Enforcement Officer shall have the power to issue an appearance ticket or summons to any person(s) that violate the town's wetlands and watercourses legislation.

(3) Notwithstanding any of the penalties or fines herein above provided, the Town of Patterson may maintain any action or proceeding in a court of competent jurisdiction to compel compliance with or to restrain by injunction the noncompliance of any provision of this section or permit issued hereunder.

G. In the case of a dispute over wetland delineation, the most current release of the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" and the "National List of Plant Species that occur in Wetlands" may be used to settle the dispute as it pertains to wetland soils or vegetation.

H. Appeals. Any person aggrieved by an order or decision regarding protected wetlands and watercourses which are regulated by this section may seek review by the Patterson Town Board and then may seek judicial review pursuant to Article 78 of the Civil Practice Law and Rules in the Supreme Court for the County of Putnam. Such appeals shall be filed within thirty (30) days after the date of the filing of the particular order or decision with the Patterson Town Clerk.

§ 154-19. Soil test pits.

For the protection of the public health, safety and welfare, open test pits in the ground, such as are made with construction machinery and as are required by the Putnam County Department of Health, shall either be safely covered and weighted or, if they contain any water, be completely filled in with soil, all within a period of twenty-four (24) hours from the time they were dug.

§ 154-20. Required street frontage/ driveways. [Amended 5-24-2017 by L.L. 1 of 2017]

A. No building permit shall be issued for any building or structure unless the lot upon which that building or structure is to be built has the required frontage on a street or highway, as defined herein, which street frontage provides the actual access to such building or structure and which street or highway shall have been suitably improved to town road standards, or where the appropriate relief has been granted as provided in §280-a of the Town Law.

B. Each principal structure shall be accessible from an improved driveway, the terminus of

which shall be located within 20 feet of the principal structure.

§ 154-21. Notification by Sign [Amended 9-24-2003 by L.L. No. 6-2003]

A. In addition, to other notification requirements, each applicant requesting approval of a site plan, a subdivision of lands, a special use permit, a use variance or a change in the zoning code or map shall post a sign on the property referenced in such application on or before the seventh day following the reviewing Board's determination of the receipt of a complete application, however in no case shall the sign be posted less than twenty-one days prior to a public hearing on the application. Such sign shall be a minimum of inches twenty (20) by thirty (30) inches in size however, shall in no case exceed a total area of forty (40) square feet for an individual sign or in aggregate where more that one sign is erected. The sign shall consist of sturdy, weather-resistant and serviceable material and containing a white background with black letters, and shall be placed in a location plainly visible and easily readable from the most commonly traveled street or highway upon which the property fronts.

B. Such sign shall be at least six feet above the ground and in legible lettering at least two inches high and shall read as follows: **[Amended 5-24-2017 by L.L. 1 of 2017]**

ON THIS SITE A [describe action set forth in application or petition, e.g. an application for a site plan to permit an automobile service station.] IS PENDING. INFORMATION CONCERNING THIS APPLICATION MAY BE OBTAINED FROM THE TOWN OF PATTERSON PLANNING DEPARTMENT, P.O. BOX 470, 1142 ROUTE 311, PATTERSON, NEW YORK. Unauthorized access is not permitted.

C. In addition, the sign shall provide in legible letters, the applicant or applicant's agent by name and address.

D. Where two or more applications are made to the Town which must comply with the provisions of this Section, the Applicant shall have the option to erect one sign which identifies each one of the approvals, permits or variances required, or may erect a sign for each of the approvals, permits or variances required.

E. Prior to review of the application or petition, the applicant shall file with the appropriate Board an affidavit certifying to the fact and date of said posting.

F. Such sign shall remain erected and in good condition, except as noted below, until either all final resolutions approving the application, with or without conditions have been granted, or a final resolution denying the particular application has been issued, upon which the Applicant shall remove any sign erected pursuant to this subsection from the subject premises within 10 days. The period or duration that a sign must remain erect may be varied by the Board with jurisdiction over the application for which the sign must be erected.

§ 154-22. Bedroom Occupancy. [Amended 11-15-06 by L.L. 10 of 2006]

For the purpose of this Section, a bedroom shall be considered any room used routinely

for persons sleeping for periods of more than one hour. The maximum occupancy for a bedroom in any dwelling unit shall be limited to three persons unless the Owner thereof can demonstrate to the Zoning Board of Appeals that an increase in the number of persons per bedroom for a particular dwelling unit is reasonable, and will not result in an unsafe or unsanitary condition. A bedroom shall be at least fifty (50) square feet for one person, and at least seventy-five square feet for each additional person thereafter. This Section shall not apply to bedrooms in a non-residential building or facility which has received a special use approval or site plan approval pursuant to this Chapter, where the approval specifically permits a greater bedroom occupancy.

§ 154-22.1 Lighting Standards. [Added 11-16-2005 by L.L. No. 12-2005; amended 11-15-2006 by L.L. No. 10-2006]

A. Purpose. The purpose of this Section shall be to establish standards for outdoor lighting facilities in order to reduce light pollution to the general community, to minimize the effects to the night sky, to prevent light trespass, nuisance, or glare to adjacent properties, and to employ lighting standards designed to protect the desired atmosphere of the community. It is intended that all exterior lights and illuminated signs shall be designed, located, installed and directed in such a manner as to prevent objectionable light trespass (unwanted light cast beyond the property line), and glare across, the property lines, and, or disability glare at any location on or off the property.

B. Applicability. These outdoor lighting provisions apply to the installation of new outdoor lighting fixtures or the replacement of existing outdoor lighting fixtures. Replacement of a lighting fixture is defined as a change of fixture type, or change to the mounting height or location of the fixture. Routine lighting fixture maintenance, such as changing lamps or light bulbs, ballast, starter, photo control, housing, lenses and other similar components, does not constitute replacement and is allowed provided such changes do not result in a higher light output.

C. Regulated Activities. No luminaires in any zoning district shall be erected, illuminated, or otherwise used except in compliance with this Section. Luminaires erected on any parcel used by, and for a single family residence, or any accessory use thereto shall comply with the standards and restrictions of this Section, but shall not be subject to review by the Planning Board pursuant to Article XV. All other luminaires erected shall be subject to review by the Planning Board pursuant to Article XV.

D. Prohibited Lighting. The following types of lighting and luminaires are prohibited, except when used for those activities described in §154-22.1(E), below:

(1) Flashing lights – Any lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation.

(2) Floodlights – Floodlights not in compliance with the regulations set forth above, or the Standards and Requirements contained herein, or other forms of outdoor light fixtures (including but not limited to stringer lights) not specifically used to illuminate the site, buildings or structures.

(3) Outdoor strings of lights, including but not limited to those outlining lot lines, outdoor display areas, rooflines, doors, windows, landscaping or edges of walls. This section shall not apply to lighting of less than three (3) feet in height along a walkway.

(4) No spot or flood luminaire may be aimed, directed, or focused such as to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on public ways, or directed skyward.

E. Exemptions.

(1) The following shall be exempt from the provisions of this Section, provided that such luminaire, except for those set forth in Paragraphs (a) and (b) below, do not cause glare:

(a) Lighting fixtures and standards required by the Federal Communications Commission, Federal Aviation Administration, Federal and State Occupational Safety and Health Administrations, or other federal, state or county agencies, to include street lights within the public right-of-way.

(b) Outdoor lighting required by utility companies, law enforcement, fire and rescue, the New York Department of Transportation or other emergency response agencies to perform emergency or construction repair work, or to perform nighttime road construction on major thoroughfares.

(c) Temporary lighting used for a special event held by, and on behalf of a municipal organization or agency, or a not-for profit organization. This exemption shall not extend to individuals, organizations, corporations or promoters using lands or facilities owned by a municipality or not-for-profit organization.

(d) Motion detector security lights which are normally off, and which when occasionally activated upon motion being detected are on for less than four (4) minutes.

(e) Low wattage holiday decorative lighting fixtures (comprised by incandescent bulbs of less than 8 watts each or other lamps or output less than 100 lumens each) used for holiday decorations.

(2) Outdoor lighting used in connection with these categories shall only be illuminated while the activity takes place and during high traffic periods before and after the event.

F. Requirements and Standards

(1) The maximum illumination at the edge of the property line located adjacent to, or within residential-designated zones shall not exceed 0.2 footcandles measured at 30 inches above the ground at the property line.

- (2) The maximum illumination at the edge of the property line located adjacent to, or within nonresidential-designated zones shall be 0.5 footcandle measured at 30 inches above the ground at the property line.
- (3) The maximum height for any pole mounted luminaire located in a non-residential zoning district shall be 18 feet.
- (4) The maximum height for any pole mounted luminaire located in a residential zoning district shall be 12 feet, except for street lights included in the Town lighting district. Schools, day care centers and churches shall be exempt from this section, but shall comply with subsection (3) above. **[Amended 11-15-06 by L.L. 10 of 2006]**
- (5) The maximum wattage for luminaires in a residential zoning district is 400 watts.
- (6) All exterior lighting shall have full shielding, with recessed bulbs and the light fixtures must be installed in a horizontal position.
- (7) Externally lit signs, display, building and aesthetic lighting must be directionally shielded and appropriately screened to prevent the lamp from being visible, or to prevent direct glare off site.
- (8) Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement.
- (9) The Planning Board may require street lights at the intersection of each new residential street or non-residential driveway.

G. Affect on Existing Lighting Fixtures

- (1) Lighting fixtures existing at the time of the approval of this section may remain, and shall be considered nonconforming structures. Any modifications to, or replacement of existing lighting fixtures shall conform with the standards of this section. Any additional or new lighting fixtures to existing parking areas or expansion of existing parking areas shall conform with the standards of this section.

§ 154-22.2 Tents and Canopies. [Added 11-15-06 by L.L. 10 of 2006 ; Amended 5-24-2017 by L.L. 1 of 2017]

A. In any district, tents and membrane structures used for temporary events or parties having an area in excess of 200 square feet and canopies in excess of 400 square feet shall not be erected, operated or maintained for any purpose without first obtaining written approval from the code enforcement official. Nothing in this section shall require or otherwise be interpreted to necessitate the issuance of a building permit or a certificate of occupancy for the erection or operation of a tent, membrane structure or canopy.

B. Tents, membrane structures or canopies regulated pursuant to this section shall not be erected, operated or otherwise maintained for a period of more than fourteen (14) consecutive days, nor for more than 100 days in aggregate within a 12-month period. The removal and replacement of a tent with a different tent shall be considered as one tent

C. On non-residential properties, review and approval of a site plan by the Planning Board shall not be required so long as the tent, membrane structure or canopy is erected, operated or maintained in an area of the property which will not affect one or more of the ancillary improvements constructed on the lot, including but not limited to parking spaces, access driveway or building access.

D. This section shall not apply to awnings attached to a principal or accessory structure, nor permanent or semi-permanent tents used as summer tents, or for storage or other purposes.

E. No tent, membrane structure or canopy as heretofore described under Subsection A shall be erected or maintained on an unimproved or vacant parcel.

§ 154-22.3. Control of Animals. [Added 2-25-2009 by L.L. No. 5-2009]

No property owner, renter or leasee shall permit their animals, farm animals or livestock to run at large, to leave the property on which they are kept while unattended, or to otherwise be unconfined, whether intentional or unintentional. Property owners shall provide such fencing, restraint, confinement or supervision as may be necessary to ensure that any animal, farm animal or livestock kept, housed or otherwise intended to be maintained on a parcel, by the owner, any tenant, leasee, or renter shall not run at large or otherwise be permitted to freely cross to any property owned by another, unless there is a written agreement between the parties expressly for this purpose. Any fences installed or otherwise erected pursuant to this section shall be in conformance with all other requirements of this Chapter affecting fences and walls, and shall at all times be maintained in a good condition. This section shall be applicable to all property with in the Town of Patterson, including any property which may be designated as in an agricultural district.

§ 154-22.4. Research and Development Uses. [Added 10-27-2010 by L.L. No. 6-2010]

Research and development uses as defined in Section 154-4 of this Chapter shall conform to the following additional standards and requirements in addition to all other applicable standards and requirements of this Chapter:

A. Site plan approval by the Planning Board as set forth in Article XV of this Chapter shall be required. Each site plan application shall include a complete description of the activities and processes that will be conducted on the site, the number of employees for each building; the type and estimated quantity of power to be used; the type of wastes or by-products to be produced; and a description of the processes and proposed methods of disposal of such wastes or by-product.

B. The minimum lot area for the use of property for research and development shall be 5 acres.

- C. Buildings and parking areas associated with the use shall be set back 65 feet from any property line. Any such building or parking area shall be effectively visually screened from all neighboring properties and public rights-of-way.
- D. No manufacturing, processing, assembly, storage or warehousing of goods or articles of any kind for sale shall be considered as an accessory use to a research and development use, except for small quantities of pilot prototype, test or experimental products utilized to test the characteristics and qualities of such products and/or their consumer acceptance and which are the end product of the scientific research, design or engineering being conducted at the site. Nothing herein shall prohibit a research and development use from concurrently occupying a site or building with any other principal use permitted in that zoning district, so long as both uses meet the more restrictive of the zoning requirements of the uses proposed for that lot.
- E. Research and development operations and uses, except for off-street parking and loading, shall be carried out within fully enclosed buildings, except that the Planning Board may permit limited outdoor development and testing of machines, products and technology, provided that such activities do not produce noxious or offensive odors, vapors, dust, vibration, smoke, gas, noise, fumes, glare or radiation, do not otherwise present any danger to the public health or safety and are not otherwise injurious to any of the surrounding properties or their owners or occupants. The Planning Board shall have the authority to establish such additional setback requirements from a property line for those outdoor activities as they deem appropriate under the circumstances. The Planning Board shall establish the days and hours of operation for any outdoor development and testing of machines, products or technology.
- F. The entire lot except for areas covered by buildings or surfaced as parking areas or roadways shall be suitably landscaped. All landscaping shall be maintained through the life of any use conducted on the property.
- G. A 50 foot vegetated buffer of trees and shrubs shall be provided along all side and rear property lines. Where outdoor development or testing of machines, products or technology is approved as part of the site plan, a minimum one-hundred-foot (100) foot vegetative buffer of trees and shrubs shall be provided along all side and rear property lines.
- H. No manufactured, or commercial, or other types of explosives or radioactive materials shall be kept, maintained or used on the premises except in small quantities for research, design, or experimental use, and the keeping and use of such materials shall be licensed by and shall conform to all applicable government regulations.
- I. No dwelling units or other living quarters for overnight lodging shall be permitted.

ARTICLE IV

District Uses

§ 154-23. Compliance required.

In any district, no building, structure or premises, in whole or in part, shall be used, and no building or structure, in whole or in part, shall be erected, enlarged, structurally altered or moved, except for the following purposes or as herein elsewhere specifically provided for by the respective districts, together with the specified accessory uses. For special regulations, see Article III.

ARTICLE V

Uses in Residence Districts

§ 154-24. Minimum lot area.

The classification of residence districts and the minimum areas of the lots situated in said respective districts shall be as follows unless otherwise specified:

- A. Putnam Lake Residence RPL-10 District: 19,500 square feet.
- B. Residence R-1 District: one (1) acre.
- C. Residence R-2 District two (2) acres.
- D. Residence R-4 District four (4) acres.

§ 154-25. Open Space Overlay District Requirements. [Amended 11-15-06 by L.L. 10 of 2006]

Lots lying in the Open Space Overlay Zone must also comply with Chapter 138, Part 2 which overlay zone shall identify those areas where additional restrictions and requirements, as set forth in Chapter 138, Part 2, shall be required in addition to those requirements established by this Chapter and the Schedule of Zoning Requirements for residence zoning districts.

§ 154-26. Permitted principal uses. [Amended 11-15-2006 by L.L. No. 10-2006]

The following principal uses shall be permitted in residence districts:

- A. A detached one-family dwelling and the raising of fruit and garden crops primarily for the use of the lawful occupants thereof. See Schedule of Regulations for minimum square footage requirements.
- B. Special permit uses enumerated in Article XVII and Article XVIII , subject to permits issued by the Board of Appeals and site plan approval by the Planning Board as provided in this chapter.
- C. A small farm as defined in this chapter for the casual sale of products raised on the premises, but excluding retail sales on the premises. Maximum coverage of all buildings and structures shall be five percent (5%). A small farm shall also comply with Article X, Farming,

Additional Requirements.

D. A large farm as defined in this chapter for the casual sale of products raised on the premises, including greenhouses and cold storage plants incidental to the raising and storage of agricultural, nursery and garden products and buildings incidental to the storage and maintenance of equipment, implements, machinery and vehicles incidental to farming, but excluding retail sales on the premises except as may be herein provided. Maximum coverage of all buildings and structures shall be ten percent (10%). A large farm shall also comply with the Article X, Farming, Additional Requirements.

E. Multi-family dwellings shall be permitted only within the Multi-family Overlay Zone located along Fair Street, Bullet Hole Road and along Farm-to-Market Road, subject to the following conditions: **[Amended 6-8-2011 by L.L. No. 5-2011]**

(1) The minimum lot area immediately prior to its development for multifamily housing shall be ten (10) acres.

(2) The total number of dwelling units which shall be permitted on the lot shall be determined by the lot area required for each dwelling unit as set forth in subsections (a) through (c), below. This section shall only be used to determine the total number of dwelling units permitted on the lot immediately prior to its development for multifamily housing and not the lot area required for each dwelling unit.

(a) One-bedroom units or efficiency unit: 5,445 square feet of lot area.

(b) Two-bedroom units: 10,890 square feet of lot area.

(c) Three-bedroom units: 18,700 square feet of lot area.

(3) The maximum coverage of all buildings shall not exceed twenty percent (20%) of the total lot area immediately prior to its development for multifamily housing

(4) On a lot used for multifamily housing, the R-4 zoning district minimum road frontage requirements shall not apply. The yard setback requirements for a principal building or structure shall apply to all principal buildings, and all accessory building or structures, and shall be measured as follows.

(a) The minimum distance between a principal building or structure or any accessory building or structure to a lot line or property boundary pursuant to this subsection shall be measured from said building or structure to the nearest point of the property boundary of the lot in existence immediately prior to its development for multifamily housing.

(b) Each principal or accessory building or structure shall meet the minimum separation distance between buildings required by the New York State Building and Fire Code, but in no instance shall be less than 15' between an accessory building or structure and any principal building or other accessory building or structure, or 20' between any principal buildings.

(c) Each building containing one or more residential dwelling units shall be considered a separate and single principal building.

(5) The usable floor area for each dwelling unit shall not be less than six hundred (600) square feet and the maximum height of each building shall not be more than thirty (30) feet.

(6) The required off-street parking space shall not be less than two (2) parking spaces for each dwelling unit. Parking spaces shall be a minimum of ten (10) feet in width and twenty (20) feet in length (see Article XIV).

(7) Site plan approval shall be required in accordance with Article XV.

(8) Any and all multi-family dwellings located within the Multi-family Overlay Zone along Bullet Hole Road and constructed after July 1, 2010 shall be comprised exclusively of active adult residences.

F. Open Space used for the enjoyment of the natural resources located thereon or for hunting, trapping or fishing lawfully-conducted pursuant to the Laws of the State of New York subject to the following conditions:

(1) On a lot of not less than fifty acres used in its entirety exclusively as open space as defined herein one cabin may be erected. Access to the cabin may be provided solely by a pedestrian trail.

(2) A parking area of sufficient size, suitably improved and which has safe ingress and egress shall be provided to accommodate visitors to the site. "Suitably improved" shall mean improved such that the parking area may be safely and reasonably used, however shall not necessarily mean that an asphalt surface is required.

§ 154-27. Permitted accessory uses. [amended 11-16-2005 by L.L. No. 12-2005; 11-15-2006 by L.L. No. 10-2006; 1-10-2007 by L.L. No. 1-2007; 5-24-2017 by L.L. No. 1-2017]

A. The following accessory uses shall be permitted in residence districts:

(1) Home Day Care

(2) A noncommercial greenhouse for personal use, provided that:

(a) The minimum lot size shall be ten thousand (10,000) square feet.

(b) The structure shall not exceed one percent (1%) of the lot area and shall be located in the rear yard only.

(c) If artificial light is used therein, it shall be so screened that the source of light and illuminated area shall not be visible outside the building.

(3) The harboring of animals, when the animals are kept as household pets and owned by a legal occupant of the residence, and if dogs or cats, or other mammals, or reptiles have an adult weight that does not typically exceed one hundred twenty-five (125) pounds, or if fowl have a typical adult weight of less than the typical weight of a chicken of two (2) pounds. Furthermore, the total number of such pets above the age of six (6) months shall not exceed three (3) for each classification, or ten (10) in aggregate, except that the total permitted number of dogs above the age of six months shall not exceed four dogs if at least one of the four dogs is a guide dog, hearing dog, service dog, working search dog or therapy dog, as such dogs are defined in § 108 of the Agriculture and Markets Law of the State of New York. This section shall not apply to the raising of livestock such as cows, alpaca, sheep, or fowl on a hobby farm, small farm or large farm. **[Amended 9-12-2018 by L.L. No. 5-2018]**

(4) Home occupation as defined in this chapter, provided that not more than one (1) assistant other than the regular occupants of the premises shall be employed.

(5) Noncommercial recreational areas which are incidental and accessory to a residential principal dwelling and used for the occasional use and enjoyment of the occupants therein, their family and guests, but excluding circuitous tracks or trails used for motorized vehicles. **[Amended 9-12-2018 by L.L. No. 5-2018]**

(6) A hobby farm as defined herein.

(7) A private garage space as defined in this chapter, provided that the nonpassenger vehicle conforms to Subsection A(10). A private garage may be located in the front yard if, as a detached structure, conforms with subsection B(7), below, or if it is integral part of the principal structure. **[Amended 5-11-2022 by L.L. No. 1-2022]**

(8) A barn used exclusively for the storage of grain, hay or other farm-related products, or the storage of farm equipment, or the sheltering of animals excepting dogs. No barn shall be located in the front yard.

(9) A small building with a first floor area greater than 290 square feet, principally constructed of wood, stone or a cementitious material, or a combination of these materials, whose primary use is for a workshop or the storage of yard equipment and/or non-hazardous material, either of which is intended for use solely on the parcel on which the building is located and subject to the following restrictions:

(a) They shall not be located in the front or forward of the rear corners of the principal dwelling on the lot;

(b) They shall not be nearer to any side or rear line than is specified in the schedule and shall not be closer than fifteen (15) feet to the principal building, garage or other accessory structure;

(c) The building will not exceed in size, a bulk area ratio in cubic feet of fifty

percent (50%) of the principal dwelling on the lot as measured by the length, width and height of each structure from the above-ground exterior walls, and does not exceed in height the height of the principal structure, and shall substantially resemble the principal building in architecture;

(d) The building shall be used exclusively by the occupants of the lot upon which the building is erected.

(10) The storage of one (1) commercial vehicle of not greater than one (1) ton capacity, as determined by the manufacturer's classification of the vehicle, whether ½ ton, ¾ ton, 1 ton or larger, when such vehicle is used by the occupant of the premises in his daily work and the premises is not leased or rented for storage either permanent or semipermanent in nature.

(11) The storage of not more than one (1) unregistered passenger vehicle.

(12) Other accessory structures not otherwise listed in this subsection including, but not limited to garden, utility or storage sheds, playhouses, pools, outdoor fireplaces tennis courts, satellite dishes, tent-like structures or structures for the storage of equipment for the personal use of the residents of the premises subject to the following conditions:

(a) they shall not be located in the front yard

(b) they shall not be nearer to any side or rear line than is specified in the schedule and shall not be closer than fifteen (15) feet to the principal building, garage or other accessory structure, excepting that the fifteen foot separation shall not apply to patios or other at-grade structures.

(c) they shall not exceed 96 inches in height, except for garden, utility or storage sheds which shall not exceed 144 inches in height.

(d) For each principal dwelling, only one tent-like enclosure made of plastic, vinyl, canvas or similar materials and not exceeding 240 square feet shall be permitted on the property.

(e) Metal boxes or containers used for storage shall not be considered an accessory structure.

(13) On a private pond or lake, landings and docks, provided they are located at least ten (10) feet from any side lot line and do not extend over the water more than thirty (30) feet beyond the mean shoreline. Further, any new landings or dock or changes made to an existing landing or dock other than routine maintenance shall be subject to the requirements of §154-18.

(14) Signs, subject to limitations of Article XIII.

(15) Fences which meet the requirements of §154-15.

- (16) Water treatment plants, wastewater treatment plants, and other types of above-ground utility services which are necessary for health and safety of residential dwellings for which they will be used.
- (17) On a lot of not less than two acres nor more than five acres the raising of not more than six (6) chickens for personal use provided that **[Added 8-11-2021 by L.L. No. 2-2021]**:
- (a) No male chickens (roosters) will be permitted under this section.
 - (b) The chickens shall be provided with a covered enclosure (i.e. "hen house/coop") and must be kept in the covered enclosure or a fenced enclosure at all times. Chickens must be secured within the movable henhouse/coop during non-daylight hours;
 - [1] The space per bird in the henhouse/coop shall not be less than four (4) square feet per bird.
 - [2] No covered enclosure or fenced enclosure shall be located in the front yard or side yard, nor shall the henhouse/coop be closer than ten (10) feet to any rear property line of an adjacent property, nor within twenty-five (25) feet of any off-site residential structure.
 - [3] All enclosures shall provide adequate ventilation and natural light. No chicken shall be housed in a structure that has inadequate ventilation and light.
 - [4] Odors from chickens, chicken manure, or other chicken related substances shall not be detectable at the property boundaries.
 - [5] All enclosures for the keeping of chickens shall be so constructed and maintained as to prevent rodents or other pests from being harbored underneath, within, or within the walls of the enclosure. The henhouse/coop must be impermeable to rodents, wild birds, and predators, including dogs and cats. Enclosures shall be kept in neat condition, including provision of clean, dry bedding materials and regular removal of waste materials. All manure not used for composting or fertilizing shall be removed promptly.
 - (c) All feed and other items associated with the keeping of chickens that are likely to attract or to become infested with or infected by rodents or other pests shall be kept in secure containers or otherwise protected so as to prevent rodents and other pests from gaining access to or coming into contact with them.
 - (d) The on-site sale of eggs or any other chicken products generated is prohibited.

B. The following additional conditions are imposed:

(1) Any farm structure or building, or structure or building for the housing of any permitted farm-type animal, or the storage of manure or other odor- or dust-producing substance shall comply with Article X. **[Amended 5-11-2022 by L.L. No. 1-2022]**

(2) All swimming pools shall be enclosed with a minimum four-foot-high chain link fence, or its equivalent, which shall be kept locked when not in use.

(3) On a minimum lot size of at least three (3) full acres or on a small farm or on a hobby farm, the maximum number of horses which may be kept on the lot shall be limited to one (1) horse for each two (2) acres of usable farmland. **[Amended 8-11-2021 by L.L. No. 2-2021]**

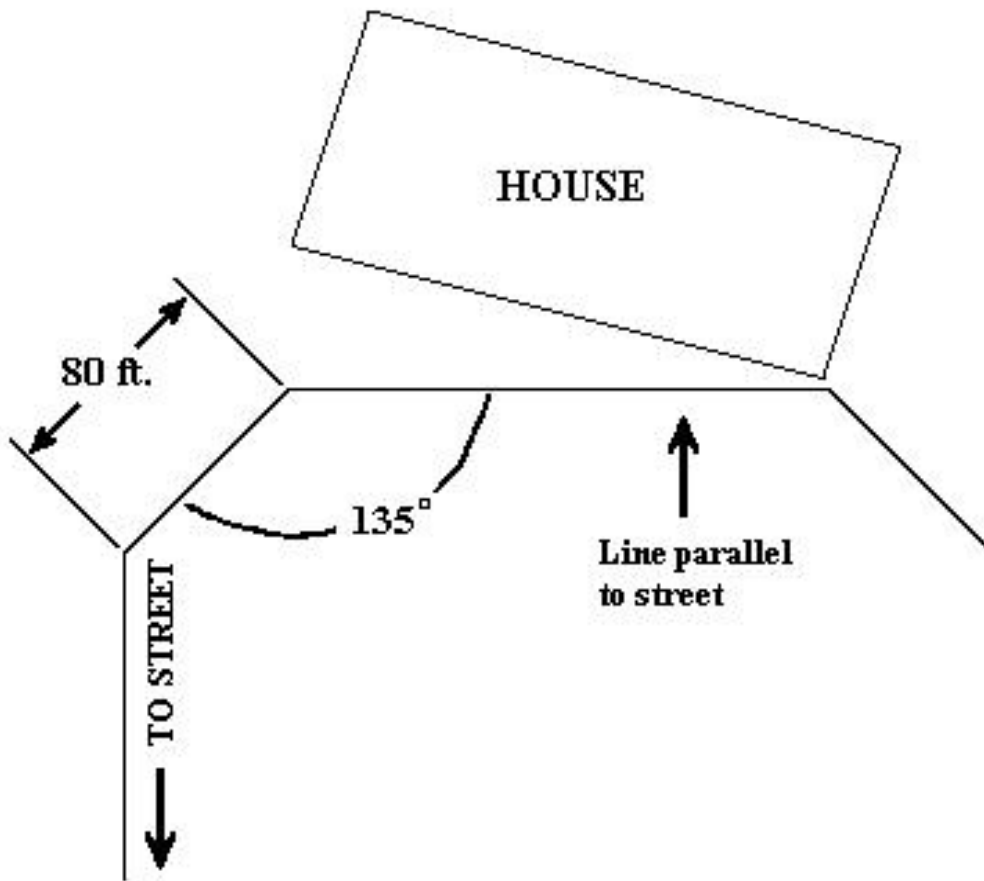
(4) Any accessory structure listed in § 154-27.A shall provide not less than 15 feet of separation between the accessory structure and the principal building, garage or any other accessory structure, unless the accessory structure is permanently attached to the principal structure. No structure or accessory use pursuant to §154-27.A, regardless of its attachment to the principal structure on the property, shall be located in the front yard of such property unless specifically stated otherwise. **[Added 9-12-2018 by L.L. No. 5-2018]**

(5) On a lot of ten or more acres an outdoor furnace may be permitted providing that it shall not be located within two hundred (200) feet of any property line.

(6) Any alterations on the grade of in individual lot must be done in conformance with Chapter 133 “Stormwater, Soil Erosion and Sediment Control”, and §79-11 for any fill placed on the property in quantities of 11 cubic yards or greater.

(7) No accessory structure or other large man-made object, other than a fence, a stone wall, a masonry wall, or decorative objects less than seventy-two (72) inches in height shall be placed in the front yard, unless located a minimum of 150' from a front property line. A single detached garage may be placed in the front yard if not located within the front yard setback, and if located outside the area created by a line parallel with the street which extends through the front corner of the principal structure closest to the street, whose length is equal to the greatest width of the principal structure, and which extends equally across the front of the principal structure, thence extending from the end of the line on an angle of 135 degrees for a distance of eighty (80) feet, and thence running parallel with the side yard line to the front yard line (See Figure 1, below). This subsection shall not apply to barns or farm structures, which structures shall comply with Article X.

Figure No.1



ARTICLE VI
Uses in General Business (GB) Districts

§ 154-28. Approval of site plan. [Amended 11-15-2006 by L.L. No. 10-2006; Amended 5-24-2017 by L.L. 1 of 2017]]

A. All permitted principal and accessory uses, or any nonconforming non-residential use, or any changes thereto, are subject to the approval of a site plan by the Planning Board in accordance with the provisions of Article XV.

B. For the purpose of determining when a use shall be subject to the requirements that a site plan be prepared, the Permitted principal uses which may be permitted in any district may be divided into subsections. A change from a use listed in one subsection to a use listed in another subsection shall constitute a change in use of the site for which approval of a site plan shall be required, except as provided in § 154-77(B). A change to one or more uses contained within the same subsection shall not constitute a change in use which shall require review by the Planning Board. [Added 11-15-06 by L.L. 10 of 2006]

§ 154-29. Minimum lot area and dimensional requirements.

The minimum lot area in the General Business (GB) District shall be 30,000 square feet. For required setbacks and building sizes, see schedule.

§ 154-30. Permitted principal uses. [Amended 11-15-06 by L.L. 10 of 2006; Added 7-22-2009 by L.L. No. 7-2009]

The following principal uses shall be permitted in the General Business districts:

A. Individual retail stores and personal service establishments not exceeding 20,000 square feet or, buildings or sites which may contain two or more retail or service operations not exceeding 50,000 square feet in total, but excluding the dispensing or sales of tobacco or vape products along Front Street, or along Route 311 for a distance of 2500 feet from the intersection of Front Street. [Amended 8-11-2021 by L.L. No. 2-2021; 2-28-24 by L.L. No. 1-2024]

B. Business Offices

C. Greenhouses and nurseries.

D. Restaurant.

E. Telephone exchange.

F. Undertaker establishment.

G. Indoor theaters.

- H. Music or dancing schools, nursery or day-care centers.
- I. Medical and dental offices.
- J. Banks.
- K. Public Libraries or libraries run by not-for-profit organizations and open to the general public.
- L. Gasoline Stations, provided that: **[Added 8-10-2011 by L.L. No 7-2011]**
 - (1) The gasoline station is servicing individual consumers and not designed or used for bulk distribution.
 - (2) That the owner has provided adequate methods of protection from the storage tanks or dispensing operation discharging any petroleum based products to surface or groundwater.
 - (3) The gasoline station shall be located along Fairfield Drive within 500 feet of the intersection of Haviland Drive and that access provided to the gasoline station shall only be from Fairfield Drive.
- M. Light Manufacturing on Tax Map No. 36.49-1-30, provided that:**[Added 9-12-2018 by L.L. No. 5-2018]**
 - (1) All operations are conducted within the building. There shall be no outdoor operations, storage of equipment, or storage of materials.
 - (2) The Planning Board shall not approve a site plan for any business that would result in a significant increase in trips of semitrailer trucks with a box length of greater than 44 feet.

§ 154-31. Permitted accessory uses. [Amended 1-15-2006 by L.L. No. 10-2006]

The following accessory uses shall be permitted in general business districts:

- A. Manufacturing, converting, altering, finishing or assembly of goods incidental to such retail sale on the premises, excepting those processes which are offensive, obnoxious or detrimental to the neighborhood by reason of vibration, dust, smoke, fumes, noise, odor or obnoxious wastes.
- B. Signs, subject to the requirements of Article XIII.
- C. Off-street parking and loading areas, subject to Article XIV.
- D. Fences.
- E. Lighting facilities.

F. For greenhouses and nursery operations only, the processing of firewood provided that the total sales volume does not exceed three hundred (300) cords per year, that no portion of the processing or storage operation is closer than two hundred (200) feet from a property line and that access is from a state or county road.

G. Warehousing of goods on the site which are incidental to sales conducted on the premises for retail, undertaking establishments and restaurants, which shall not exceed 35% of the area of the premises. **[Amended 11-15-06 by L.L. 10 of 2006]**

H. Outdoor table service incidental to a restaurant or fast food establishment. **[Added 11-15-06 by L.L. 10 of 2006]**

ARTICLE VII Uses in Commercial (C-1) District

§ 154-32. Approval of site plan. [Amended 11-15-2006 by L.L. No. 10-2006]

A. All permitted principal and accessory uses, and changes thereto, are subject to the approval of a site plan by the Planning Board in accordance with the provisions of Article XV.

B. For the purpose of determining when a use shall be subject to the requirements that a site plan be prepared, the Permitted principal uses which may be permitted in any district may be divided into subsections. A change from a use listed in one subsection to a use listed in another subsection shall constitute a change in use of the site for which approval of a site plan shall be required, except as provided in § 154-77(B). A change to one or more uses contained within the same subsection shall not constitute a change in use which shall require review by the Planning Board. **[Amended 11-15-06 by L.L. 10 of 2006]**

§ 154-33. Minimum lot area.

The minimum lot area in the Commercial (C-1) District shall be two (2) full acres. For required setbacks and building sizes, see schedule.

§ 154-34. Permitted principal uses. [Amended 10-27-2010 by L.L. No. 6-2010]

The following principal uses shall be permitted in Commercial (C-1) Districts:

A. Individual retail stores not exceeding 50,000 square feet or individual stores providing

personal services, except that buildings, or sites which may contain two or more retail or service operations, shall be considered a retail center, and shall be permitted by special use permit only.

- B. Research and development uses. **[Amended 10-27-2010 by L.L. No. 6-2010]**
- C. Veterinary hospitals, exclusive of outdoor kennels.
- D. Greenhouses, and nurseries for wholesale and retail sales purposes.
- E. Restaurants.
- F. Health or fitness clubs.
- G. Nursery schools and day-care centers.
- H. Active indoor and outdoor for-profit recreational sports facilities, archery ranges, swimming pools, ice skating, bowling, baseball and golf ranges, excepting amusement arcades.
- I. Electrical substations.
- J. Betting parlors.
- K. Business and professional offices.
- L. Undertaker establishments.
- M. Small and large farms which shall also comply with the Article X [Farming, Additional Requirements].
- N. Banks.
- O. Drive-in and fast food establishments .
- P. Offices of Commercial Trade Operations providing that **[Added 7-22-2-15 by L.L. No. 3-2015; Amended 5-24-2017 by L.L. 1 of 2017; Amended 8-11-2021 by L.L. No. 2-2021]**:
 - (1) Access shall be from a State Highway or shared commercial driveway with an entrance on a State Highway.
 - (2) There shall be no outdoor storage of work vehicles, equipment, supplies or product except as provided herein. All work vehicles, equipment, vehicle or equipment maintenance and activities of the business conducted on the site shall be located in the principal building, or an accessory building.
 - (3) Vehicle or equipment maintenance shall only be performed on vehicles or equipment owned by the business occupying the site, and shall only occur inside a building.

- (4) Only one principal building devoted to the commercial trade operation shall be permitted on the site which shall meet all the architectural standards of §154-81, and shall not have the appearance of an industrial warehouse.
- (5) Any accessory buildings shall be to the rear of the principal structure and shall be suitably screened from the street or from any property with a residential use.
- (6) Any manufacturing, converting, altering, finishing or fabrication of products conducted on the site shall be accessory to the principal use of the property for office and equipment storage.
- (7) Excepting for the driveway providing access to the site, there shall be no impervious surface or fence within 65' of any highway right of way. The Planning Board may require landscaping to be provided in this area in order to maintain an attractive streetscape.
- (8) All other requirements of Chapter 154 shall apply.

Q. Self-Storage Facility provided that; [**Added 10-9-2019 by L.L No. 2-2019**]

- (1) All activities associated with the on-site retail sales of storage services, including the lease of fixed, individually secured and self-contained storage lockers or rooms, must occur within a permanent, approved and permitted structure on property owned, operated or otherwise legally controlled by the lessor of said retail storage services.
- (2) Self-storage rental units shall be used for incidental storage only. The following activities shall not be permitted to be conducted in, or from a self-storage rental unit: retail or wholesale sales activities, storefronts, residence, workshop, studio, band rehearsal area, place of business, garage sales, auctions, assembling, manufacturing, office activities, servicing or maintenance of mechanical equipment, operation of power tools or spray-painting equipment, or other similar equipment or kilns. There shall be no storage of toxic, flammable, hazardous, or infectious materials, or of perishable items or live animals.
 - (a) Exception. The Lessor of the self-storage rental units may auction the contents of a rental unit when the Lessee is in default of a signed agreement and sale of the contents of the unit is consistent with all applicable laws and regulations.
- (3) One office for the operation of the self-storage facility shall be permitted with limited retail sales of products and supplies which are incidental and related to the principal use. The office shall be permitted as an accessory use.
- (4) Vehicle access shall be designed so as to accommodate moving vehicles, automobiles, vans, light-duty trucks and other two-axle vehicles. Internal site circulation lanes shall be adequate in dimensional cross-section, width and turning radii, where applicable, to provide for the maneuverability of fire apparatus.

Twenty-four foot wide drive aisles shall be provided between storage buildings, or storage areas.

- (5) Storage unit doors shall not be visible from public streets. Decorative buffers and screening shall be provided for aesthetic and security purposes along all site property lines and road frontages.
- (6) Security fencing shall not include electrically charged, barbed wire or razor wire, and shall not be placed in a required front yard setback area.
- (7) Electrical service to individual units must be for lighting and climate control only.
- (8) All storage shall be inside an enclosed building, except that outdoor storage of automobiles, trucks, buses, motorcycles and recreational vehicles and boats may be permitted as an accessory use to a self-storage facility provided that all proposed storage areas are clearly delineated on a site plan approved by the Planning Board and meeting the following requirements:
 - (a) Any areas designated and used for outdoor storage shall meet the principal building setback requirements and shall be located within the rear yard of the site.
 - (b) Outdoor Storage areas shall be screened with walls, fences or such other screening as the Planning Board may deem appropriate, or a combination thereof.
 - (c) Outdoor storage areas shall be suitably improved with a finished surface of concrete, asphalt, recycled asphalt or such other material approved by the Planning Board.
- (9) Architectural Standards : Without limitation of any other provision of the Town Code related to site development plan review and approval, the following standards shall apply:
 - (a) All buildings and other improvements shall be of a uniform architectural design or theme and architectural elevations and details of each shall be submitted to the Planning Board as part of its site plan approval process. Preference should be given to a “country”, New England, farm-style architecture which blends into the existing countryside.
 - (b) Bright primary colors are prohibited on buildings, regardless of corporate standards or preferences.
 - (c) All buildings, including storage units, must be surfaced in high quality materials. Metal siding, smooth-faced concrete block, painted masonry, tilt-up and precast concrete panels are prohibited.
 - (d) Perimeter fencing, security fencing, and entry gates must be constructed of

attractive materials that are compatible with the uniform architectural design of the site.

- (e) Outdoor and indoor lighting must be sensitively designed to ensure that no light is visible off-site at its source, glare visible from surrounding properties is minimized to the fullest extent possible, and no lighting is installed in clerestories, cupolas, dormers or other architectural features which are installed above the roof lines of buildings.
- (f) Detailed floor plans of all buildings shall be submitted with each site plan.

§ 154-35. Permitted accessory uses. [Amended 11-15-2006 by L.L. No 10-2006; 10-27-2010 by L.L. 6-2010; 5-24-2017 by L.L. 1-2017]

The following accessory uses shall be permitted in Commercial (C-1) Districts:

A. Except as otherwise prohibited or restricted for research and development uses, manufacturing or assembly of those items solely incidental to the use of the premises as a retail operation, excepting those processes which are offensive, obnoxious or detrimental to the neighborhood by reason of vibration, dust, smoke, fumes, noise, odor, or obnoxious waste. **[Amended 10-27-2010 by L.L. No. 6-2010]**

B. Signs, subject to the requirements of Article XIII.

C. Off-street parking and loading areas, subject to the requirements of Article XIV.

D. Fences.

E. Lighting facilities.

F. Except as otherwise prohibited or restricted for research and development uses, warehousing of goods on the site which are incidental to the permitted principal use thereon, or for operations which have received a special permit. The warehouse portion of the use shall not exceed 35% of the area of the premises. **[Amended 10-27-2010 by L.L. No. 6-2010]**

G. Outdoor table service incidental to a restaurant or fast food establishment **[Added 11-15-06 by L.L. 10 of 2006]**

H. The storage of not more than 2 commercial vehicles directly associated with and used by a Greenhouse or nursery business, or the storage of not more than 8 commercial delivery vehicles directly associated with, and used by a Business Office use of a parcel where such vehicles are stored more than 100' from any road, are located to the rear of any principal building and are adequately screened so as not to be visible from the road providing access to the parcel. **[Added 5-24-2017 by L.L. 1 of 2017]**

I. Small engine, or equipment repair associated with a retail operation. **[Added 5-24-2017 by L.L. 1 of 2017].**

ARTICLE VIII
Uses in Industrial I District

§ 154-36. Approval of site plan.

A. All permitted principal and accessory uses, and changes thereto, are subject to the approval of a site plan by the Planning Board in accordance with the provisions of Article XV.

B. For the purpose of determining when a use shall be subject to the requirements that a site plan be prepared, the Permitted principal uses which may be permitted in any district may be divided into subsections. A change from a use listed in one subsection to a use listed in another subsection shall constitute a change in use of the site for which approval of a site plan shall be required, except as provided in § 154-77(B). A change to one or more uses contained within the same subsection shall not constitute a change in use which shall require review by the Planning Board. **[Added 11-15-06 by L.L. 10 of 2006]**

§ 154-37. Minimum lot area.

The minimum lot area in the Industrial I District shall be two (2) full acres. For required setbacks and building sizes, see schedule.

§ 154-38. Permitted principal uses. [Amended 11-15-06 by L.L. 10 of 2006]

The following principal uses shall be permitted in Industrial I District:

A. Manufacturing, converting, altering, finishing or fabrication of products, excluding commercial composting, and excepting those processes which are offensive, obnoxious or detrimental to the neighborhood by reason of vibration, dust, smoke, fumes, noise, odor or obnoxious wastes.

B. Warehouses.

C. Research and development uses. **[Amended 10-27-2010 by L.L. No. 6-2010]**

D. Contractors' offices, equipment and storage yards, provided the equipment and storage yards are properly fenced and screened.

E. Greenhouses and nurseries as defined in this chapter, all for retail sales, and provided the minimum lot size shall be five (5) acres.

- F. Distribution terminals.
- G. Electrical substations.
- H. Restaurants.
- I. Banks.
- J. Indoor theaters.
- K. Veterinary hospitals and kennels, provided no kennels or runs are located within one hundred fifty (150) feet of any property line. The area of outdoor kennels and runs shall be included when computing maximum lot coverage.
- L. Hotels and motels, provided that they shall be located on lots not less than five (5) acres in area and shall contain not less than three thousand (3,000) square feet of land area per each guest unit.
- M. Health or Fitness clubs.
- N. Active indoor and outdoor for-profit recreational sports facilities such as tennis clubs, archery ranges, swimming pools, ice skating, bowling, baseball and golf ranges, excepting amusement arcades.
- O. Small and large farms which shall also comply with the Article X [Farming, Additional Requirements]
- P. Individual retail stores not exceeding 50,000 square feet or individual stores providing personal services, except that buildings, or sites which may contain two or more retail or service operations, shall be considered a retail center, and shall be permitted by special use permit only.
- Q. Professional Offices or Business Offices
- R. Drive-in and fast food establishments
- S. Gasoline Stations, provided that: [**Added 8-10-2011 by L.L. No 7-2011**]; **amended 9-12-2018 by L.L. No/ 5-2018**
 - (1) The gasoline station is servicing individual consumers and not designed or used for bulk distribution.
 - (2) That the owner has provided adequate methods of protection from the storage tanks or dispensing operation discharging any petroleum based products to surface or groundwater.
 - (3) The gasoline station driveway providing access to the site shall be located within 2,500 feet of the Route 311/I-84 interchange and that driveway providing access to the gasoline station shall only be from Route 311.
 - (4) Subject to a site plan approved by the Planning Board, a gasoline station may be permitted on a site as a permitted principal use of the site, or as an accessory use

to a single retail store of a greater than 75,000 square feet. Nothing herein shall limit a gasoline station from occupying a site concurrently with other permitted principal or accessory uses, or uses permitted pursuant to a special use permit.

§ 154-39. Permitted accessory uses.

The following accessory uses shall be permitted in Industrial I District:

- A. Locker room and shower facilities.
- B. Outdoor recreational facilities normally associated with hotels and motels, such as tennis courts and swimming pools.
- C. Signs, subject to the requirements of Article XIII.
- D. Off-street parking and loading areas, subject to the requirements of Article XIV.
- E. Fences.
- F. Lighting facilities.
- G. Except as otherwise prohibited or restricted for research and development uses, warehousing of goods on the site which are incidental to the permitted principal use thereon, or for operations which have received a special permit. The warehousing portion of the use shall not exceed 35% of the area of the premises. **[Amended 10-27-2010 by L.L. No. 6-2010]**
- H. Outdoor table service incidental to a restaurant or fast food establishment. **[Added 11-15-06 by L.L. 10 of 2006]**

ARTICLE IX

Uses in Commercial Recreation CR District

[Amended 11-15-2006 by L.L. No. 10-2006; 2-14-2018 by L.L. No. 3-2018]

§ 154-40. Purpose and Intent.

- A. The purpose of the Commercial Recreation District is to afford the Town of Patterson an opportunity to permit the establishment of commercial recreation throughout the Town on those lots that are appropriate for the intended use, to ensure such operations are sited on property in a manner that negative impacts can be appropriately mitigated, and to encourage recreational and economic development opportunities which would be in harmony with, and complimentary to Patterson's rural character, historic resources, and natural assets.
- B. The Commercial Recreation District is a floating zoning district i.e. a district of undetermined location which may be placed on a specific tax map parcel by petition of a

property owner and legislative act of the Town Board. A floating zoning district may only be applied to a specific property if the stated criteria are satisfied, a finding of compatibility is made and a conceptual development plan is approved for the property.

- C. The Town Board, in its approval, may limit the location and specific types of activities that may occur, the hours of operation, may increase the minimum setback requirements or impose any reasonable conditions related to the use of the property.

§ 154-41. Minimum Standards.

- A. The minimum lot area in the Commercial Recreation (CR) District shall be fifty (50) contiguous acres. For required setbacks and other minimum dimensional standards, see schedule.
- B. Access shall be from a State or County Road.

§ 154-42. Permitted/Prohibited principal uses.

- A. The following principal uses shall be permitted in the Commercial Recreation (CR) District:
 - (1) Active indoor and outdoor recreational sports facilities providing such activities as bowling, baseball, golf and golf ranges, fishing, horseback riding, bicycling, mountain biking, archery, skiing, all forms of tennis, roller skating, paintball, trampoline parks, ice skating, swimming, tobogganing, bobsledding, squash, badminton, volleyball, track and field sports and zip lines.
 - (2) For-profit zoos, animal and nature parks open to the general public.
 - (3) Amusement parks
 - (4) Fairs and festivals operating for a minimum of 200 contiguous days.
- B. The following principal uses, whether public or private, are prohibited in Commercial Recreation (CR) District :
 - (1) Race car and go cart race tracks and motor cross tracks.
 - (2) ATV tracks or trails
 - (3) 4-wheel, off-road trails

§ 154-42.1. Permitted accessory uses.

The following accessory uses shall be permitted in the Commercial Recreation (CR) District :

- A. Restaurant and indoor snack bars for the sale of food or beverages, excepting prefabricated railroad car style diners, drive-ins or curbside establishments, for the sale of food or beverages.
- B. One (1) indoor recreational lounge, including an area for amusement arcades, billiard tables and other facilities for general rainy-day activities.
- C. Retail sales incidental to the approved principal use.
- D. Indoor and outdoor concerts.
- E. A clubhouse specifically for the approved principal use.
- F. Signs, subject to requirements of Article XIII.
- G. Fairs and festivals of not more than three contiguous weeks, and not more than three times within the period of one year.

§ 154-43. Procedures.

- A. A property owner shall submit an application to the Town Clerk. The application shall include:
 - (1) A petition to the Town Board requesting designation of one or more lots as a commercial recreation district.
 - (2) A report describing the general land use of the surrounding neighborhood and showing the relationship between the proposed development and traffic arteries, public transportation, neighboring land uses, available services and general drainage patterns.
 - (3) A narrative which describes how the proposal serves the goals and objectives of the Town Comprehensive Plan, information about potential phasing of the project, and an explanation of how the proposal complies with the design standards set forth herein.
 - (4) A concept plan of the proposed development showing all improvements planned in conjunction with the proposed use, including general locations, layout, and dimensions of structures, parking areas, streets, driveways, utilities, recreation areas, conservation areas, method and locations of water supply and wastewater treatment, and other information necessary to demonstrate compliance with the requirements of this subsection, including square footage of building floor area, and impervious surface coverage.
 - (5) The preliminary concept plan shall include a map showing natural features including New York State protected freshwater wetlands, federal jurisdictional wetlands, Town-regulated wetlands, streams, one-hundred-year floodplains,

ecologically significant habitats, areas of 25% and greater slope, and such other environmental features and development limitations that would affect the use and development of the site

- (6) Transportation analysis including the expected number of trips (peak and daily), an analysis of the impact of those trips on the adjacent road system, and proposed mitigation measures to limit any projected negative impacts.
- (7) A Full Environmental Assessment Form.

B. Upon receipt of a complete application, the Town Board shall follow the procedures provided in §154-134 prior to a final determination of the application.

§ 154-43.1 Site Plan Approval Required.

If the application is approved by the Town Board, the property owner, or his designee shall submit an application to the Planning Board within one year from the rezoning requesting approval of a site plan pursuant to Article XV. If this is not accomplished, the Town Board may, at its option and without a public hearing, return the parcel to its original zoning.

§ 154-43.2 Standards for Approval.

The Town Board shall determine each application upon the merits only after public hearing and in conformity with the following standards and guides:

- A. The use shall be of such location, size and character that, in general, it will be in harmony with and conform to the appropriate and orderly general development of the town. In evaluating the application, the Town Board shall consider the type of recreational opportunities proposed, the intensity of development on the site, the location, size and height of all existing commercial recreation developments within the Town and the potential impacts of such additional commercial recreation on community services and the community character.
- B. The Town Board shall consider the effects of the project on the Town's infrastructure, community facilities and services, schools, environmental quality, economic development, and transportation.
- C. The Town Board's determination shall be made in accordance with the comprehensive plan and requirements set forth in this chapter including the need to lessen congestion on the surrounding roadways; to ensure all safety and security measures are implemented and met; to secure freedom from fire, panic and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate adequate provisions of transportation, water, sewerage, and other public requirements, as one or more of such standards may apply to the particular use.

- D. The final decision of the Town Board shall be made with reasonable consideration, among other things, as to the character of the surrounding community and its peculiar suitability for the particular activities being proposed, to conserving the values of buildings and property in general, and to encouraging the most appropriate use of land throughout the municipality.
- E. The deliberation and determination of the Town Board shall be made with reasonable consideration to the effect the proposed activity will have on the environment and the standards enumerated in 6 NYCRR Part 617.7(c).
- F. The proposal shall minimize any visual impact to the general neighborhood from the location, nature, extent and height of any building, structure, wall or fence, and shall minimize any visual impact to the viewshed to the maximum extent practicable.
- G. In granting the application, in whole or in part, the Town Board may attach thereto such reasonable conditions and restrictions as are directly related to and incidental to the proposed special use permit as the Board in its discretion may deem necessary to promote the health, safety and general welfare of the Town of Patterson.
- H. The Town Board shall consider the ability of the proposal to promote and preserve open space, the rural character of the community and connections between greenway corridors and trails.

§ 154-43.3 Approved Lots.

The following lots, each identified by its Tax Map number is hereby designated as being in the Commercial Recreation District without the need for further action by the Town Board:

14.-1-44	14.-1-46	14.-1-47
14.-1-48	14.-1-49	14.-1-50
14.-1-51	13.-3-38	

ARTICLE X
Farms.

§ 154-44. Additional Requirements.

Any small farm, large farm or hobby farm shall comply with the following additional requirements.

- A. No building or structure used for the housing or maintenance of an animal shall be within one hundred (100) feet of any road or property line. **[Amended 8-11-2021 by L.L. No. 2-2021]**
- B. No riding range, paddock, or bridle path shall be allowed within one hundred (100) feet

of a road or property line, however that this section shall not include fields used for animal grazing.

C. No storage of manure or other odor- or dust-producing substance shall be allowed within one hundred (100) feet of any road or property line, nor within one hundred (100) feet of any stream or body of water. No storage of manure or other material which may result in a degradation of water quality shall be located such that channelized runoff may have a direct route between the material and a stream, wetland or other body of water. **[Amended 8-11-2021 by L.L. No. 2-2021]**

D. Said frontage and access for the lot on which there is located a small farm or a large farm shall be on a state, county, or town road.

E. No buildings or structures of less than 400 square feet used for farm purposes shall be placed in the front yards.

F. Greenhouses may be permitted, except that:

(1) If artificial light is used therein, it shall be so screened that the source of light and illuminated area shall not be visible outside the building.

(2) There shall be no retail or wholesale sales at the site except for a roadside stand as provided below.

G. In addition to the barns and other structures erected on the lot used as a small farm or a large farm, one principal residential building and one accessory residential building may also be erected on the lot provided that:

(1) The principal residential dwelling unit must be owner-occupied, shall meet all the dimensional requirements for the R-1 zoning district and shall have an area devoted to the residential dwelling unit of not less than one acre which area shall be in addition to and shall not be used to meet the area requirements of the equestrian center or the number of horses or other animals that may be quartered on the premises

(2) The accessory residential dwelling unit shall be used for full-time farm help only, shall meet all the dimensional requirements for the R-1 zoning district and shall have an area devoted to the residential dwelling unit of not less than one acre which area shall be in addition to and shall not be used to meet the area requirements of the equestrian center or the number of horses or other animals that may be quartered on the premises. In addition, the accessory residential dwelling shall not exceed in size seventy-five percent of the total floor area of the principal residential dwelling unit located on the site.

H. On any large farm only, up to two (2) single bedroom apartments may be located within the principal barn structure used to house horses or other large livestock provided that:

(1) the maximum size of the apartment in total shall not exceed six hundred (600) square feet.

(2) The apartment(s) may only be occupied by persons employed by the farm on which the apartments are located and who are employed for more than thirty-five hours per week by the farm for the maintenance and operation of the farm.

(3) Any apartments created pursuant to this subsection shall also be required to obtain a special use permit and site plan approval which may be issued concurrently with a special use permit and site plan approval for an equestrian center or as a separate application.

I. Roadside stands for retail sales may be permitted as an accessory use to a large farm operation provided:

(1) sufficient parking is provided.

(2) the location of any entrance or pull-off to the roadside stand has adequate safe stopping sight distance.

§ 154-45. Agricultural Certification for Nonconforming Activities

A. In order to ensure that certain improvements made to real property are supporting a legitimate farm practice or operation, prior to any improvement made to any real property, which would otherwise be required to comply with the requirements of this Chapter, however will not meet one or more of the requirements of this Chapter, and may not need to meet one or more requirements of this Chapter due to their participation in an agricultural district, prior to the commencement of any improvements the property owner shall obtain and submit to the Town Code Enforcement Officer one of the following:

(1) A written certification from the Patterson Town Planner that activity or improvement is a legitimate farm practice or operation as defined by, and is consistent with the intent and purpose of Article 25AA of Agriculture and Markets Law.

(2) A written certification from Zoning Board of Appeals that activity or improvement is a legitimate farm practice or operation as defined by, and is consistent with the intent and purpose of Article 25AA of Agriculture and Markets Law.

(3) A certification from Commissioner of Agriculture that proposed improvement is consistent with the Agriculture and Markets Law.

(4) A variance as required pursuant to this Chapter.

B. To obtain certification from the Patterson Town Planner or the Zoning Board of Appeals, the property owner shall submit such information on the use, the design and the location of the proposed improvement as may be necessary demonstrate its relation to a farm practice and the reason which necessitates non-conformance with this Chapter.

C. The information required for certification from the Town Planner or the Zoning Board of Appeals shall be the minimum necessary to reasonably demonstrate the improvement is

necessary to support a legitimate farm practice, i.e. where a sketch plan is sufficient to show location, a survey may not be required.

ARTICLE XI **Right to Farm**

§ 154-46. Intent.

The Town Board of the Town of Patterson finds that farming provides a number of benefits to the community including maintaining open space and the rural character of the community; providing a source of fresh farm products; providing an important source of food and habitat to wildlife within the community; and creating a healthy diversity of businesses within the local economy. Further it is recognized that there are many practices and activities which are necessary for the business of farming, which practices and activities may at times conflict with adjacent land uses, it is the specific purpose of this chapter to provide that legitimate farming practices and activities may proceed and be undertaken free of unreasonable and unwarranted interference or restrictions. It is also the intent of this chapter to aid in the preservation and promote, as an important economic activity, farming within the Town, to protect the existence and operation of established farms and to encourage the creation of new farming businesses.

§ 154-47. Applicability

This subsection providing for the Right to Farm shall apply to any small farm, large farm or equestrian center, as defined herein.

§ 154-48 Rebuttable presumption to exist.

In all relevant actions filed subsequent to the effective date of this chapter, there shall exist a rebuttable presumption that any agricultural activity that conforms to all the provisions of this chapter, and which does not pose a direct threat to public health and safety shall not constitute a public or private nuisance, nor shall any such use be deemed to otherwise invade or interfere with the use and enjoyment of any other land or property.

§ 154-49. Right to Farm

Farmers, as well as those employed, retained or otherwise authorized to act on behalf of farmers, may lawfully engage in farming practices within the Town at any and all such times and at such locations as are reasonably necessary to conduct the business of farming. For any farming activity or operation, in determining the reasonableness of the time, place and methodology of such operation, due weight and consideration shall be given to both traditional customs and

procedures in the farming industry, as well as to advances resulting from increased knowledge and improved technology.

§ 154-50. Interference

No person, group, entity, association, partnership or corporation will engage in any conduct or act in any manner so as to unreasonably, intentionally, knowingly and deliberately interfere with, prevent or in any way deter the practice of farming within the Town of Patterson.

§ 154-51. Times of Operation

The activities incidental to farm operations, when reasonable and necessary for that farming activity and when conducted in accordance with generally accepted agricultural practices, may occur on holidays, Sundays and weekdays and at night and during the day. The noise, odors, dust and fumes that are caused by these activities are recognized as ancillary to the permitted activities set forth in this Article and the right to farm.

ARTICLE XII Nonconforming Buildings and Uses

§ 154-52. Continuance of existing uses.

Any use of land or buildings thereon, which was substantial and lawfully existing immediately prior to the effective date of this chapter or of any pertinent amendment thereto may be continued, and any building so existing which was designed, arranged, intended for or devoted to a nonconforming use may be structurally altered and the nonconforming use therein changed, all subject to the following provisions; provided, however, that a nonconforming mineral processing facility may continue in use only if the minerals processed at such facility are excavated from the same parcel within the Town of Patterson on which the processing facility is located.

§ 154-53. Change to other nonconforming use.

A. A nonconforming use shall neither be changed as to area or occupy a different portion of the lot, or portion of a building thereon, than it did on the effective date of this chapter or any amendment thereto, nor changed in any manner so as to diminish any conforming use or dimension. **[Amended 11-15-06 by L.L. 10 of 2006]**

B. Subject to the approval of the Board of Appeals, an existing nonconforming use may be changed to another nonconforming use, provided the Board shall find:

- (1) That the proposed new use is not substantially different in its purpose and manner

of operation and no more harmful or objectionable to the neighborhood than the nonconforming use from which it has changed.

- (2) That the proposed new use is substantially more in conformity with the uses permitted in the district in which such building or land is situated.
- (3) That it will generate no more traffic than the preceding nonconforming use.
- (4) That it will tend to facilitate subsequent transition to conformity.
- (5) That the density of occupancy will be no more than that of the former nonconforming use.
- (6) That the proposed use will not cover more land than the former use.

§ 154-54. Change to conforming use.

No nonconforming use, once changed to a conforming use, shall revert back to a nonconforming use.

§ 154-55. Discontinuance of use.

No nonconforming use which has been discontinued for a period of one (1) year shall thereafter be resumed.

§ 154-56. Restoration of unsafe structures.

Any nonconforming structure or portion thereof declared unsafe by the Code Enforcement Officer may be restored to a safe condition in accordance with § 154-59.

§ 154-57. Buildings under construction.

Nothing in this chapter shall require any change in the designated use of a building, the construction of which, and for which a permit has been lawfully issued, shall have been commenced prior to the effective date of these regulations or any pertinent amendment thereof.

§ 154-58. Enlargement of nonconforming buildings.

Any building which does not conform to the requirements of these regulations regarding building height limit, area and width of lot, percentage of lot coverage and required yards and parking facilities shall not be enlarged unless such enlarged portion conforms to all of the provisions of this chapter applying to the district in which such a building is located. No nonconforming portion of any building may be extended, nor any nonconforming use extended

into any other area of a building or lot.

§ 154-59. Major damage to nonconforming structure.

Any nonconforming building or structure that over fifty percent (50%) of the volume of its structure above the foundation has been destroyed or damaged from any cause, as determined by the Code Enforcement Officer, shall not be restored in nonconforming form or location on the lot or for the continuance of a nonconforming use therein; provided, however, that such buildings or structures may be restored and the nonconforming use continued to the extent and in such manner as may be permitted by the Board of Appeals after application and public hearing as provided in Article XXI. The Board of Appeals, upon entertaining such application, shall consider the practical difficulties or unnecessary hardship involved in accordance with the standards in § 154-122 of this chapter and shall seek to minimize any non-conformity. Any non-conforming building or structure destroyed by fire, explosion or other cause, other than by willful act of the owner, to the extent of not more than fifty percent (50%) of the volume of its structure above the foundation may be restored in substantially the same location, provided that said structure is not enlarged beyond the size of said structure immediately prior to such damage. The Code Enforcement Officer shall request and receive a report from the town's Engineer prior to his making a determination of percent of damage or destruction.

§ 154-60. Application for permit to rebuild.

Application for permit to rebuild or restore the damaged portion of any building damaged or destroyed as set forth in § 154-59 above shall be filed within six (6) months of the day of such damage and shall be accompanied by plans for reconstruction which, as to such portion, shall comply with the provisions of this chapter in all respects save as to the use of the building or structure.

§ 154-61. Completion of rebuilding.

If a permit for such rebuilding or restoration is granted, it shall lapse twelve (12) months thereafter unless the permitted construction is completed within such period, except that the Code Enforcement Officer in his discretion may grant one (1) six-month extension thereof if construction has been delayed by circumstances beyond the control of the permit holder.

§ 154-62. Buildings on nonconforming lots.

A. Except as provided in Subsection C below, no provision of this chapter pertaining to minimum lot area and minimum lot width shall prevent the construction of an otherwise permitted building or the establishment of an otherwise permitted use on a lot owned separately from any adjoining lot at the effective date of adoption of any such provision, excepting as provided below, and provided that the building will not exceed any other dimensional zoning requirements.

B. Where an person, a partnership or corporation is the owner of one or more lots, or structures thereon, which do not conform to the dimensional requirements of this Chapter, and where said lots were not created pursuant to a subdivision plat duly approved by the Planning Board and filed with the Putnam County Clerk within the last seven (7) years from the adoption of this Chapter, and where a merging of the lots would result in minimizing or eliminating the nonconformity of the lots or structures contained thereon with the requirements of this Chapter, said lots shall be considered merged, and as one lot.

C. Where a lot with an area equal to, or less than 19,500 square feet is owned separately from any adjacent or adjoining lot, the minimum lot area required to erect, move, alter, added to or enlarge a principal structure shall be equal to the areas as shown in the following schedule **[Amended 11-9-05 by L.L. No. 12 of 2005]**:

Lot Area/Principal Structure Size			
Lot Area (sf)	Livable Floor Area (s.f.)		Livable Floor Area (s.f.)
4,000- 4,500	375		12,001 - 12,500
4,501- 5,000	417		12,501 - 13,000
5,001 - 5,500	458		13,001- 13,500
5,501 - 6,000	500		13,501-14,000
6,001 - 6,500	542		14,001 -14,500
6,501 - 7,000	583		14,501 - 15,000
7,001 - 7,500	625		15,001 - 15,500
7,501 - 8,000	667		15,501 - 16,000
8,001 - 8,500	708		16,001 - 16,500
8,501 - 9,000	750		16,501 - 17,000
9,001 - 9,500	792		17,001 - 17,500
9,501 - 10,000	833		17,501 - 18,000
10,001 - 10,500	875		18,001 - 18,500
10,501 - 11,000	917		18,501 - 19,000
11,001 - 11,500	958		19,001 -19,500
11,501 - 12,000	1000		

§ 154-63. Non-conforming Improvements

A. A limited immunity use is any use or activity which the Town's authority to impose zoning restrictions has been pre-empted by the State, or by a judicial determination, and thus is not subject to the provisions of this Chapter.

B. Within ninety (90) days of termination of any limited immunity use for which improvements were constructed, erected or otherwise made to a parcel or lot subsequent to the adoption of this Chapter, and those improvements do not meet one or more of the requirements of this Chapter, the property owner shall comply with one of the following:

- (1) The improvements shall be brought into conformance, and meet all of the requirements of the Town Code of the Town of Patterson in effect at the time the limited immunity use is terminated.

- (2) The improvements shall be removed in their entirety and the site restored to its natural condition.
- (3) The improvements shall be removed in its entirety and the site restored to its natural condition within a reasonable time, as determined by the Zoning Board of Appeals. In determining the length of time in which the improvement may remain and be used by the residents of the property thereon, the Zoning Board of Appeals shall consider the following factors:
 - (a) The initial capital cost of the improvement, the extent to which the investment has been realized and the additional length of time needed to recoup the investment in the improvement.
 - (b) The date the improvement was constructed and the anticipated life of the improvement.
 - (c) The use for which the improvement was constructed.
- (4) Any improvement complying with subsection three above shall be used in a manner consistent with the zoning in effect at that time.

ARTICLE XIII
Signs and Billboards

[Amended 11-15-2006 by L.L. No. 10-2006; 7-22-2009 by L.L. No.6-2009; 8-14-2013 by L.L. No. 5-2013]

§ 154-64. Intent

It is the intent of these sign regulations to enhance and protect the town's physical appearance and provide a more scenic and pleasing community. More specifically, these regulations are designed to safeguard property values; create a more attractive economic and business climate; safeguard the general public by elimination of advertising which distracts motorists and contributes to the hazards of driving; encourage the installation of appropriate advertising signs that harmonize with the buildings, and character of the neighborhood; avoid unsightly proliferation and unnecessary competition for visual attention through advertising signs; and encourage the functional use of signs as directional, informational and advertising devices.

§ 154-65. General restrictions and regulations.

A. In no residence or business district, nor on any public property, or within any public or private road rights-of-way, shall any sign or billboard be erected, constructed, displayed, maintained, moved, reconstructed, extended, enlarged or altered except in conformity with and/or expressly authorized by the provisions of this Article.

- B. Day-glo or florescent colors shall not be permitted.
- C. All signs shall be erected on appropriate supports and shall not be located on trees, utility poles or fences.
- D. No sign shall be illuminated by exposed incandescent or fluorescent light, and all signs shall be nonanimated, nonflashing and emit no glare. Electronic variable message displays shall not be permitted. Neon signs, which do not project a carnival-type atmosphere may be permitted within the business districts.
- E. No sign shall be located so as to obscure any signs or traffic control device erected and maintained by a public authority, including without limit traffic lights, nor shall any sign be placed in such a way as to obstruct proper sight distance or otherwise interfere with the flow of pedestrians or traffic.
- F. Any sign erected pursuant to this Section shall remain in a clean condition and in good repair. Any sign in disrepair, or any obsolete, or abandoned sign, or any sign for a business that has been discontinued shall be immediately removed by the property owner.
- G. All road-side signs erected under this Article shall provide on the sign the contact name and phone number of the person who is responsible for placing and removing the sign. The phone number shall be a minimum of one-half inches in height. Any directional or road-side sign which does not include a phone number shall be deemed (i) abandoned, and (ii) roadside litter and may be removed by any Town employee. **[Amended 5-24-2017 by L.L. 1 of 2017]**
- H. No sign shall impair or cause confusion of vehicular or pedestrian traffic, in its design, color or placement, or in any manner create a hazard or disturbance to the health, safety and welfare of the general public. No sign exceeding 30" in height shall be placed within the triangular area formed at corners by the intersecting street lines, for a distance of seventy-five (75) feet from their intersection and the diagonal connection the end points of these lines, nor shall any sign impair visibility for the motorist at a street corner or intersection. Any sign which does not meet these requirements may be immediately removed by any Town employee.
- I. Violations of this Article shall be enforceable pursuant to the requirements of this Chapter and §154-131, except that each individual sign placed in violation of this Article shall constitute a separate violation.

§ 154-66. Exempt signs. [Amended 5-24-2017 by L.L. 1 of 2017]

The following signs may be erected, subject to the provisions of §154-65, without a permit issued by the Town of Patterson, when located outside of the right of way of any street, or more than 25' from the centerline of any road:

- A. Historical markers, tablets and statues; memorial signs and plaques; names of buildings and dates of erection when cut into any masonry surface or when constructed of wood, bronze, stainless steel or similar material; and emblems installed by governmental agencies: not exceeding 12 square feet.

- B. Flags and insignia of any government, except when displayed in connection with commercial promotion.
- C. On-premises directional signs for the convenience of the general public identifying public parking areas, fire zones, entrances and exits and similar signs when approved by the Planning Board unless otherwise required by law. Such signs shall be non-illuminated and shall not exceed two square feet per face and mounted height not exceeding six feet to the top of the sign. Business names and personal names shall not be allowed on these signs, including advertising messages and insignias. The number of such signs shall be limited to those determined by the Planning Board to be necessary for the safe and orderly circulation of traffic and as necessary to indicate specific traffic and/or parking regulations applying to the site.
- D. Non-illuminated warning, private drive, posted or no-trespassing signs, not exceeding two square feet per face.
- E. House number meeting the requirements of Chapter 112.
- F. Name plates identifying residents, mounted on homes, apartments or mailboxes, not exceeding 96 square inches in area.
- G. One non-illuminated "Open/Closed" sign per business not exceeding three square feet is permitted.
- H. Holiday decorations, including lighting displayed in season.
- I. At gasoline stations: integral attached price signs on gasoline pumps.
- J. Public telephone identification signs.
- K. Handicap-accessible parking access signs and pavement markings which meet Department of Transportation standards and dimensional requirements.
- L. Signs on property not used for commercial purposes, placed thereon by the owner thereof which convey an opinion of the owner.
- M. Directional and traffic signs erected by any duly constituted public authority of the state, country, Town, or school district. **[Added 9-12-2018 by L.L. No. 5-2018]**
- N. A sign, which may be illuminated, not exceeding six by eighteen inches, erected or maintained upon a lot to identify the occupant thereof in the case of one-family dwellings. **[Added 9-12-2018 by L.L. No. 5-2018]**
- O. Numbers required pursuant to a unified numbering system established by Chapter 12 of the Patterson Town Code or the Putnam County E-911 system. **[Added 9-12-2018 by L.L. No. 5-2018]**

§ 154-67. Temporary Road-side signs. [Amended 5-24-2017 by L.L. 1 of 2017]

- A. Temporary road-side signs not exceeding three (3) square feet in area and which fully comply with the requirements of Section 154-65 shall be permitted for a period not exceeding six weeks prior to the activity or event, or exceeding four days after the activity or event.
- B. Temporary road-side signs erected parallel to the traveled way exceeding three (3) square feet, but not larger than twenty-five (25) square feet in area and which fully comply with the requirements of Section 154-65 shall be permitted for a period not exceeding three weeks prior to the activity or event nor exceeding four days after the activity or event. The maximum number of signs per event shall be eight (8).

154-67.1 Commercial signs for real estate, “financing by” and contractor signs [Amended 5-24-2017 by L.L. 1 of 2017]

A. In any zoning district signs advertising the sale or lease of a property may be erected on the property affected as follows:

(1) A sign or signs not exceeding in aggregate six (6) square feet in area located outside of the right-of-way of any street, or more than 25 feet from the center line of any road, advertising the sale or lease of the premises on which such sign is displayed. Real estate signs with an area not exceeding six(6) square feet do not require approval of the Town Planner or Planning Board. **[Amended 9-12-2018 by L.L. No. 5-2018]**

(2) A real estate sign or signs advertising the sale or lease of the property on which it or they are located, which individually, or in aggregate, exceed six (6) square feet in total area, but do not exceed sixteen (16) square feet individually, or thirty-two (32) square feet if placed in a V-shaped configuration with an angle of not greater than ninety degrees may be allowed for a period of not more than one (1) year, renewable one (1) year at a time. Any such sign shall be located outside of the right of way of any street, or more than 25' from the centerline of any road, and shall advertise only the sale or lease of the premises on which such sign is displayed.

(3) A contractor's sign of not more than nine (9) square feet in area when displayed on the premises under construction and for a period not to exceed eight (8) months. Contractor's signs in conformance with this Chapter do not require Planning Board approval.

B. Before any real estate sign or contractor’s sign is erected pursuant to subsection A(2) or A(3)of this section a permit shall be issued by the Town Planner.

(1) A separate application shall be made for each individual sign.

(2) A fee, as established by resolution of the Town Board and set forth in the fee schedule, shall accompany each application for a real estate sign The fee shall be based on the square footage of the sign area which shall be calculated as set for in §154-69. No

fee shall be required for a contractor's sign.

(3) Each application shall be made by, or include the authorization and consent of the property owner.

(4) An application shall include a sketch of the proposed sign, and the property showing the proposed location of the sign.

C. An appeal of any decision made pursuant to subsection B, above shall be to the Planning Board.

D. Any sign erected pursuant to this section shall meet the following criteria:

(1) Signs shall not be illuminated.

(2) Colors displayed on the sign shall not be obtrusive to the character of the community. Day-glo or florescent colors are prohibited.

(3) No sign shall be placed so as to obstruct visibility along the highway, or at any intersection of roads or driveways.

(4) Signs shall be nonanimated, nonflashing and emit no glare.

(5) Signs shall not include any loose or moving attachments such as, but not limited to banners or flags.

§ 154-68. Permanent signs in residence districts. [Amended 5-24-2017 by L.L. 1 of 2017]

A. In the Putnam Lake Residence RPL-10 District, Residence R-1 District, Residence R-2 District and Residence R-4, signs may be permitted as follows:

(1) Bulletin boards and signs of not more than twelve (12) square feet on the premises of churches, schools and similar nonprofit institutions advertising community events or activities related to the use of each premises, and which may or may not be a part of the architecture of the building. Signs permitted under this section shall be subject to Planning Board approval.

(2) A sign advertising and located on a farm produce stand, which sign does not exceed twelve (12) square feet in area. Signs for a farm produce stand in conformance with this chapter do not require Planning Board approval.

(3) A free standing sign advertising a use, activity or business for which a special use permit has been issued by the Zoning Board of Appeals. The total area of signs advertising a use of the premises in accordance with a special permit use approved by the Zoning Board of Appeals shall not exceed twenty (20) square feet. Signs permitted under this section shall be subject to Planning Board approval.

(4) One on-premises sign, either freestanding or attached, in connection with any residential building in a zoning district for a permitted home occupation operated on such premises, not exceeding two square feet, not exceeding a mounted height of four feet to the top of the sign, and located outside of the right of way of any street, or more than 25' from the centerline of any road. Such sign shall state the name and vocation only. The sign and sign structure shall be made of wood, stone, metal (but not polished aluminum), or any wood-like material. Sign colors shall be limited to black, brown, white, gray, dark green, dark blue and dark red. Freestanding signs shall be placed within 10 feet of the driveway or walkway leading from the public road to the residence.

B. All freestanding or temporary signs shall be erected on appropriate supports and shall not be located on trees, utility poles or fences.

C. No sign shall be illuminated by exposed incandescent or fluorescent light, nor illuminated by neon lighting and all signs shall be nonanimated, nonflashing and emit no glare, nor include any moving or loose attachments.

§ 154-68.1 Permanent signs in business districts. [Amended 5-24-2017 by L.L. 1 of 2017]

A. All signs permitted under § 154-68.1 shall require approval of the Planning Board prior to their erection, and the location of any permanent signs shall be shown on any site plan required pursuant Article XV. **[Amended 9-12-2018 by L.L. No. 5-2018]**

B. Except as noted in Subsection B and C below, any sign that will be located in a Commercial (C-1), General Business (GB), Industrial (I) and Commercial Recreation (CR) Districts, may be permitted as follows:

(1) Building mounted sign. Any sign shall advertise only the use of the principal building on which it is located or the services or wares provided from the building on which the sign is located. The total aggregate of signs shall not exceed one and one-quarter (1.25) square feet for each linear foot of principal storefront, or building frontage or a maximum total area of one hundred (100) square feet per site or parcel, excepting that any sign which projects horizontally from any portion of a building shall be limited to 25 square feet. In addition, no sign, or portion thereof, shall project horizontally over any street line or project closer than ten (10) feet to any side or rear property line. Signs shall not face any lot line of an adjoining residential district if within fifty (50) feet of said lot line.

(2) Free Standing Signs for any permitted principal use. Only one (1) freestanding sign advertising the use or uses of the premises on which it is located shall be permitted, and it shall not exceed twenty-five (25) square feet in area, nor shall any part of the sign project over any street line or project closer than ten (10) feet to any side or rear property line. Signs shall not face any lot line of an adjoining residential district if within fifty (50) feet of said lot line.

(3) Bulletin boards and signs not exceeding twelve (12) square feet may be permitted

on the premises of churches, schools and similar nonprofit institutions, or a farm produce stand, advertising community events or activities related to the use of each premises.

C. Temporary retail.

(1) The Planning Department may permit the erection of one (1) temporary sign advertising the future opening of a business, provided that the sign shall be located on the same parcel as the business, and provided that the business shall have received all approvals necessary to open, other than a certificate of occupancy. A temporary sign shall not exceed twenty-five (25) square feet in area, nor shall any part of the sign project over any street or highway line or project closer than ten (10) feet to any side or rear property line. The duration that a temporary sign may be erected shall be established by the Planning Department, however in no instance shall a temporary sign be permitted for a period of greater than 90 days.

(2) A retail business may place without the need of a permit, not more than one building mounted or window sign not exceeding 20 square feet or four free-standing signs of not more than 4 square feet advertising a special sales event provided that:

(a) The sign or signs are erected not more than two weeks prior to the date of the event and are removed not more than two days after the event, but in no case shall be erected for more than three weeks.

(b) Shall not be directly illuminated

(c) The signs are placed only on the property owned or leased by the retail business for which the sale is being advertised.

D. Local Retail Center. Any sign erected on a parcel for which a special use permit has been issued for a Local Retail Center pursuant to §154-110 shall meet the following requirements:

(1) Building mounted signs.

(a) Any sign shall advertise only the use of the principal building on which it is located or the services or wares provided from said building on which the sign is located.

(b) The total aggregate area of signage visible on the exterior of the building, including those mounted on the exterior of the building, and those mounted or hung in a window shall not exceed one and one-quarter square feet for each linear foot of storefront.

(c) The area of any individual building-mounted signs shall not exceed one (1) square foot for each linear foot of storefront, excepting that any sign which projects horizontally from any portion of a building shall be limited to a maximum total sign area of 9 square feet.

(d) In addition, no sign, or portion thereof, shall project horizontally over any street line or project closer than ten (10) feet to any side or rear property line. Signs shall not face any lot line of an adjoining residential district if within fifty (50) feet of said lot line.

(e) The maximum size of any individual sign shall not exceed twenty (20) feet in length or exceed two-hundred (200) sq.ft. in area.

(f) The maximum height of any building mounted sign shall be the lower of;

[1] five feet below the top of the roof, excluding any false mansard, parapet, false wall, or similar features, or;

[2] three feet above the fascia board for the main roof, excluding any dormers, gables, or other types of roof extensions.

(2) Free Standing Signs.

(a) Only one (1) freestanding or temporary sign advertising the use or uses of the premises on which it is located shall be permitted.

(b) The area of any freestanding sign erected pursuant to Subsection “B” shall not exceed two (2) square feet of sign area for each one thousand (1,000) square feet, or portion thereof, of individual building area used for principal or incidental retail purposes, excepting that any freestanding sign shall meet the following conditions:

[1] The minimum area of any freestanding sign which may be permitted regardless of the building area of the parcel shall be 25 sq. ft.

[2] The maximum area of any freestanding sign permitted pursuant to subsection (2)b. shall be one-hundred and eighty (180) square feet.

(c) No part of any sign shall project over any street line or project closer than ten (10) feet to any side or rear property line.

(d) Signs shall not face any lot line of an adjoining residential district if within fifty (50) feet of said lot line.

(e) The maximum height of any freestanding sign, including any portion used to hold or fix the sign in place shall not exceed fifteen (15) feet, as measured from an average of the ground’s surface across the width of the sign, to the highest elevation of the sign’s face.

E. Regional Retail Center. Any sign erected on a parcel for which a special use permit has been issued for a Regional Retail Center pursuant to §154-111 shall meet the following requirements:

- (1) Building mounted sign.
 - (a) Any sign shall advertise only the use of the principal building on which it is located or the services or wares provided from the building on which the sign is located.
 - (b) The total aggregate of signs visible on the exterior of the building, including those mounted on the exterior of the building, and those mounted or hung in a window shall not exceed in area the following dimensions:
 - [1] For the storefront, 1.75 square feet for each linear foot of storefront.
 - [2] For each side of the building which faces and is visible from a Interstate, State or County road, 0.75 square foot for each linear foot of storefront .
 - [3] For any side of the building which does not meet the requirements of Subsections E(1)(b)[1] and [2], above, 0.2 square foot for each linear foot of storefront
 - [4] Fuel-dispensing areas shall be permitted a single sign on each face of the canopy not exceeding 1 square foot for each linear foot of the face on which the sign will be placed.
 - [5] The there shall be only one storefront per building which shall be the side of the building from which a majority of the parking for the building is derived.
 - (c) The area of any individual building-mounted sign shall not exceed:
 - [1] For stores less than 75,000 square feet; 250 square feet ,
 - [2] For stores greater than 75,000 square feet; 500 square feet
 - [3] For any sign which projects horizontally from any portion of a building; nine (9) square feet.
 - (d) In addition, no sign, or portion thereof, shall project horizontally over any street line or project closer than ten (10) feet to any side or rear property line. Signs shall not face any lot line of an adjoining residential district if within fifty (50) feet of said lot line.
 - (e) The maximum length of any individual sign shall not exceed:
 - [1] For stores less than 75,000 square feet; 30 feet,
 - [2] For stores between 75,001 square feet and 125,000 square feet; 40

feet ,

[3] For stores greater than 125,001 square feet; 50 feet.

(f). The maximum height of any building mounted sign shall be the lower of;

[1] For flat roof buildings, two feet below the top of the roof, excluding any false mansard, parapet, false wall, or similar features, or;

[2] For pitched roof buildings, two feet below the fascia board for the main roof, excluding any dormers, gables, or other types of roof extensions.

(2) Free Standing Signs.

(a) Only one (1) freestanding sign advertising the use or uses of the premises on which it is located shall be permitted.

(b) The area of any freestanding sign erected pursuant to Subsection “B” shall not exceed 2 square feet of sign area for each one thousand (1,000) square feet, or portion thereof, of building area used for principal or incidental retail purposes, excepting that any freestanding sign shall meet the following conditions:

[1] The minimum area of any freestanding sign which may be permitted regardless of the building area of the parcel shall be 25 sq. ft.

[2] The maximum area of any freestanding sign permitted pursuant to subsection (2).b. shall be three hundred and fifty (350) square feet.

(c) No part of any sign shall project over any street line or project closer than ten (10) feet to any side or rear property line.

(d) Signs shall not face any lot line of an adjoining residential district if within fifty (50) feet of said lot line.

(e) The maximum height of any freestanding sign, including any portion used to hold or fix the sign in place shall not exceed twenty-five (25) feet, as measured from an average of the ground’s surface across the width of the sign, to the highest elevation of the sign’s face.

(f) Temporary Signs. The Planning Board may permit the erection of one (1) temporary sign. The temporary sign shall be only for the advertisement of the use or uses of the premises on which it shall be located, or shall only advertise the future opening of a business, provided that the sign may only be located on the same parcel as the business at the main entrance, and that said business shall have received all approval necessary to open, except for a certificate of occupancy. A temporary sign shall not exceed twenty-five (25) square feet in area, nor shall any part of the sign project over any street line or project closer than ten (10) feet to

any side or rear property line. The duration that a temporary sign may be erected shall be established by the Planning Board, however in no instance shall a temporary sign be permitted for a period of greater than 90 days.

F. For the purposes of this Chapter, building frontage or storefront is defined as the length across the retail portion of a building on the side on which the main entrance is located. Only one side of any building shall be considered the storefront, and no portion of a building used for warehousing of goods, office or any use other than retail or customary personal services shall be considered as part of a storefront for the purposes of determining the area of a sign.

G. Any property which has received a Commercial Recreation District designation from the Town Board pursuant to Article IX shall be permitted such signage as allowed under §154-68.1B. **[Added 9-12-2018 by L.L. No. 5-2018]**

§ 154-68.2. Patterson Hamlet signs; additional requirements.

The following additional standards are required for any sign erected in the Patterson Hamlet:

A. The design of the sign should be governed primarily by the building's architectural style, i.e. the design should compliment, and yet remain subordinate to, the primary architectural elements of the building by maintaining a design that is compatible with the building's style in terms of location, shape, scale or proportion, color and lettering.

B. Unless otherwise approved by the Planning Board, signs within Patterson Hamlet shall be limited in color to forest or dark green, dark red and dark blue, excepting that letters and sign borders may also be gold, black and/or white. No reflective materials may be used.

C. Unless otherwise approved by the Planning Board, signs shall be constructed of natural materials such as wood, metal or a masonry product.

D. Building mounted signs shall not be illuminated. Free Standing signs may be illuminated only by direct exterior lighting which is not exposed, but shall not be illuminated by interior lighting. Further, all signs shall be nonanimated, nonflashing and emit no glare.

§ 154-69. Measurement of sign area.

Double-faced signs which contain the same information or display on each side shall be considered as one (1) surface area, and only one side shall be used to determine the total area of the sign. Where a sign contains more than two (2) separate and distinct faces, as in a V-shaped sign, each face shall be considered a separate sign and the area of each separate sign face summed, the total of which shall be no greater than as permitted in this chapter. **[Amended 11-15-06 by L.L. 10 of 2006]**

Off-Street Parking and Loading

§ 154-70. Construction Standards.

A. Parking space. Each parking space shall be an area, of maximum five-percent grade, not less than ten (10) feet wide and twenty (20) feet long, exclusive of access and turning areas, all of which shall be designed in accordance with the standard details contained herein.

B. Loading space. Each loading space shall be an area, of maximum five-percent grade, not less than ten (10) feet wide and forty-five (45) feet long, and shall be located either within the principal building or in proximity to it in such a manner as to not interfere with normal interior traffic patterns during business hours.

C. Driveways. Each principal or accessory residential dwelling shall be provided with a driveway, constructed to the standards contained herein, which driveway shall be located not less than twenty feet from the principal residential dwelling and shall connect any required parking area to a State, County, or Town road, or a road shown on a subdivision plat filed with the County, any of which shall have been suitably improved. **[Added 11-15-06 by L.L. 10 of 2006; amended 5-24-2017 by L.L. 1 of 2017]**

§ 154-71. General conditions.

A. Parking facilities off the street shall be provided, kept available and maintained in good condition to serve all buildings erected, moved, altered or enlarged and all premises otherwise developed, and as may be required by any site plan approved by the Planning Board, or as may otherwise be required by this Chapter. Such facilities shall be provided in accordance with the standards hereinafter specified to accommodate the motor vehicles of all occupants, visitors, guests, employees or customers and other persons normally visiting such building or premises at any one (1) time. The parking and loading areas provided shall be dust-free, graded, drained and designed to permit the safe movement and access of both vehicles and pedestrians. All parking areas, walks and drives shall be permanently improved in accordance with the standards set forth herein unless otherwise specifically permitted by the Planning Board. All parking spaces, drive aisles and handicap parking spaces, other than for residential dwellings, shall be suitably marked as may be required by the Planning Board.

B. The installation of a driveway and parking area for a single family residence, as required by this Chapter may be postponed for a period not to exceed three years providing that the property owner posts with the Town of Patterson a surety in the form of a passbook savings account or funds deposited with the Town in a Trust and Agency account, either of which are equal to an amount estimated by the Town Planner as the actual cost for installing the driveway and parking area. Upon certification by the Town Planner that the driveway has been installed in accordance with the standards set forth in this section, or such standards as may be determined by the Planning Board, the property owner may request from the Town Clerk a refund of any surety held by the Town pursuant to this Section.

§ 154-72. Location of parking facilities.

Required parking facilities shall be located on the same lot as the building or other use which they serve, except that, with the approval of the Planning Board, required parking facilities may be located elsewhere, but not more than five hundred (500) feet from such building or use, measured in a straight line to the nearest space for vehicular parking.

§ 154-73. Required parking and loading spaces. [Amended 11-15-06 by L.L. 10 of 2006]

A. Unless otherwise specifically approved by the Planning Board, required parking and loading areas shall contain not less than the minimum number of spaces set forth below. Where multiple uses are located on one site the total number of parking spaces that must be provided shall be determined by establishing the parking requirements for each use and adding them together, unless it can be demonstrated, to the satisfaction of the Planning Board that one or more uses may share parking.

- (1) Banks: One (1) parking spaces for every two hundred fifty (250) square feet of gross floor area or major fraction thereof used for such purposes.
- (2) Bowling alley: four (4) parking space for each lane.
- (3) Church: One (1) parking space for each four seats or fraction thereof.
- (4) Convention hall or places of public assembly:
 - (a) The greater of one (1) parking space for each three (3) seats or one (1) parking space for each forty (40) square feet of seating or display area.
 - (b) One (1) loading space for the first ten thousand (10,000) square feet of gross floor area or fraction thereof, plus one (1) additional loading space for each additional fifty thousand (50,000) square feet of floor area or major fraction thereof.
- (5) Equestrian Centers and Commercial Horse Boarding Operations: One (1) parking space for each two stalls.
- (6) Funeral homes: One (1) parking space for every two hundred (200) square feet of gross floor area or major fraction thereof used for such purposes, with a minimum number of forty (40) parking spaces per funeral room.
- (7) Garage, Public: One (1) parking space for each 150 square feet of gross floor area or major fraction thereof used for such purposes, in addition to any storage area required for vehicles under repair.
- (8) Gasoline filling stations: One (1) space for each 500 square feet of gross floor area or major fraction thereof used for such purposes, however in no case shall less than a minimum of four parking spaces be provided at the site.

- (9) Greenhouses and nurseries:
- (a) One (1) parking space for each 700 square feet of gross floor area or major fraction thereof used for such purposes.
 - (b) One (1) loading space for the first ten thousand (10,000) square feet of gross floor area or fraction thereof, plus one (1) additional loading space for each additional thirty thousand (30,000) square feet of floor area or major fraction thereof.
- (10) Golf courses: Nine (9) parking spaces for each tee.
- (11) Hospitals:
- (a) Five (5) parking spaces for each bed.
 - (b) One (1) loading space for the first ten thousand (10,000) square feet of gross floor area or fraction thereof, plus one (1) additional loading space for each additional fifty thousand (50,000) square feet of floor area or major fraction thereof.
- (12) Industrial plants, and similar buildings:
- (a) One (1) parking space for each seven hundred and fifty (750) square feet of gross floor area or major fraction thereof used for such purposes.
 - (b) One (1) loading space for the first ten thousand (10,000) square feet of gross floor area or fraction thereof, plus one (1) additional loading space for each additional thirty thousand (30,000) square feet of floor area or major fraction thereof.
- (13) Manufacturing, light:
- (a) One (1) parking space for each 750 square feet of gross floor area, or major fraction thereof used for such purposes.
 - (b) One (1) loading space for the first ten thousand (10,000) square feet of gross floor area or fraction thereof, plus one (1) additional loading space for each additional thirty thousand (30,000) square feet of floor area or major fraction thereof.
- (14) Medical or Dental Offices:
- (a) One (1) parking space for every two hundred (200) square feet of gross floor area or major fraction thereof used for such purposes.
 - (b) One (1) loading space for the first ten thousand (10,000) square feet of gross floor area or fraction thereof, plus one (1) additional loading space for each

additional fifty thousand (50,000) square feet of floor area or major fraction thereof.

- (15) Motels, hotels, tourist cabins, rooming or boarding houses:
 - (a) One (1) parking space for each room, and one parking space for each two employees.
 - (b) For hotels or motels only, one (1) loading space for the first ten thousand (10,000) square feet of gross floor area or fraction thereof, plus one (1) additional loading space for each additional fifty thousand (50,000) square feet of floor area or major fraction thereof.
- (16) Movie theater: One (1) parking space for each three seats.
- (17) Nursing homes or home of the aged:
 - (a) One (1) parking space for each 600 square feet of gross floor area, or major fraction thereof.
 - (b) One (1) loading space for the first ten thousand (10,000) square feet of gross floor area or fraction thereof, plus one (1) additional loading space for each additional fifty thousand (50,000) square feet of floor area or major fraction thereof.
- (18) Nursery Schools or Day Care Center: One (1) parking space for each 250 square feet of gross floor area or major fraction thereof used for such purposes.
- (19) Office, business and permitted home occupations: One (1) parking space for every three hundred (300) square feet of floor area or major fraction thereof used for such purposes.
- (20) Office, professional:
 - (a) One (1) parking space for each 250 square feet of gross floor area or major fraction thereof used for such purposes.
 - (b) One (1) loading space for the first ten thousand (10,000) square feet of gross floor area or fraction thereof, plus one (1) additional loading space for each additional fifty thousand (50,000) square feet of floor area or major fraction thereof.
- (21) Research or biotech laboratories and facilities:
 - (a) One (1) parking space for each 250 square feet of gross floor area or major fraction thereof used for such purposes.
 - (b) One (1) loading space for the first ten thousand (10,000) square feet of

gross floor area or fraction thereof, plus one (1) additional loading space for each additional thirty thousand (30,000) square feet of floor area or major fraction thereof.

(22) Recreation Centers, fitness clubs, gymnasiums: one (1) parking space for each 200 square feet of gross floor area, or major fraction thereof used for such purposes and six spaces for each outdoor tennis court.

(23) Retail stores and Personal service shops

(a) One (1) parking space for every two hundred (200) square feet of floor area or major fraction thereof.

(b) One (1) loading space for the first ten thousand (10,000) square feet of gross floor area or fraction thereof, plus one (1) additional loading space for each additional twenty thousand (20,000) square feet of floor area or major fraction thereof.

(24) Residences, One- and two-family: two (2) off-street parking spaces per dwelling unit, exclusive of indoor parking. Where no indoor parking is provided, there shall be three (3) off-street parking spaces per unit.

(25) Residences, multifamily dwellings:

(a) One- bedroom unit: 1.50 parking spaces per dwelling unit

(b) Two or more bedrooms per unit: 2.25 parking spaces per dwelling unit

(26) Residences, Accessory

(a) Accessory Apartment: 1 parking space

(b) Accessory Building: 2 parking spaces

(27) Restaurant, Quality:

(a) One (1) parking space for each 75 square feet of gross floor area or major fraction thereof used for such purposes. **[Amended 8-11-2021 by L.L. No. 2-2021]**.

(b) One (1) loading space for the first ten thousand (10,000) square feet of gross floor area or fraction thereof, plus one (1) additional loading space for each additional fifty thousand (50,000) square feet of floor area or major fraction thereof.

(28) Restaurant, Fast Food:

(a) One (1) parking space for each 100 square feet of gross floor area or major

fraction thereof used for such purposes. **[Amended 9-12-2018 by L.L. No. 5-2018; Amended 8-11-2021 by L.L. No. 2-2021]**

(b) One (1) loading space for the first ten thousand (10,000) square feet of gross floor area or fraction thereof, plus one (1) additional loading space for each additional thirty thousand (30,000) square feet of floor area or major fraction thereof.

(29) Veterinary Hospitals and Dog Kennels: One (1) parking space for each 300 square feet of gross floor area or major fraction thereof used for such purposes.

(30) Warehouse;

(a) One (1) parking space for each 2,000 square feet of gross floor area.

(b) One (1) loading space for the first ten thousand (10,000) square feet of gross floor area or fraction thereof, plus one (1) additional loading space for each additional twenty thousand (20,000) square feet of floor area or major fraction thereof.

B. Other uses. In order to maintain the purpose and intent of these regulations, sufficient parking spaces shall be provided for those uses not listed in Subsection A(l) through (30) above. The Planning Board shall classify the use and determine the number of spaces to be provided. **[Amended 11-15-06 by L.L. 10]**

§ 154-74. Minimum construction standards. [Amended 8-11-2021 by L.L. No. 2-2021].

For the purpose of safeguarding the public health, safety and welfare by promoting safe and unobstructed vehicular movement through and over all parking areas, unless special circumstances warrant otherwise, and unless specifically approved by the Planning Board, the following minimum pavement specifications shall be required for all off-street parking and loading areas and access drives:

A. One- and two-family residences .

(1) Six inches (6") of subbase Course of Item 4 (NYSDOT Item 304.05) and two inches (2") of Type 6 Top Course (NYSDOT Item 403.16) or;

(2) a minimum thickness of 4" of Class A concrete, with a compressive strength of 3000 psi at 28 days, and which shall be reinforced with six-inch by six-inch (W2.9 x W2.9) woven wire fabric.

(3) Driveway grades shall not exceed a grade of three (3%) percent for a distance of twenty-five (25) feet from the point at which the driveway connects to the street providing access and thereafter shall not exceed fifteen percent (15%) in grade at any

point.

(4) Driveways shall contain adequate provisions to ensure that stormwater runoff will not enter onto any Town Road.

(5) Driveways and residential parking areas shall be a minimum of ten (10) feet from the side and rear property lines unless otherwise approved by the Planning Board.

(6) Driveways serving one- and two-family residences shall be a minimum of ten feet in width, excepting that the Codes Enforcement Officer may impose such conditions as may be necessary to ensure the safe use of driveways exceeding seven hundred (700) feet in length including, but not limited to requiring areas of suitable width to enable the passage of two vehicles. The maximum length of a driveway shall not exceed 2,000 feet. This section shall not apply to for a residential lot shown on a subdivision plat approved by the Planning Board subsequent to February 25, 2004, which instead shall comply with the Subdivision Code, and the requirements therein. **[Added 11-15-06 by L.L. 10 of 2006]**

B. All other uses. **[Amended 5-24-2017 by L.L. 1 of 2017]**

(1) Foundation course: six (6) inches Type 4 (NYS DOT Item 304.05 or 304.14M)

(2) Asphalt binder course: two and one-half (2 ½) inches Type 3 (NYSDOT Item 304.13 or 403.138902M).

(3) Asphalt top course: one and one-half (1 ½) inches Type 6 (NYS DOT Item 304.16 or 403.178202M F2).

(4) Driveway and general access way grades shall not exceed a grade of 3% for the initial 25' from the road, and thereafter ten percent (10%) in grade at any point.

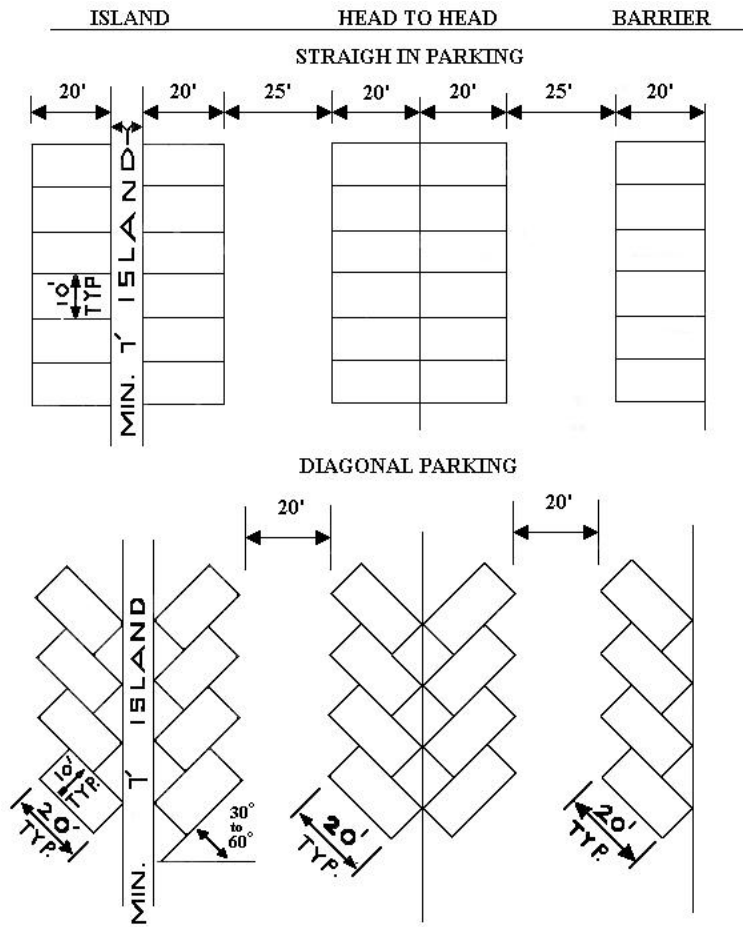
C. All driveways must;

(1) intersect the road at a ninety degree angle.

(2) demonstrate that there is adequate site distance and safe stopping distance available in both directions.

(3) be free of obstructions, overhead bars which limit height, or curves in the driveway that would prevent fire apparatus accessibility.

D. Standard parking details.



**ARTICLE XV
Approval of Site Plans**

§ 154-75. Authority and purpose; recreation fees.

A. Purpose. In order to ensure that development and use of land within the Town of Patterson will have a harmonious relationship with the existing or permitted use of contiguous land and of adjacent neighborhoods, and so to ensure that the health, safety, general welfare,

comfort and convenience of the public is fully considered, this Article of the Town of Patterson Zoning Code entitled "Approval of Site Plans" is hereby enacted pursuant to the provisions of § 274-a of the Town Law of the State of New York.

B. The Planning Board shall also have the power to pass finally upon any site plan submitted in connection with any proposed development upon which it is empowered to take final action under any provision of this chapter, subject to the limitations therein contained. The Planning Board is hereby authorized, among other things, to review and approve, modify and approve or disapprove any such site plan as to the size, location, character, architectural features and suitability of all buildings and facilities relating thereto, including the safety, adequacy and convenience of public and private ways, walks, streets and highways, required off-street parking and loading areas, access drives and turning areas related thereto, yards, landscaping, shrubbery screens, signs and required open spaces in relation to each other and to pedestrian and vehicular traffic and to the proposed use and the use and enjoyment of adjacent properties. In addition, the Planning Board shall consider the factors of drainage, road alignment, availability of sewer and water facilities and other engineering aspects of such site plan, and may require the review of such factors by engineering authorities, technical personnel or commissions which may be concerned with any proposed site plan.

C. In passing upon the location, character and suitability of buildings and the facilities relating thereto, the Planning Board shall consider the design and proposed construction of all buildings and related developments to the extent that such design and construction shall either conform to or not detract from the architecture of the surrounding neighborhood. Exposed metal-sided buildings shall not be permitted.

D. Site plan recreation fees. Upon final approval of a site plan which shows dwelling units, the Planning Board, as a condition of approval, shall require either the setting aside of parkland or the payment by the applicant to the town of a sum to be determined from time to time by resolution of the Town Board, which sum shall constitute a trust fund to be used by the Town Board exclusively for neighborhood park, playground or recreational purposes, including the acquisition or improvement of land. The Planning Board may, where appropriate, require the provision of parkland and the payment of a sum to the town.**[Amended 11-9-05 by L.L. No. 12 of 2005]:**

E. No commercial property shall, and the Planning Board shall not approve, nor shall any agent of the Town approve the use of a property, or a change in the use of property, or a change in a business to a similar type of business which includes one or more processes which are offensive, obnoxious or detrimental to the neighborhood by reason of vibration, dust, smoke, fumes, noise, odor or obnoxious wastes. **[Added 7-22-15 by L.L. No. 2-2015]**

§ 154-76. Uses for which approval required.[Amended 5-24-2017 by L.L. 1 of 2017]

A. Site plan approval by the Planning Board is required for the use of land or the issuance of building permits pertaining to such use, for any non-residential use of the land including any permitted use in the I, C-1, CR or GB zoning district, any use permitted by special use permit unless otherwise excepted, any non-residential use for which a use variance has been issued, signs in any district, or for any nonconforming use changed in accordance with Article XII of this

chapter, except a one- or two-family residence on a lawfully existing lot created prior to the adoption of this Chapter. [Amended 8-11-2021 by L.L. No. 2-2021]

B. Site plan approval by the Planning Board shall also be required for any structures, driveways, drainage improvements, or other improvements made to any lot created pursuant to a subdivision of land approved subsequent to the adoption of this Chapter, including one- or two-family residence, subject to the following requirements and limitations. Approval of a site plan showing one or more lots shall not be considered approval of a subdivision of land as defined pursuant to Chapter 138 of the Patterson Town Code.

(1) Site plan approval shall not be required for any individual accessory building with a building coverage of less than 400 square feet, nor any fence which conforms to the dimensional requirements of this Chapter, either of which are located on a residential lot for which site plan approval must otherwise be obtained.

(2) Approval of architecture shall not be required for any single family residence for which site plan approval is required pursuant to this section, nor its accessory buildings and structures, excepting that any such accessory buildings or structures shall conform in general appearance to the principal structure on the lot.

(3) The location or size of any improvements on a lot used as a single family residence for which a site plan has been approved by the Planning Board shall not be changed as to size or location except that upon review and approval by the Town Planner a change may be authorized, in writing, provided that:

(a) Does not significantly increase the volume of stormwater runoff or affect the drainage improvements on the site

(b) Does not create any substantial adverse environmental impact, or is contrary to any provision of this Chapter.

(c) Is not in conflict with any condition placed on the site plan or contained in any resolution approving the site plan.

(4) An appeal of any decision of the Town Planner regarding a change of the size or location of an improvement shown on a site plan approved pursuant to Subsection B(3) by any party aggrieved by this subsection shall be to the Planning Board.

(5) No public hearing shall be required for a residential site plan prepared pursuant to Subsection B above, for which a subdivision plat has been reviewed and approved pursuant to the requirements of Chapter 138 of the Patterson Town Code.

§ 154-77. Conditions for which approval required.

A. No building permit shall be issued until site plan approval, as required pursuant to this Chapter shall have been obtained from the Planning Board.

B. The owner of any building or site is required to notify the Code Enforcement Officer and the Planning Department of any proposed change of use in said building, or any change in the site plan or improvement shown thereon, or any change in the type of business, or any substantial change in the hours of operation, or any change in the potential for emissions, odors or noise from the proposed business. For any change heretofore listed, the Planning Department shall issue notice, in writing, that the change conforms with the requirements of the Patterson Code, that there are no potential impacts of concern, that no changes to the site improvements are required, or that the change will require a change to the site plan or the improvements shown thereon, which, if so determined, shall subject such change to the review and approval by the Planning Board of an amended site plan. **[Amended 7-22-15 by L.L. No. 2-2015]**

C. No certificate of occupancy for any structure or use upon or within the site shall be issued until all of the required conditions of the site plan approval have been met. The continued validity of any certificate of occupancy shall be subject to continued conformance with the approved site plan and conditions attached thereto.

D. Any revision of a site plan, or any improvement shown thereon, shall be subject to the same approval procedure as provided herein.

§ 154-78. Application for approval.

A. Application for site plan approval must be in writing on forms provided by the town, subscribed to and verified by the owner of the property or by the agent of the owner duly authorized by an instrument in writing, executed and acknowledged, as in the case of a deed, by the owner of the aforesaid property. The number of copies required for submission shall be determined by the Planning Board.

B. Application for such approval must be filed with the Planning Department, together with the appropriate review fee as provided in Chapter 87, by the owner of record or by his agent or other authorized person acting on his behalf. The date by which an application, a site plan and other supporting materials must be submitted in order for such application to be considered at such regularly scheduled Planning Board meeting shall be established by the Planning Board. **[Amended 11-15-06 by L.L. 10 of 2006]**

§ 154-79. Required information.

The site plan application must be accompanied by a detailed development plan prepared by a licensed architect or professional engineer, under his professional seal, which plan shall contain the information specified below in addition to the information and data required by the Land Subdivision Regulations, Town of Patterson, Articles IV and V, Planning Criteria and Specifications for Plans and Plats.

A. Map of the applicant's entire parcel on which the use or building is to be located.

B. A location map at a scale of not less than 1" = 1000', showing all properties, subdivisions, streets and easements within one thousand (1000) feet of the applicant's parcel, Tax Map and

zoning district designations, and identifying all of the property held by the applicant.

C. Topographic map of property at two-foot intervals, referenced to the nearest United States Government approved local bench mark, and at a minimum scale of one (1) inch equals fifty (50) feet.

D. Location, proposed use and height of all buildings; location and dimensions of all parking and truck loading areas with access and egress drives thereto; location and dimensions of outdoor storage, if any; location and dimensions of all existing or proposed site improvements, including drains, culverts, curbs, retaining walls and fences; description of method of water supply and of sewage disposal and the location of such facilities; proposed finished grades and contours, location and proposed planting and development of buffer areas; location and design of the lighting facilities; location of utility services which the Planning Board shall require to be installed underground; and the amount of building area proposed for retail sales uses, if any, and building areas provided for other types of uses. **[Amended 11-15-06 by L.L. 10 of 2006]**

E. All site plans shall comply with the provisions of Chapter 133, and shall prepare an Erosion and Sediment Control Plan or a Stormwater Pollution Prevention Plan as required therein, and all erosion and sediment control practices shown thereon, or as may otherwise be required to be installed on a development site shall be designed in accordance with Patterson's Erosion and Sediment Control Law and the "New York Standards and Specifications for Erosion and Sediment Control". Calculations to support the design of erosion and sediment control practices shall be based upon the USDA Soil Conservation Service's methodology utilizing the SCS soil maps and soil classifications.

F. Architect's renderings of all building proposed for the site.

G. Location of all proposed and existing easements.

H. Location, height and size of all signs.

I. Any relevant deed restrictions or covenants shall be noted.

J. Letters or permits from other agencies having jurisdiction as to their comments on the site development plan.

K. Any other pertinent information as may be necessary to determine and provide for the proper enforcement of this chapter.

§ 154-80. Notations.

A. Each site plan shall contain an endorsement block for the Planning Board stating:

“Approved by resolution of the Planning Board of the Town of Patterson, New York, on theday of.....20..... Any change, erasure, modification or revision of the plan, as approved, shall void this approval. Signed thisday of..... 20....., by

.....
Chairman
.....

Secretary

B. Each site plan shall contain the endorsement of the property owner and the applicant stating: “ The undersigned owner of the property hereon states that he is familiar with these drawings, their contents and their legends and hereby consents to all their said terms and conditions as stated hereon.” **[Amended 11-15-06 by L.L. 10 of 2006]**

C. Each site plan shall contain the signature and seal of the design professional who prepared the plan.

§ 154-81. Architectural Standards.

The following architectural standards shall be used to determine appropriate architectural standards for new non-residential buildings.

A. Buildings should be constructed using styles that are traditionally used within the Town and in rural settings. These architectural styles include Colonial, Colonial -Revival, New England Colonial, Victorian and Georgian. Buildings should be designed in an attractive and interesting manner to define the image of the community.

B. The front building facade and primary entrance shall be oriented towards the street.

C. Facade and roof colors shall have subtle, neutral, or earth tone colors. Muted colors are encouraged. The use of high intensity colors, metallic colors, black, or fluorescent colors is prohibited.

D. The following materials shall not be used as exterior building materials and shall be prohibited on all exterior walls:

(1) concrete finishes or precast concrete panels (tilt wall) that are not exposed aggregate, hammered, sandblasted or covered with a cement-based acrylic coating

(2) Metal sheets or panels except that: **[Added 1-11-23 by L.L. No. 1-2023]:**

(a) The Planning Board may permit metal-sided buildings provided that:

[1] Any metal sided building needs to be at least 150 feet away from a public right of way.

[2] The metal siding has a minimum thickness of 24-gauge.

[3] The metal siding has a minimum warranty for the finish of 30 years.

- (b) Not included in this category is aluminum siding which resembles clapboard siding.
- (c) The provisions found in Section 154-81.D(2) do not apply to properties located along Commerce Drive.

(3) Mirrored glass with a reflectance greater than 40 percent shall not cover more than 20% or the exterior walls of any building.

E. Single, large building masses shall be avoided. Structures with walls of more than 1,500 square feet must incorporate multidimensional design features to break up large wall surfaces into areas of 600 square feet or less.

F. Individual “corporate image” architectural design elements and colors shall be incorporated only as secondary elements to the development and not as the dominant element. Such elements should be consistent and blend with the larger development area.

G. Foundation plantings and trees should be incorporated around the building exterior to soften the building appearance and to create a place of relief from the summer sun.

H. Service and mechanical areas shall be designed as an architectural feature of the building and entirely screened from view.

I. All lighting fixtures will comply with the standards and requirements of §154-22.1, “Lighting Standards”, contained herein..[Amended 11-9-05 by L.L. No. 12 of 2005]:

J. No mechanical equipment may be located on a roof in such a manner as it may be visible.

§ 154-82. Public hearing.

A. A public hearing on a site plan application shall be scheduled and conducted by the Planning Board within sixty-two (62) days after receipt of a properly completed application. Notice of the public hearing shall be provided to a newspaper of general circulation in the town such that it may be advertised in the newspaper at least five days prior to the date of the hearing.

B. Official submission. In order to determine the date of submission from which a public hearing is required to be held, an application, complete in every respect and accompanied by the required plans and fees, shall be considered officially submitted to and received by the Planning Board on the date of its regularly scheduled monthly meeting following no less than fourteen (14) days the date on which the same was submitted to the Secretary or Clerk of the Planning Board.

C. At least ten days prior to the day of any public hearing, the Planning Board shall give notice by mail to any adjacent municipality that is within five hundred feet of any property for which an application for a site plan is being considered. [Added 11-15-06 by L.L. 10 of 2006]

§ 154-83. Notice to property owners.

A. The Applicant shall mail notice of the public hearing to all property owners whose property is within five hundred (500) feet of the site of the proposed project or within five hundred (500) feet of any property contiguous to said site that is owned partially or wholly by the Applicant or property owner, members of the Applicant's and Property Owner's family(ies) or firms in which the Applicant or Property Owner owns a financial interest.

(1) Such notice shall be mailed, certified return receipt requested, not less than fifteen (15) calendar days prior to the date of the public hearing scheduled by the Planning Board. Prior to the public hearing the subdivider shall provide to the Planning Board a copy of the required notice and an affidavit listing all of the property owners to whom such notice was mailed and copies of all mailing receipts.

(2) Such notice shall be in a form approved by the Planning Board, including no less than:

(a) The name of the Applicant.

(b) The location of the site of the proposed site plan.

(c) A brief description of the proposed use of the property including, as a minimum, the total acreage involved, the total area of disturbance, the location of proposed entrances and the proposed methods of providing water supply and sewage disposal.

(d) The date, time, and place of the public hearing.

§ 154-84. Performance bond required.

A. Supersession of statutory provisions. This section shall, pursuant to the supersession authority granted by the Municipal Home Rule Law, supersede, in its application to the Town of Patterson, the provisions of §§ 274-a, 276 and 277 of the Town Law of the State of New York relating to the limitation upon the authority of a town to require the posting of a performance bond or other form of security in connection with the approval of a land subdivision plat, to extend such authority to Planning Board approvals of commercial and residential site plans in accordance with the provisions of § 274-a of the Town Law.

B. Legislative intent. In order to ensure that once a project has been started it shall not be abandoned, partially completed or left in a state which will cause erosion of the soil, improper drainage or any other condition which will result in the deterioration or devaluation of the surrounding land or neighborhood, and in order to ensure that while under construction, the workmanship and materials used shall promote the long life of the project and the health, safety and welfare of the future users of the subject premises and surrounding areas, the Town Board of the Town of Patterson has determined it to be a proper exercise of authority conferred upon it by the laws of the State of New York to require the posting of adequate security for the performance of necessary site improvements contemplated in connection with a residential or commercial site development.

C. Procedure.

(1) Prior to the grant of final site plan approval for a particular project, the Planning Board, in considering the recommendation of the engineering authorities available to it, shall establish the amount of performance security to cover the full cost of the required site improvements as shown on such final site plan as enumerated in Subsection D hereof. The Planning Board shall make a referral of the matter regarding the establishment of the amount of performance security of a particular project to the Town Board, which referral shall include its recommendation as to the amount of such performance security. The performance security shall become effective only if and when the Town Board shall have approved it as to form, sufficiency of surety and manner of execution.

(2) The performance security shall be in the amount approved by the Town Board in the form of a performance bond issued by a surety company licensed in the State of New York; a letter of credit issued by a federally or state-chartered financial institution; or a savings passbook, money market account or certificate of deposit naming the Town of Patterson as joint tenant.

(3) Such performance security, if in the form of a performance bond or letter of credit, shall run for a term to be fixed by the Planning Board, but in no event for a term longer than three (3) years; provided, however, that the term of such security may be extended by the Planning Board with the consent of the parties thereto. In the event that such security is in the form of a letter of credit, such a letter of credit shall contain a provision requiring automatic renewal thereof unless, not less than thirty (30) days prior to its expiration, the Town of Patterson is given written notice of the issuing institution's intention not to renew such letter of credit.

(4) The performance security in the full amount established by the Town Board shall be posted with the Town Clerk upon grant of final site plan approval. No building permits shall be issued for and no site preparation work shall be commenced on the subject premises unless and until the necessary performance security has been posted.

(5) A duly designated official of the town shall inspect the improvements during construction to assure their satisfactory completion.

(6) During the course of construction, the performance security may be reduced, in the sole discretion of the Town Board upon the recommendation of the Planning Board, to an amount certified by the Town Engineer or the Town's consulting engineer to be the probable cost of completion of the remainder of the required site improvements, but in no event shall such amount be reduced to less than fifty percent (50%) of the original amount of the performance security.

(7) The performance security shall be released or reduced only by the Town Board and only upon recommendation of the Planning Board after certification by the Town Engineer or the Town's consulting engineer that all or part of the required site improvements have been completed in conformance with the approved final site plan and all applicable regulation.

D. Site improvements subject to bonding. The following items are considered essential to the principles stated above and shall be included in the amount of the performance security to be set:

(1) Site grading, including replacement of topsoil and seeding, and including structural features and other measures deemed necessary by the Planning Board to provide long-term stabilization of the site **[Amended 2-25-09 by L.L. No. 4 of 2009]**.

E. Phased projects. In the event that a particular site plan is to be constructed in sections or phases, the Planning Board, in its sole discretion, taking into consideration the importance of the entirety of the site improvements on the section or phase to be constructed, may recommend to the Town Board that the performance security be posted for only so much of the project as is going to be constructed in a particular phase or section; provided, however, that no building permits shall be issued for and site work shall be conducted on any future phase or section unless and until the required performance security is established for such future phase or section and properly posted in accordance with the provisions of this section.

F. Default. In the event that any required site improvements have not been installed as provided in this section within the term of the performance security, the Town Board may thereupon declare said performance security to be in default and collect the sum remaining payable thereunder, and, upon receipt of the proceeds thereof, the town shall install such improvements as are covered by such security and are commensurate with the extent of building development that has taken place on the site. In the event that no building has taken place but site preparation has taken place, the proceeds of the security shall be used, to the extent practicable, to restore the site to its original state and avoid erosion and adverse drainage conditions.

§ 154-85. Fees for site plan review [Amended 2-25-09 by L.L. No. 4 of 2009].

A. Fees for submission of an application requesting site plan approval, as required by Chapter 87 of the Town Code of the Town of Patterson, shall be established by resolution of the Town Board, and shall be set forth in the Schedule of Fees:

B. The project applicant or developer shall deposit with the Town, pursuant to §87-4, a fee for inspection of site improvements in the amount of five percent (5%) of the total estimated cost of all site improvements listed below.

(1) Site grading, including replacement of topsoil and seeding, and including necessary structural features such as retaining walls and ground cover.

(2) Drainage, including waterways, conduits and all necessary appurtenances and structures.

(3) Water and sewer systems, including all wells, conduits, structures and appurtenances as may be required by those government agencies having final jurisdiction for approval of those system.

- (4) Foundation course, pavement, curbs and sidewalks for all roads, drives, parking areas and walkways.
- (5) Lighting, including all necessary wiring, structures and appurtenances.
- (6) Landscaping, including all shrubs, trees and screening as may be required to ensure that the final site condition meets with the site plan approved by the Planning Board.

§ 154-86. Waiver of site plan approval.

A. Site plan approval as required in § 154-76 may be waived in whole or in part when the site plan is for a conforming or nonconforming use or occupancy that will not enlarge an existing building or if there is a proposed enlargement of an existing building for less than ten percent (10%) of the minimum floor area for dwelling units or minimum floor area for other uses and where said conforming or nonconforming use or occupancy would also conform to all other requirements of this chapter.

B. For said waiver, the applicant shall submit to the Planning Board a written request setting forth the following:

- (1) A detailed statement of the applicant's proposed use of the building or property, including detailed information on the conformity and adequacy of the on-site parking and loading facilities, signs and all other applicable information required by this chapter and other town ordinances for the proposed use in the zone in which said use is located.
- (2) The applicant's reasons for requesting a waiver of all or part of the site development plan requirements of this chapter.

C. In considering a request for waiver of site development plan approval, the Planning Board shall consider the standards and other requirements for said site development plan approval as contained in this Article. The Planning Board shall make findings that the approval of the waiver does not impair the intent and purposes of the site development plan requirements of this chapter.

D. The Planning Board's findings and written approval or disapproval with or without conditions shall be forwarded to the applicant and the Code Enforcement Officer or other town agency or department, where appropriate.

§ 154-87. Expiration of approval.

The approval of any site plan by the Planning Board, excepting a residential site plan approved pursuant to Section 154-76(B), shall be deemed null and void one (1) year from the date thereof unless a building permit in compliance therewith shall have been obtained and construction thereunder shall have progressed such that structural improvements as shown on the

approved plan have been installed on the site. Expiration of the building permit shall constitute an expiration of the approved site plan. In the event that no building permit is required for a site plan, approval of the site plan shall be deemed null and void one (1) year for the date of the approval unless the improvements shown thereon have been substantially completed. The expiration of such approval of a site plan shall not prevent the submission of a subsequent application and site plan, which shall be considered without reference to the prior approval.

§ 154-88. Damage to Conforming Building

Any building or structure, which conforms to the requirements of this Chapter and has also received site plan approval, and which has been destroyed or damaged from any cause to the extent, as determined by the Code Enforcement Officer, of over fifty percent (50%) of the volume of its structure above the foundation shall apply for a permit from the Code Enforcement Officer to rebuild or restore the damaged portion of any building damaged or destroyed within six (6) months of the day of such damage and shall be accompanied by plans for reconstruction which, as to such portion, shall comply with the provisions of this chapter in all respects.

ARTICLE XVI **Special Use Permits**

§ 154-89. Authority regarding special use permits.

A special use permit may be granted by the Board of Appeals for any one (1) or more of the uses provided for in Articles XVII through XIX, subject to the provisions of Articles XVI and any other applicable provisions of this Chapter.

§ 154-90. Application for permit.

- A. An application for a special use permit shall be in writing on a prescribed form subscribed to and verified by the owner of the property for which the permit is sought or by the agent of the owner thereunto duly authorized by an instrument in writing, duly executed and acknowledged, as in the case of a deed, by the owner of the aforesaid property.
- B. In the event the special use is to be conducted by a lessee, the said lessee shall join in the application and subscribe and verify the application in person or by the lessee's duly authorized agent, in the same manner as the owner.
- C. In the event such application is made by an agent on behalf of the owner or of the owner and lessee, there shall be attached to the application an authorization duly executed and acknowledged, as in the case of a deed, by the owner or by the owner and the lessee, as the case may be. **[Amended 11-15-06 by L.L. 10 of 2006]**
- D. In the event that a lessee shall be interested in the application, a photostatic copy of the

lease shall accompany the application.

E. In the event the application is made by or in behalf of a corporation, the application shall include the names and addresses of all officers and directors of said corporation, and certify that the corporation is organized and existing under the laws of the State of New York or is a Corporation authorized to conduct business in the State of New York.

F. The number of copies of the application and any materials in support thereof, which shall constitute a complete submission to be placed on an agenda of the Zoning Board of Appeals, shall be determined by the Zoning Board of Appeals. **[Amended 5-24-2017 by L.L. 1 of 2017]**

G. Unless waived in whole or in part by the Zoning Board of Appeals, which reasons shall be placed in the record of the meeting, the application shall be accompanied by a land use and development plan at a scale of not less than one (1) inch equals one hundred (100) feet, and such plan shall indicate the following:

- (1) The property boundaries, including metes and bounds, its area, zoning districts and owners of all properties located within five hundred (500) feet of the boundaries.
- (2) Terrain conditions on the property, including existing and proposed topographic data showing contour at two foot increments. A blowup of the United States Coast and Geodetic Survey maps is not deemed appropriate to allow proper study by the Board of Appeals or the Planning Board. Where it is deemed essential for proper determination of topography qualities, the applicant shall supply more accurate topography as required.
- (3) Soil types and hydrologic soil cover complexes as may be obtained from the United States Soil Conservation Service, as well as existing watercourses and their classifications, watershed area, wetlands, wooded areas, major rock outcroppings and other significant features, including proposed method of water supply and sewage disposal, shall be shown on one (1) or more separate maps of the same scale as the land use and development plan.
- (4) The proposed sizes and arrangement of buildings and use or uses, developed and undeveloped areas, including roads and traffic patterns, general parking areas and proposed method of off-site drainage disposal.

H. The application shall be accompanied by a written report prepared by a professional engineer, architect or landscape architect duly licensed in the State of New York. The report shall consist of the following:

- (1) A statement describing the nature of the proposal and how it will serve to implement the intent and purpose of this chapter.
- (2) A statement describing each of the features of Subsection G above, and concluding with a statement regarding the effect of the proposed development on the surrounding neighborhood.

I. The application shall include such other additional information as may be deemed

necessary by the Board of Appeals to properly study and evaluate the application.

J. The application shall be accompanied by a certified list of the name and address of each owner of property located within five hundred (500) feet of the boundaries of the project.

K. The application shall be accompanied by a fee as set from time to time by resolution of the Town Board. **[Amended 11-9-05 by L.L. No. 12 of 2005]:**

§ 154-91. Review by other agencies.

A. Each application for a special use permit, except for accessory apartments or accessory buildings, shall be referred to the Planning Board for a report thereon prior to a public hearing being held on the Application. **[Amended 11-15-06 by L.L. 10 of 2006]**

B. Where an application has been received for a parcel that lies within five hundred (500) feet from a municipal boundary, or from any existing or proposed county or state park or recreation area, or from any existing or proposed county or state road or right of way, or from any county or state lands on which there is situated a public building, pursuant to General Municipal Law the application shall be referred to the Putnam County Division of Planning and Development, who shall report its recommendations within thirty (30) days.

C. At least ten days prior to the day of any public hearing, the Zoning Board of Appeals shall give notice by mail to any adjacent municipality that is within five hundred feet of any property for which an application for a special use permit is being considered. **[Added 11-15-06 by L.L. 10 of 2006]**

§ 154-92. Publication of notice of hearing.

Within sixty-two days (62) of the receipt of a complete application, the Board of Appeals shall hold a public hearing on the application. The Board of Appeals shall give notice thereof by publication in the official paper of notice of such public hearing at least ten (10) days prior to the date thereof; and the Board shall, at least ten (10) days before such hearing, send to all such owners of record of land within five hundred (500) feet of the boundary of the property, as set forth in the application, a written notice of the application applied for.

§ 154-93. Standards and guidelines for determination. [Amended 5-24-2017 by L.L. 1 of 2017]

A. In addition to the standards and guidelines in Articles XVII through XIX, the Board of Appeals shall determine each application upon the merits only after public hearing and in conformity with the following standards and guides:

- (1) The use shall be of such location, size and character that, in general, it will be in harmony with and conform to the appropriate and orderly general development of the

town and, in particular, the district specified in the appropriate sections of Articles V through IX of this chapter.

(2) The Board of Appeals' deliberation and determination shall be made in accordance with the comprehensive plan and requirements set forth in this chapter including the need to lessen congestion in the streets; to secure freedom from fire, panic and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate adequate provisions of transportation, water, sewerage, schools and other public requirements, as one or more of such standards may apply to the particular use.

(3) The deliberation and determination of the Board of Appeals shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for the particular uses, and with a view to conserving the values of buildings and property generally and to encouraging the most appropriate use of land throughout the municipality.

(4) The deliberation and determination of the Board of Appeals shall be made with reasonable consideration to the effect the proposed activity will have on the environment, and to the continued maintenance that may be required.

(5) The location, nature, extent and height of any building, structure, wall or fence and the nature and extent of any landscaping shall be such as will not hinder or discourage the appropriate development and use of property in the general neighborhood.

(6) The issuance of any permit hereunder for any public utility use in any residence district shall be subject to the finding that the establishment of the particular use in the subject location is necessary and convenient for the efficient operation of the particular utility system of which said use is a part or for the provision of service by the utility to the neighborhood in which the particular use is located.

(7) The Board of Appeals shall also consider, upon an application for a special use permit, such standards as are established in this Article or any other provision of this chapter.

(8) Nothing in this section provided shall be deemed to authorize the Board of Appeals to grant a special permit except in strict conformity with Articles XVI through XXI of this Chapter, and no change in any use provisions of this chapter shall be permitted except as expressly provided in said Articles.

B. In granting the application, in whole or in part, the Board of Appeals may attach thereto such reasonable conditions and restrictions as are directly related to and incidental to the proposed special use permit as the Board in its discretion may deem necessary to promote the health, safety and general welfare of the Town of Patterson.

C. Reserved.

D. The determination of the Board of Appeals shall be in writing, and shall be filed with the

Town Clerk within five (5) days. A certified copy of the decision shall be mailed to each applicant, the Planning Board and the Code Enforcement Officer within three (3) days of such filing.

§ 154-94. Certificate of occupancy for special permit uses.

Upon completion of the site improvements authorized by the special use permit and shown on a site plan as approved by the Planning Board, and upon certification of completion by the Town Engineer to the Planning Board and acknowledgment by the Planning Board of same, the applicant may apply to the Code Enforcement Officer for a certificate of occupancy without further application to the Board of Appeals; and the Code Enforcement Officer shall, after personally inspecting the premises involved, issue a certificate of occupancy, provided the conditions attached to the granting of the permit have been duly and fully complied with. In the event of the failure or refusal of the Code Enforcement Officer to issue a certificate of occupancy, the applicant may appeal to the Board of Appeals within thirty (30) days thereof.

ARTICLE XVII
Special Permits for Any District

154-95. Not-for-Profit Membership Club. [Added 10-27-2010 by L.L. No. 5-2010]

Subject to the provisions, conditions and requirements of Article XVI of this Chapter, and as further conditioned below, a special use permit may be granted by the Board of Appeals in any district for the establishment of a Not-for-Profit Membership Club as defined in Section 154-4 of this Chapter provided:

- A. The minimum lot area for the use shall be five acres except that a minimum lot area of ten acres shall be required when essential functions of club activities or uses are to be conducted outdoors.
- B. Buildings and parking areas associated with the use shall be set back 100 feet from the front lot line, 200 feet from the side and rear lot lines, and 300 feet from any existing neighboring residence. Any such building or parking area shall be effectively visually screened from all neighboring properties and public rights-of-way.
- C. Buildings or facilities used for active recreational uses shall be set back a minimum of 250 feet from all property lines.
- D. Frontage and access to the lot shall be from a State or County highway or from a through Town roadway that is not a residential subdivision street.
- E. The minimum square footage of the principal building deemed to be the clubhouse shall be 2,000 square feet. The maximum building coverage of that principal building shall be 15,000 square feet.

- F. The maximum building coverage for all buildings and structures shall be two (2%) percent of the lot area.
- G. No accessory building shall be larger in building coverage than 75% of the principal building.
- H. The use of outdoor public address systems or amplifiers are prohibited unless permission is granted by the Town Board for a specific event.
- I. One dwelling unit may be located in the clubhouse for the use of the club manager or caretaker and his immediate family. No other sleeping accommodations shall be permitted.
- J. Any permitted use of a clubhouse or club site which involves the discharge or use of firearms, bow and arrow or any other dangerous weapons shall be conducted in strict compliance with applicable State and local laws. The Board of Appeals may establish such additional setbacks and require the installation of such facilities that, in its judgment, are necessary to protect the safety, peace, health and well being of the public.
- K. Except as otherwise further modified by the Board of Appeals in its consideration of a specific application for a special use permit, the hours of operation, for any outdoor active recreational use of the property or facilities authorized under this section shall be limited to 8:00 a.m. to 9:00 p.m. daily.
- L. No not-for-profit membership club shall be operated so as to create a nuisance to surrounding properties and no special permit shall be issued under this section for a use of property that would be deleterious to the public health, safety and welfare or to the peace, and quiet enjoyment of any adjacent residential property. The Board of Appeals shall attach such conditions to the special use permit as may be required to protect neighbors from excessive light or noise or stray balls or other nuisances and hazards which might be inherent in the operation of the club.
- M. Except as otherwise set forth in this section, all the requirements of the Schedule of Use Regulations shall apply and compliance with the lighting, signage, off-street parking and other general standards of this Chapter, and any other applicable provisions of the Town Code, shall be required.
- N. Accessory uses which may be permitted for a not-for-profit membership club are those activities which are clearly subordinate and incidental to the principal use provided that the Board of Appeals determines that such uses will not:
- (1) Generate a substantial increase in noise at any property line of the parcel.
 - (2) Create adverse visual impacts to the surrounding viewshed.
 - (3) Cause or otherwise create a potential to cause an adverse impact to air, groundwater or surface water quality or resources.
 - (4) Impair the safety or quiet enjoyment of adjacent properties.

O. Outdoor rifle ranges, pistol ranges and target ranges, skeet and trap shooting, any form of aviation, animal rescue, the launching of fireworks, any form of motorized vehicle sport or testing, or adult entertainment use shall not be permitted as principal or accessory uses. Passive activities or uses of the land where there is no change to the topography or vegetative cover, such as hunting, hiking or fishing, are permitted accessory uses subject to compliance with the conditions of this section. Children's outdoor areas, if permitted by the Board of Appeals as an accessory use, shall not exceed 12,000 square feet in area.

P. Where specific uses to be established by a Not-for-Profit Membership Club are regulated or restricted elsewhere in this Chapter, those provisions shall apply in addition to the provisions of this section, and in case of any conflict, where a special permit is sought under this section the more restrictive provisions shall apply.

Q. The architectural design of the building exteriors shall be similar to and compatible with the surrounding neighborhood and shall otherwise comply with the provisions of §154-81 of this chapter.

R. At all reasonable times, the Code Enforcement Officer may visit and inspect the club property, the membership list, register of guests and all of the relevant books, records, and accounts of the club for the purpose of determining whether the club is being operated in compliance with this Chapter as a bona fide non-profit organization for the purposes stated in its certificate of incorporation, and in accordance with the special use permit approved by the Board of Appeals.

§ 154-96. Churches, parish houses and convents.

A. Activities associated with a Place of Public Worship can result in adversely affecting the health, safety and general welfare of the community from impacts including, but not limited to significantly increasing traffic congestion, reducing water quality, compromising a neighborhood's character, increased noise, increased municipal services and taxes, loss of privacy, noxious fumes and increased light pollution. Further, it is found that it is in the best interest of the community to minimize or avoid these impacts. There also exists a presumption that a place used for public worship is beneficial to the community and every attempt should be made to accommodate such uses except where it is demonstrated that such use, or improvements incidental thereto adversely affects the health, safety or general welfare of the community in a manner that can not be mitigated by the imposition of conditions. It is the findings of the Town Board of the Town of Patterson that the procedures and requirements contained herein are the minimum necessary to protect the health, safety and general welfare of the community.

B. A special use permit may be granted, after public hearing by the Board of Appeals, in any district for a place of public worship provided that: **[Amended 5-24-2017 by L.L. 1 of 2017]**

(1) The lot area size and setbacks conform to all the requirements of the district in which it is located, except that in the Residential District RPL-10, the minimum lot area shall be twenty thousand (20,000) square feet.

(2) The lot frontage shall conform to the requirement of the district in which it is

located, but it shall be no less than one hundred (100) feet.

(3) Said frontage and access for the lot shall be on a state or county road, which road shall have sufficient design capacity to accept the additional traffic and/or shall not cause, or further deteriorate an unsafe traffic condition.

(4) The maximum of the lot which may be covered by impervious surface shall be sixty-five percent (65%).

(5) Adequate parking, based on the standards enumerated in § 154-73. Any parking areas and access drives shall be suitably screened from any adjacent residential areas with a vegetative buffer of no less than fifty (50) feet.

(6) The architecture design of the building exterior shall be similar to, and compliment the surrounding residential neighborhood.

(7) Adequate water and sewage disposal can be provided on the parcel to accommodate the proposed activities.

(8) For any special use permit issued, site plan approval, pursuant to §154-75 shall also be required.

(9) The proposed activity for which a special use permit has been issued pursuant to this Section shall not cause or result in a reduction in the total assessed value of the Town by more than five (5) percent.

C. Where only a portion of a lot or building will be used as a place of public worship, only that portion of the lot or building shall be considered a place of public worship and subject to the requirements of the Section.

D. The Zoning Board of Appeals is hereby authorized to require such conditions as may be necessary to permit the use of the site for religious use while minimizing any adverse impact that may be created.

E. A church for public worship, parish house or convent as defined herein shall not include the printing or manufacturing of religious paraphernalia. The manufacturing of religious paraphernalia shall not be permitted by a special use permit authorizing the use of land for a place of worship, except as where such use would otherwise be permitted by this Chapter.

ARTICLE XVIII Special Permits for Residence Districts

§ 154-97. Nursery schools, day-care centers.

A. Nursery schools and day-care centers. On a lot of not less than five (5) acres, a special

use permit may be granted, after public hearing by the Board of Appeals, in any residence district for a nursery school, or day-care center, provided that:

- (1) Any building is located at least one hundred (100) feet from any property line.
- (2) The lot frontage shall conform to the requirement of the district in which it is located, but it shall be no less than one hundred (100) feet.
- (3) The size of buildings in aggregate shall not exceed five thousand (5,000) square feet of lot area.
- (4) The play space shall be located in rear yards but no nearer than one hundred (100) feet to any lot line and no nearer than one hundred (100) feet to any adjacent residential structure. The outdoor play area shall be suitably fenced or planted and screened to protect the school children and to avoid any nuisance to adjoining properties.
- (5) The architecture design of the building exterior shall be in similar to and compliment the surrounding residential neighborhood.

§ 154-98. Senior citizen facilities.

On a lot of not less than fifty (50) acres, a special use permit may be granted, after public hearing by the Zoning Board of Appeals, in any residence district for a senior citizen facility, provided that:

- A. Any building is located at least two hundred (200) feet from any property line.
- B. The lot frontage shall be no less than two hundred fifty (250) feet.
- C. Maximum lot coverage of the structures shall not exceed eight percent (8%).
- D. Where any building, structure, driveway or parking area is within four hundred (400) feet of a property line, a densely vegetated buffer no less that seventy-five (75) feet in width shall be provided.
- E. The architecture design of the building exterior shall be in similar to and compliment the surrounding residential neighborhood.
- F. For the purposes of this subsection, senior citizen facilities shall mean a facility licensed by the State of New York which provides:
 - (1) apartment-style housing that includes a package of services such as meals, housekeeping, transportation, social activities and some personal care assistance, or
 - (2) apartment-style living units with full time nursing care

§ 154-99. Schools and colleges.

On a lot of fifty (50) acres or more, a special use permit may be granted, after a public hearing by the Board of Appeals, in any residence district for a private or parochial school, preparatory school, junior college, seminary, college or university operated by a nonprofit organization with its service and administration buildings, dormitories, fraternity and sorority houses and customary indoor and outdoor recreation facilities and parking areas, except that a nonprofit primary school may be located on a lot of five (5) acres or more, all provided that:

- A. No recreation facility structure or area shall be less than two hundred (200) feet to any property or street line.
- B. No structure housing students or classrooms shall be nearer than one hundred (100) feet to any property or street line.
- C. The lot frontage shall conform to the requirement of the district in which it is located, but it shall be no less than one hundred (100) feet.
- D. Said frontage and access for the lot shall be on a state or county road.
- E. Maximum building coverage shall be fifteen percent (15%).
- F. The Board of Appeals, upon recommendation from the Planning Board, shall determine the minimum number of parking spaces required.

§ 154-100. Equestrian Centers.

A. On a lot of not less than fifteen (15) acres, a special use permit may be granted, after a public hearing by the Board of Appeals, in any residence district for an equestrian center, which shall also be deemed to mean a livery or boarding stable, provided that:

- (1) The lot frontage conforms to the district in which it is located, but shall be no less than one hundred (100) feet.
- (2) Not more than one (1) horse per acre of usable farmland shall be quartered on said premises.
- (3) The maximum coverage of all buildings and structures shall be fifteen percent (15%).
- (4) No building or structure for animal use shall be within two hundred (200) feet of any road or property line.
- (5) No riding range or bridle path shall be allowed within one hundred (100) feet of a road or property line.
- (6) No storage of manure or other odor- or dust-producing substance shall be allowed

within two hundred (200) feet of any road or property line nor within one hundred (100) feet of any stream or body of water.

B. In addition to the barns and other structures erected on the lot used for the storage and maintenance of horses, one principal residential dwelling unit and one accessory dwelling unit may also be erected on the lot provided that:

(1) the principal residential dwelling unit must be owner-occupied, shall meet all the dimensional requirements for the R-1 zoning district and shall have an area devoted to the residential dwelling unit of not less than one acre which area shall be in addition to and shall not be used to meet the area requirements of the equestrian center or the number of horses that may be quartered on the premises

(2) The accessory dwelling unit shall be used for full-time farm help, shall meet all the dimensional requirements for the R-1 zoning district and shall have an area devoted to the residential dwelling unit of not less than one acre which area shall be in addition to and shall not be used to meet the area requirements of the equestrian center or the number of horses that may be quartered on the premises. In addition, the accessory dwelling shall be not less than one thousand (1,000) square feet of livable floor area, nor more than two thousand (2,000) square feet of livable floor area, however in no instance shall the accessory dwelling exceed in livable floor area the principal dwelling.

C. On any equestrian center up to two (2) single bedroom apartments may be located within the principal barn structure used to house horses or other large livestock provided that:

(1) The maximum size of the apartment in total shall not exceed six hundred (600) square feet.

(2) The apartment(s) may only be occupied by persons employed by the farm on which the apartments are located and who are employed for more than thirty-five hours per week by the farm for the maintenance and operation of the farm.

(3) Any apartments created pursuant to this subsection shall also be required to obtain a special use permit and site plan approval which may be issued concurrently with a special use permit and site plan approval for an equestrian center or as a separate application.

§ 154-101. Golf courses and country clubs.

On a lot of not less than one hundred twenty-five (125) acres, a special use permit may be granted, after public hearing by the Board of Appeals, in any residence district for a golf course, golf club or country club, provided that each golf club and country club shall qualify as an organization of persons as a business corporation or a membership corporation and shall be operated solely for recreational, social, educational, athletic and health purposes. Accessory uses to a golf club or country club shall include:

A. Golf course.

- B. Tennis courts.
- C. Swimming pools.
- D. Maintenance buildings for the storage of equipment and supplies.
- E. Rain shelters, starter houses and refreshment stand on the golf course.
- F. Swimming pool cabanas.
- G. Pro-shop for sale of equipment and clothing.
- H. Restaurant.
- I. Clubhouse, locker room and sauna facilities.
- J. Other incidental and related uses as may be determined by the Board of Appeals.
- K. Parking facilities.

§ 154-102. Bed & Breakfast. [Added 5-24-2017 by L.L. 1 of 2017]

- A. The purpose of this chapter is to authorize and regulate the establishment and operation of bed-and-breakfast inns in the Town of Patterson and to ensure the preservation of the character, integrity and property values of surrounding areas within which such facilities are located and maintained.
- B. A special use permit may be granted by the Planning Board for the operation of bed-and-breakfast inn within the area designated as the Hamlet of Patterson.
- C. Site plan approval pursuant to Article XV shall also be required prior to the operation of a bed- and-breakfast inn. The owner shall not make any change, deviation, modification or variation from the application and site plan once the same is approved by the Planning Board.
- D. An application for a special use permit for a bed and breakfast shall be made on the forms approved by the Town of Patterson and shall include the following information.
 - 1) All information required pursuant to §154-79.
 - 2) Location, design and size of all existing and proposed signs and outdoor lighting facilities.
 - 3) A detailed floor plan of all buildings on the site.
- E. The owner of the property used as a bed-and-breakfast inn must reside in and continue to reside in the dwelling as his/her/their principal residence. The owner will provide a sworn

statement certifying to such residency upon request of the Code Enforcement Officer. Should the owner of the property fail to reside on the property for a period of 90 days, the Special Use Permit shall be revoked, and considered null and void. The owner occupied portion of the principal building shall not be less than 30% of the livable floor area of the building, not including any common kitchen area.

- F. The parcel improved by the bed-and-breakfast inn shall provide not less than two off-street parking spaces for the members of the owner's family residing in the bed-and-breakfast inn, and one (1) off-street parking space per room or unit that may be available for rent.
- G. Each bed-and-breakfast shall be established, maintained and operated so as to preserve and compliment the residential character and integrity of the surrounding area.
- H. The maximum number of bedrooms available for rent shall be six (6). The number of paying guests accommodated per night shall not exceed eighteen (18). Further, no guest shall stay for a period of time in excess of fourteen (14) consecutive days, or a maximum of 28 days in any one year period. Documentation verifying the length of stay of each guest, such as a registration ledger or receipts, will be made available to the Code Enforcement Officer or the Building Department upon request. Registration ledgers or receipts shall be maintained for a period of not less than three years.
- I. Each bedroom occupied by a paying guest shall be equipped with a properly installed and functioning smoke detector. Further, a smoke detector shall be properly installed and functioning on or near the ceiling in the room or hallway from which each bedroom rented to paying guests exists.
- J. The bed-and-breakfast inn shall be maintained and operated at all times so as to comply with the New York State Uniform Fire Prevention and Building Code and the rules and regulations promulgated thereunder, as amended. The Code Enforcement Officer shall be given such access to the dwelling as he deems necessary from time to time for the purpose of making inspections to ensure compliance with all federal, state and local codes, rules and regulations, including the New York State Uniform Fire Prevention and Building Code. Such inspections may be made with or without prior notice thereof.
- K. A single exterior freestanding or building mounted sign may be established on the site of the bed-and-breakfast inn. Said sign shall not exceed nine (9) square feet in area. No freestanding sign shall be located less than fifteen (15) feet from the front property line nor less than five (5) feet from the side property line. The sign shall be as unobtrusive as reasonably possible and may be illuminated by no more than two (2) seventy-five-watt light bulbs which shall be shielded so as to prevent glare, and shall contain no information other than identification of the premises as the named bed-and-breakfast inn.
- L. Minimum lot size on which a bed-and-breakfast may be permitted is two acres.
- M. Minimum house size in which a bed-and-breakfast may be permitted is two thousand five hundred (2,500) square feet.

- N. Minimum size for any bedroom shall be not less than 144 square feet and shall have a minimum of one bathroom for each unit available for rent.
- O. Except for coffee makers, cooking facilities shall be restricted from use in guest bedrooms.
- P. Guest rooms may not be used as legal residences in order to enroll children into a school district.
- Q. No more than two employees shall be permitted to work on the premises at any time, and none shall be present between the hours of 11:00 p.m. and 6:00 a.m. Members of the owner's immediate family who are residents on the premises shall not be considered employees, whether or not paid.
- R. A common gathering area such as a parlor, dining or living room shall be maintained for guest use.
- S. The Planning Board shall have the right to impose and include much other and additional conditions as it may deem necessary to effectuate the purpose of this chapter.
- T. One additional bed & breakfast rental with not more than two bedrooms may be permitted in an accessory building on the property.
- U. Bed and breakfast inns shall be screened from any residential property so that activities conducted on the site are not easily visible from adjacent residential properties.
- V. Due to their proximity to adjacent residential properties and other sensitive receptors, one or more of the activities associated with the land use permitted under this section may be limited by the Planning Board in their time of operation, or restricted in other ways, in order to minimize or avoid the potential to cause a public or private nuisance. In making this determination imposing limits on one or more of the activities, the Planning Board will evaluate the potential effects caused by outdoor lighting, noise, traffic, air quality and odors associated with the proposed activities.

§ 154-103. Trailer parks.

On a lot of not less than twenty-five (25) acres, a special use permit may be granted, after public hearing by the Board of Appeals, in any residence district for a trailer park, provided that:

- A. The lot possesses a minimum frontage of four hundred (400) feet.
- B. Said frontage and access for the lot shall be on a state or county road.
- C. No trailer shall be closer than one hundred (100) feet to any street or property line.
- D. The trailers shall be placed on individual sites which site includes sufficient area for the trailer and a twenty-five (25) foot yard surrounding the entire trailer.

E. Each trailer park shall contain a park and recreation area or areas provided with recreation equipment and fenced with a chain link fence at least four (4) feet high. The park and recreation area shall contain a minimum of five hundred (500) square feet of land for each trailer or mobile home lot, the aggregate of which shall not be less than 1,500 square feet nor more than 10,000 square feet.

F. The perimeter of the area utilized for the trailers shall be adequately buffered with plantings.

G. In addition to other area requirements, a minimum of two improved parking spaces shall be provided for each trailer site, which shall not be used to meet the requirements of Subsection (D) above.

H. The maximum number of trailers that shall be placed on a site shall not exceed one trailer for each 20,000 square feet of the total site area excluding any Town-regulated wetlands, watercourses or bodies of water, or any regulated control area thereto, or any areas where the topography exceeds a gradient of twenty-five percent (25%).

§ 154-104. Hobby kennels.

A. On a lot of not less than ten (10) acres, a special use permit may be granted, after public hearing by the Board of Appeals, in the R-4 residence district for a hobby kennel, provided that:

(1) Said frontage and access for the lot shall be on a state, county road or Town road.

(2) No building, enclosure or run shall be closer than two hundred (200) feet to any road or property line.

(3) The maximum building coverage of all buildings and structures including runs or pens shall be two percent (2%).

(4) Any pens or enclosures used for the housing of animals shall be of a size suitable to allow for the animal to exercise.

(5) The maximum number of animals that may be kept at the hobby kennel is six adult dogs over six months in age, and not more than ten puppies less than six months in age, provided that the puppies are parented by one or more of the six dogs over six months in age.

(6) The property shall be owner occupied and the primary residence of the owner thereon. The hobby kennel shall be an accessory use to the principal residence of the site.

B. For the purposes of this Chapter, a hobby kennel is an accessory use to a principal residence use of a parcel, for the accommodation of not more than 6 adult dogs of more than six months in age, in a building, structure, compound, pen or cage, or on the property, and provided that the dogs are all owned by the owner of the property.

C. Each, and every adult dog kept on the property for which a special use permit has been issued under this Section shall be licensed in accordance with Agriculture and Markets Law. A copy of said license shall be maintained at the site and shall be immediately presented upon request to any Official charged with enforcement of this Section.

§ 154-105. Accessory Apartments.

A. A special use permit is required to create a single apartment within a single-family dwelling, subject to the following provisions:

- (1) Only one (1) apartment is allowed, and it shall be clearly subordinate to the one-family dwelling.
- (2) The number of bedrooms in the apartment shall not be more than one (1).
- (3) The floor area of the apartment shall be greater than four hundred (400) square feet and less than six hundred (600) square feet.
- (4) The floor area devoted to the apartment shall not exceed 35% of the entire livable floor area of the single-family principal dwelling and area of the accessory apartment combined.
- (5) The apartment and one-family dwelling must have safe and proper means of entrance. Entrance to the accessory apartment shall be from the side or rear of the structure.
- (6) If the water supply is from a private source, the applicant shall certify that the water supply is potable and of adequate flow. Failure to correct promptly any water quality problems shall result in the revocation of the special use permit.
- (7) The Putnam County Health Department has jurisdiction over additions to principal residences and additional bedrooms. Upon receipt of an application for an accessory apartment, the Building Inspector shall determine whether there is an increase in the bedroom count. If an increase is determined, the application will also require the approval of the Putnam County Health Department. If no increase is determined, the Building Inspector shall confirm that to the Zoning Board of Appeals. **[Amended 11-15-06 by L.L. 10 of 2006; Amended 11-29-23 by L.L. No. 6]**
- (8) Stairways leading to any floor or story above the first floor shall be located within the walls of the building wherever practicable. Stairways and fire escapes shall be located on the rear wall in preference to either side wall. In no instance shall an exterior stairway or fire escape be located on any wall fronting on a street.
- (9) Off street parking shall be in accordance with Article XIV of this Chapter and shall be on the parcel on which the accessory apartment is located.
- (10) Any legally established apartment within a one-family dwelling that is in

existence at the time of the adoption of this chapter shall not be subject to the provisions outlined in this chapter.

(11) Continued compliance with all of these regulations is required. Failure to do so will result in a revocation of the special use permit.

(12) The owner of the single-family lot upon which the accessory apartment is located shall occupy the principal or accessory dwelling unit on the premises as his primary residence.

(a) The special use permit shall be issued to the owner of the property. Should there be a change in the ownership or a change in residence of the owner, the special use permit and the certificate of occupancy for the accessory apartment shall become null and void in ninety (90) days. Thereafter, should the new owner decide to live in the structure and desire to continue the use of the accessory apartment, within ninety (90) days of the change in ownership, he shall have received from the Zoning Board a special use permit.

(b) The special use permit shall be valid for a period of five (5) years. At the end of such period, the owner-applicant shall request that the Zoning Board of Appeals review the permit, or the owner shall notify the Zoning Board of Appeals of his intent to discontinue the permit. The Zoning Board of Appeals shall renew the permit if all conditions of the original permit are still satisfied; otherwise the Zoning Board of Appeals shall not renew the permit.

(13) The property on which the accessory apartment is to be located shall be in conformance with all applicable sections of the zoning provisions of the Town of Patterson Code. Any and all violations of the zoning provisions shall be eliminated prior to consideration by the Zoning Board of Appeals for the special use permit with the following exception: the Zoning Board of Appeals may consider an application which seeks to legalize an existing illegal apartment, provided that there are no additional existing violations.

(14) An accessory apartment may only be created where the principal and accessory units are within the same structure. No detached accessory apartments are permitted.

(15) In making its determination on the special use permit, the Zoning Board of Appeals shall also give consideration to the character of the existing and future uses in the immediate vicinity of the proposed accessory apartment, including the exterior appearance of buildings as single-family dwellings and the amount of traffic and parking conditions in the neighborhood.

(16) Owners of existing accessory apartments, other than those defined in Subsection A(10), shall have until January 1, 2001 to apply for a special permit in accordance with the provisions hereof. Any initial special permit application for a then-existing accessory apartment submitted after January 1, 2001 shall be accompanied by an application fee equal to twice the existing fee set forth in the fee schedule established in Chapter 87 of the Patterson Town Code.

(17) The building in which the accessory apartment is constructed shall be at least five (5) years old and the owner-applicant shall have occupied the dwelling for at least one (1) year prior to the initial application for the special use permit. Any subsequent change in ownership after the initial application has been approved shall comply with Subsection (12), above. **[Amended 11-9-05 by L.L. No. 12 of 2005]**

(a) Exception. The Zoning Board of Appeal may grant an exception to the requirements of Subsection (17) above upon a findings, which shall be set forth in the resolution for the special use permit, that the accessory apartment will be used for a person or persons related by blood or marriage and that a special or unique hardship exists. In granting approval of a special use permit pursuant to this subsection, the Zoning Board of Appeals may impose such restrictions and requirements as may be necessary to give effect to the intent and purpose of this Chapter. Such requirements may include removal of the apartment from the principal dwelling after a specified period, upon the apartment being vacated by the individual for which the apartment was created, or upon elimination of the determinant factor justifying the special or unique hardship.

(18). There shall be only one principal residential dwelling and one accessory apartment permitted on a lot.

B. Where a special use permit is requested to create an apartment which requires an addition to a one-family dwelling, the following additional requirements must be complied with:

- (1) All bulk regulations and coverage limitations must be met.
- (2) Design and construction of the addition must be compatible with the parent structure.
- (3) The addition must conform to the criteria above in subsection A of this section.

C. Applications submitted to the Zoning Board of Appeals pursuant to this section shall be reviewed by the Code Enforcement Officer. The Code Enforcement Officer shall review the Applicant's compliance with the provisions of Subsections A and B of this section and report to the Zoning Board of Appeals regarding same.

D. An accessory apartment created on any residential property for which site plan was approval was not otherwise not required, shall not require approval of a site plan issued by the Planning Board.

§ 154-106. Accessory Residential Buildings [Amended 8-11-2021 by L.L. No. 2-2021].

A single accessory building for residential occupancy may be permitted by special use permit in the R-1, R-2 or R-4 zoning districts, provided that **[Amended 5-24-2017 by L.L. 1 of 2017]**:

- A. The building shall be used as an accessory use to a detached one-family dwelling only.
- B. The building, including any garage space, is used solely, and in its entirety, for the purpose of providing living quarters for the residents thereof.
- C. The parcel of property containing the structure is five or more acres.
- D. The maximum size of the accessory building shall be 1/3 the size of the principal building, as measured by the total floor area, including non-habitable space, of each building, however in no case shall the building exceed 1,250 in livable floor area. Any space used as a private garage shall remain subordinate in area to the livable floor area, but in no case shall the garage space in the building exceed 500 square feet. In addition, the architectural character of the accessory building shall be similar in character to that of the principal building.
- E. The principal dwelling shall be occupied by the owner of the property on which the accessory dwelling is constructed.
- F. The Zoning Board of Appeals shall determine that suitable facilities exist for yard space, sanitary facilities and potable water.
- G. Suitable access and parking shall be provided which shall be constructed in accordance with the standards of this Chapter.
- H. The maximum height of the accessory building shall not exceed 80% of the height of the principal building.

§ 154-107. Commercial Trade Operations.

On a lot of not less than five acres in any residence district a special use permit may be granted by the Zoning Board of Appeals after public hearing for a Commercial Trade Operation, subject to the following requirements.

- A. The use, or any improvements created therefore shall not alter the residential character of the neighborhood.
- B. The owner of the business for which the special use permit is requested shall also be the property owner who shall also have as his principal residence, the location for which the special use permit is requested.
- C. The use, or any improvements created therefore shall be in the rear yard and shall be suitably screened so as not to be visible from the street or any residential property, whether adjacent or otherwise, and shall not be visible from or affect the viewshed.
- D. No hazardous or noxious materials stored at the site, nor shall any activity produce any odors which may be considered offensive, nor shall the use result in a significant increase in noise.

E. There shall be no operations or activities conducted at the site which require part-time or full-time employees to work or otherwise be in attendance at the site, except on a very limited duration not to exceed one hour per day or one day for every two weeks.

F. The maximum number of employees that may be permitted to report to work at the site shall be two. Parking, improved to the standards of this Chapter shall be provided at the site.

G. The maximum number of commercial vehicles, including equipment trailers and large mobile equipment, shall not exceed six (6) of which not more than two vehicle shall be a maximum of 20,000 gross vehicle weight. All vehicles and equipment shall be in working condition.

H. The property owner shall agree to permit the Code Enforcement Officer to visit the site periodically to ensure compliance with the conditions of this permit.

I. Site plan approval from the Planning Board shall not be required for a Commercial Trade Operation, except as determined by the Zoning Board of Appeals, where improvements to the site necessitate the Property owner to construct or install erosion control or stormwater runoff improvements.

§154-107.1 Livery and Taxi Cab Services. [Added 4-14-2010 by L.L. No. 3-2010]

A. A special use permit may be granted, in the R-4, R-2, R-1 or RPL-10 zoning district, for the accessory use of a parcel or lot to operate a livery service or taxi cab service, as defined herein, subject to the following requirements and conditions.

B. The following definitions shall apply to this section:

LIVERY SERVICE - A for-profit transportation service providing a livery vehicle for hire.

LIVERY VEHICLE - A four door passenger motor vehicle, including but not limited to a chauffeured limousine, which is used in the business of transporting passengers for compensation, but shall not include vehicles which are rented or leased without a driver, or a bus, van, omnibus, motorcoach or similar vehicles typically used to transport multiple passengers. Livery vehicles are typically luxury vehicles with no identifying markings or advertisements on the exterior of the vehicle, which may be used for providing local or long-distance transportation services.

PASSENGER - A person or persons who has engaged a livery vehicle or taxi cab for the purpose of being transported to a destination, or a person or persons who are awaiting the arrival of a dispatched for-hire vehicle.

TAXI CAB - Any motor vehicle having a seating capacity of not more than seven persons in addition to the driver, engaged in the business of carrying persons for compensation, but shall not include vehicles which are rented or leased without a driver, or a bus, omnibus, motorcoach or similar vehicles typically used to transport multiple

passengers. Taxi Cabs have identifying markings or advertisements on the exterior of the vehicle, and are typically provide only local transportation services.

TAXI CAB SERVICE - A for-profit transportation service providing a taxi cab for hire.

VEHICLE OWNER - An individual, or the principal of the corporation, in whose or which name a vehicle is titled, or the lessee of such vehicle from the titled owner.

C. No special use permit shall be issued where the issuance of said permit would result in a change to the residential character of the property or the neighborhood.

D. No livery service or taxi cab service shall be located within 900 feet of any other livery service or taxi cab service as measured between the closest property corners.

E. Each special use permit issued pursuant to this section shall be limited to a period not to exceed five years, and shall remain in effect only upon the property owner remaining in full compliance with Subsections G and H, below.

F. No special use permit shall be approved unless they are in full compliance with these conditions, which shall be incorporated into the approval of said permit:

(1) No freestanding or building mounted signs shall be permitted on the lot advertising the business. This subsection shall not apply to the business vehicle.

(2) Each vehicle used as a taxi cab shall be properly identified as such as follows:

(a) Each vehicle used as a taxi shall be identified by a small illuminated sign on the roof of the vehicle not exceeding eight inches in height, eighteen inches in length and five inches in depth.

(b) Each vehicle shall have the registered business name or business owner and phone number of the taxi business displayed on the right side passenger, on the left driver-side front doors and may have the name and phone number on the rear trunk. The lettering on the doors shall not be less than three inches in height and three inches in width with a quarter-inch paint stroke in a color contrasting to the door color to be readable during operation when the taxi is likely to be used.

(c) Except as noted in Subsection F(2)(b) above, no other lettering or numbering shall be permitted on a vehicle used as a taxi cab, and no lettering or numbering shall be permitted on other types of livery vehicles, excepting as may be required by the State of New York.

(3) Day-glo, florescent or bright colors shall not be used or otherwise exhibited for any lettering, numbering or vehicle finish or design thereon.

(4) Each lot for which a special use permit may be issued shall have thereon a single family residence which shall be owned by the owner/operator of the vehicle used in the

livery service or taxi cab service.

(5) Off-street parking shall be provided for the vehicle, which shall be in addition to the parking required for the single family residence, as established by the Patterson Town Code. The driveway providing access to the residential home and parking area shall also not be used to meet the off-street parking requirements. The parking area for each vehicle that will be used shall meet the dimensional and construction standards of this Chapter unless said standards have been waived by the Planning Board pursuant to §§ 154-71 and 154-74.

(6) The vehicle used for the livery service or taxi cab service shall be operated by the property owner, and not more than one other individual, subcontractor or employee.

G. The owner/operator of the livery service, taxi cab service, livery vehicle or taxi cab shall at all times meet the following qualifications:

(1) The owner/operator must maintain a valid New York State chauffeur's license.

(2) The owner/operator shall not operate vehicle while under the influence of alcohol or a controlled substance.

H. The livery vehicle or taxi cab shall at all times meet the following requirements:

(1) The livery vehicle or taxi cab at all times shall have a valid New York State motor vehicle registration and a valid New York State inspection sticker, both of which shall be affixed to the front windshield of the vehicle.

(2) The livery vehicle or taxi cab shall have attached to the vehicle New York State license plates which meet the requirements for a livery vehicle.

(3) The livery vehicle or taxi cab shall comply with the New York State Insurance Law regarding coverage by bond or policy of liability insurance and all other forms of insurance required by law.

(4) The appearance of the vehicle shall be in good condition, with the fenders and body of the vehicle rigidly and tightly fastened to said vehicle, free from dents or mutilation, and painted with an exterior finish coat of paint. The vehicle shall be in such condition as to allow the full opening of all doors of the vehicle. The front windshield, and side and rear windows shall be untinted, in good condition, free of cracks, breaks or deformities.

(5) Taxi cab fare rates must be clearly displayed within the vehicle.

(6) The owner/operator of the livery vehicle or taxi cab shall, at all times ensure that

(a) the interior of the livery vehicle or taxi cab is at all times kept in a clean and sanitary condition.

(b) the jack, spare tire, and other equipment in the trunk or other storage area of the vehicle is secured, and covered with appropriate material to avoid damage to a passenger's luggage or other possessions.

(7) All taxi cabs shall have four doors, two of which lead into the driver's compartment, and all doors shall be so constructed that they may be opened from the inside and the outside. No vehicle used as a taxi cab shall be a two-door vehicle.

(8) No livery vehicle or taxi cab owner shall allow a registered vehicle to operate as a livery vehicle or taxi cab unless all seat belts and shoulder belts are clearly visible, accessible and in good working order. Each for hire vehicle shall be equipped with shoulder belts for both outside rear seat passenger positions.

(9) Every licensed vehicle shall be equipped with a standard speedometer that is not inoperative or disconnected.

I. The following operating standards shall be a condition of the special permit approved for the operation of a taxi cab service.

(1) Each taxicab driver shall, upon the request of the passenger making payment, and upon receipt of full payment for the authorized fare, give a receipt to the passenger making the payment.

(2) Taxi cab drivers may not carry additional riders other than the first fare employing the cab.

(3) The use of the vehicle horn for the purpose of notifying a fare of the arrival of the taxi shall be a violation of this Chapter.

(4) The operator of the taxi shall maintain complete vehicle trip sheets which shall include:

(a) The name and driver's license number of each driver operating the vehicle.

(b) Date, start time in hour and minutes, and place of origin of each trip for each passenger.

(c) Time and location of drop-off location

(d) Fare and trip charged for each passenger and trip.

(e) Date, time, location and description of any accident or breakdown.

(f) Any citation or violation issued regarding the taxicab or the conduct of driver.

(5) Trip sheets must be provided to any police officer upon demand.

(6) Trip sheets must be kept on file and made available for audit , examination, or inspection for two years.

(7) The owner/operator of the taxi cab shall not dismiss, discharge, or otherwise require any passenger to leave the taxicab other than at the passenger's requested destination without cause. For this purpose, "cause" means the taxicab has become disabled, or the passenger has become disorderly or has refused to pay the authorized fare. A driver who requires a passenger to leave the taxicab other than at the passenger's requested destination shall do so only at well-lit public place, or (if the taxicab has become disabled) to another taxicab, and shall immediately notify the Putnam County Sheriff's Department of all the details of the incident.

(8) Any property left by a passenger in the taxicab shall be held by the driver for not less than thirty days, and returned to the passenger as soon as reasonably possible, but in any event within 24 hours after its discovery shall be surrendered to the Putnam County Sheriff's Department.

(9) No vehicle cleaning, maintenance, or repairs shall be conducted on the a residential lot for which a special use permit has been issued between the hours of 9:00 p.m and 8:00 a.m.

(10) No individual other than the property owner or immediate family member shall loiter in, at, or near the vehicle waiting for service calls.

J. No special permit shall be issued to an individual with a conviction of, or plea of guilty or *nolo contendere* to, the violation of any law involving commission of a felony that occurred within the past five (5) years. By submission of an application pursuant to this section the Zoning Board shall be authorized by the application to undertake a criminal history background check.

K. The Zoning Board of Appeals may refuse to issue a special permit, or may revoke any special permit issued pursuant to this section, after notice to the holder of the special permit and hearing where the special permit holder:

(1) has violated any provision of this section, or

(2) on account of one or more convictions of, or pleas of guilty or *nolo contendere* to, the violation of any law involving commission of a misdemeanor, including, but not limited to, any sexual offense; the illegal use, possession, or distribution of drugs or other controlled substances; any charge involving robbery, assault, battery; driving while intoxicated, or otherwise impaired; or any crime involving moral turpitude that occurred within the past five (5) years.

§ 154- 107.2. Veterinary Service. (Added 8-11-2021 by L.L. No. 2-2021)

On a lot of five (5) acres or more, a special use permit may be granted by the Planning Board, after a public hearing, within the area defined has the Hamlet of Patterson to allow a veterinary service provided that:

- A. The veterinary service may only be located on a lot that has an existing legal conforming or nonconforming single family residence on the lot which shall continue to be used as a single family residence.
- B. The veterinary service shall be owned and operated by not more than two veterinarians, with at least one whom shall own and be a resident(s) of the property on which the veterinary service will be located.
- C. The architecture of all the buildings on the site shall maintain a residential or farm-like appearance.
- D. The office, reception, exam room and other areas used to provide veterinary services may be located within in the main residence or within an accessory building. The area of the building used for veterinary services shall not exceed thirty-five (35%) percent of the floor area of the principal residential building whether located in the principal building or accessory building.
- E. Access provided to the veterinary service shall be from a State or County road.
- F. There shall be no outdoor pens, kennels or dog runs associated with, or used by the veterinary service.
- G. In addition to the veterinarians, there shall be not more than one technician and one secretary present and working on site at any given time.
- H. Site plan approval pursuant to Article XV will also be required.

ARTICLE XIX
Special Permits for Nonresidential Districts

§ 154-108. Light manufacturing.

On a lot of not less than two (2) acres, a special permit may be granted, after public hearing by the Board of Appeals, in the Commercial (C-1) District located on Route 22 only, for a plant for light manufacturing. A permit may be issued providing that **[Amended 11-15-06 by L.L. 10 of 2006]**:

- A. All requirements of the district as to frontage, setbacks and building coverage shall be met,
- B. A seventy five (75) foot densely vegetated buffer shall be provided along any property line which abuts a residential district. No above-ground or below-ground utilities or structures shall be placed in the buffer.
- C. All access must be from a county or state road.

D. Exposed metal sided buildings shall not be permitted.

§ 154-109. Hospitals, clinics and sanatoriums.

On a lot of not less than ten (10) acres, a special permit may be granted, after public hearing by the Board of Appeals, in the Industrial I District and the Commercial (C-1) District located along Route 22 only, for a hospital, clinic, sanatorium, convalescent home, home for the aged, rest home and similar uses, but not including correctional institutions, provided that:

- A. The minimum road frontage for the lot shall conform to the district in which it is located.
- B. No building shall be nearer than two hundred (200) feet to any street or road line.
- C. The maximum impervious coverage shall be sixty-five percent (65%).

§ 154-110. Local Retail centers.

On a lot of not less than five (5) acres, a special use permit may be granted, after public hearing by the Board of Appeals, in the Industrial I District or Commercial (C-1) District along Route 22 only, for a retail center, provided that:

- A. The total area of all buildings shall not exceed 75,000 square feet.
- B. Any building is located at least sixty (60) feet from any side or rear property line.
- C. All other requirements of the particular district are conformed to, except that maximum impervious coverage shall be limited to sixty-five percent (65%).
- D. All uses permitted in General Business (GB) Districts, including indoor theaters and fast food establishments, may be permitted.

§ 154-111. Regional Retail Centers. [Amended 9-12-2018 by L.L. No. 5-2018]

On a lot of not less than forty (40) acres in the I zoning district, a special use permit may be granted, after public hearing by the Zoning Board of Appeals for a retail center with a total building coverage exceeding 75,000 square feet provided that the following conditions are met in addition to the requirements of Article XVI.

- A. Access shall be only from a State or County Road.
- B. The minimum setback of all buildings, structures, parking areas and access drives shall be sixty-five (65) feet. Sixty-five (65) feet from any rear or side property line shall be maintained as a vegetated buffer, and shall not contain any surface or subsurface improvements including waste disposal system or utility lines.

- C. All other dimensional requirements of the particular district are conformed to, except that total area of all impervious surfaces shall not exceed 50% of the total lot area.
- D. The individual uses permitted on the site shall include all those uses permitted in General Business (GB) Districts, including indoor theaters and fast food establishments.
- E. Any entrance to a regional retail center shall be located within 2,000 feet of Interstate 84.
- F. A gasoline dispensing station, pursuant to § 154-385, may be permitted on the site of a regional retail center as a permitted principal use of the site or as an accessory use to a single retail store of greater than 75,000 square feet.

§ 154-112. Reserved [Amended 5-11-2022 by L.L. No. 1-2022]

§ 154-113. Warehouses.

On a lot of not less than two (2) acres, a special permit may be granted, after public hearing by the Board of Appeals, in the Commercial (C-1) District for a warehouse. A permit may be issued providing that **[Amended 11-15-06 by L.L. 10 of 2006]** :

- A. All requirements of the district as to frontage, setbacks and building coverage shall be met.
- B. A seventy five (75) foot densely vegetated buffer shall be provided along any property line which abuts a residential district. No above-ground or below-ground utilities or structures shall be placed in the buffer.
- C. All access must be from a county or state road.
- D. Exposed metal sided buildings shall not be permitted.

§ 154-114. Conference and Cultural Centers

A special use permit may be granted, after public hearing by the Zoning Board of Appeals for a Conference Center or a Cultural Center in the I, C-1 or CR zoning district provided that the following conditions are met in addition to the requirements of Article XVI.

- A. Access shall be only from a State or County Road.
- B. The minimum setback of all buildings, structures, parking areas and access drives shall be sixty-five (65) feet. Sixty-five (65) feet from any rear or side property line shall be maintained as a vegetated buffer, and shall not contain any surface or subsurface improvements including waste disposal system or utility lines.
- C. All other dimensional requirements of the particular district are conformed to, except that total area of all impervious surfaces shall not exceed 50% of the total lot area.

§ 154-115. Public Garages and Automotive Dealerships

On a lot of not less than two (2) acres, a special permit may be granted, after public hearing by the Board of Appeals, in the Industrial (I) District, or the Commercial (C-1) District located on Route 22 only, for a public garage or an automotive dealership provide that:

- A. The minimum first floor area for any principal building shall be two thousand two hundred square feet (2,200 sq.ft.)
- B. No public garage or automotive dealership shall be located within one thousand (1,000) feet of any other public garage, automotive dealership or gas station as measured between the closest property corners.
- C. Any unlicensed, dismantled, disassembled vehicles, or any vehicles held for repair must be housed within the building on the premises or kept in a fully-screened enclosure to the rear of the building.
- D. Vehicles for sale or lease or any other wares for sale shall only be stored or displayed within the building or within such area as shall be identified on the site plan approved by the Planning Board as a display area.
- E. No flashing signs, streamers or banners shall be displayed on the site, except as may otherwise be permitted by this Chapter and approved by the Planning Board.
- F. In addition, to other landscaping that may be required by the Planning Board, a twenty foot landscaped area shall be provided along the property frontage extending across any developed portion of the site. In addition, areas used for the parking or display of vehicles or wares for sale shall be limited to a maximum of nine thousand (9,000) square feet, except that more than one area for display or parking of vehicles may be allowed on the site so long as a twenty (20) foot landscape area separates the parking/display areas.
- G. [Deleted 11-29-23 by L.L No. 6]

§154-115.1. Apartments [Added 1-27-10 by L.L. No. 1-2010]

A special permit may be granted by the Zoning Board of Appeals to allow up to 45% of a principal building located in the GB zoning district to be used for one or more apartments, subject to the following standards and conditions.

- A. The apartment or apartments shall be limited in their entirety to floors above the first floor of the building, except that one or more aptments on the floors above the first floor may be permitted to extend into, and use a portion of, the first floor, not greater than 50% of the total area of the first floor, where the Zoning Board of Appeals finds that: **[Amended 9-12-2018 by L.L. No. 5-2018]**

- (1) a special condition exists that is unique to the property or building,

- (2) use of the first floor area for apartments shall not alter or affect the commercial character of either the neighborhood or streetscape,
- (3) no suitable commercial use exists for the first floor area,
- (4) use of the first floor for an apartment, shall not result in an overall increase in the number of apartments that would otherwise be permitted within the structure.

B. The architecture of the building shall compliment the architecture of the surrounding buildings.

- (1) In making its determination on the special permit, the Zoning Board of Appeals shall give consideration to the character of the existing exterior appearance of buildings in the immediate vicinity of the site for which a special permit is being considered. Appropriate consideration shall also be given to any future buildings, any reports discussing architectural elements in the Patterson Hamlet, or any architectural standards adopted by the Town.
- (2) Entrance to the apartments shall not be overt, and shall blend with the overall architecture of the building.
- (3) Stairways providing principal access to any floor or story above the first floor shall be located within the walls of the building. Where no other feasible alternative exists, emergency stairways and fire escapes may be located on the rear wall, excepting that in no instance shall an exterior stairway or fire escape be located on any wall fronting on a street.
- (4) Where a special permit is requested for an existing building, the Zoning Board of Appeals may include in their approval of any special permit pursuant to this section, recommendations on architectural changes or enhancements for the building to the Planning Board, which shall consider said recommendations during consideration of an application for site plan approval. Where the recommendations of the Zoning Board of Appeals for architectural changes or enhancements for the building are incorporated into the approved site plan, said recommendations shall become a condition of any special permit issued by the Zoning Board of Appeals.
- (5) Except for directional signs less than two (2) square feet in size identifying the entrance to the apartments, or E-911 addressing, no building-mounted or free-standing signs shall be permitted advertising the apartments, or that apartments may be for lease or rent.

C. Any design, construction and use of any residential units pursuant to this section shall create a safe and harmonious environment for the future tenants.

- (1) The apartments shall have a safe and proper means of entrance.
- (2) The applicant shall demonstrate that the water supply is potable and of adequate flow to accommodate the entire use of the building. Failure to correct promptly any water

quality problems shall result in the revocation of the special use permit.

(3) The applicant shall demonstrate the ability to provide for the wastewater demand for the entire building, and site.

(4) The apartments shall comply with all Putnam County Health Department requirements. The Zoning Board of Appeals may require such proof as may be reasonably necessary to demonstrate such compliance has been met. Failure to correct promptly any problems shall result in the revocation of the special use permit.

(5) The applicant shall demonstrate that adequate parking has been provided on the parcel on which the apartment or apartments are located, or that sufficient parking otherwise exists within the immediate neighborhood and is available for use by the future tenants. All parking shall be in accordance with Article XIV of this Chapter, unless otherwise decided by the Planning Board.

(6) In making its determination on the special use permit, the Zoning Board of Appeals shall also give consideration to the amount of traffic that may be generated by the apartments, and its effect on the general neighborhood.

(7) Smoke Detectors. All apartments shall be equipped with a functioning smoke detector device, in accordance with the New York State Uniform Fire Prevention and Building Code.

(8) No apartment shall consist of a single room, unless the single room can provide a minimum clear floor area of not less than two hundred (200) square feet.

(9) Each apartment shall contain at least one bathroom area containing a shower, toilet and sink, and shall provide independent kitchen facilities, all of which shall be contained within the apartment.

(10) A bedroom shall be considered any room used routinely for persons sleeping for periods of more than one hour. The maximum occupancy for a bedroom in any dwelling unit shall be limited to three persons unless the Owner thereof can demonstrate to the Zoning Board of Appeals that an increase in the number of persons per bedroom for a particular dwelling unit is reasonable, and will not result in an unsafe or unsanitary condition. A bedroom shall be at least eighty-one (81) square feet for one person, and at least seventy-five square feet for each additional person thereafter.

D. In making its determination on the special use permit, the Zoning Board of Appeals may establish the size, location and number of apartments that may be allowed within the building.

E. Continued compliance with all of these standards and conditions is required. Failure to do so will result in a suspension of the special use permit, or such other remedies as may be provided by this Chapter. Where it has been demonstrated that a property owner or landlord is in chronic violation of the conditions of this special permit, the Zoning Board of Appeals, after a public hearing may by resolution revoke this special permit.

F. A site plan, approved by the Planning Board pursuant to Article XV, shall be required for any lot for which a special permit has been granted pursuant to this section.

G. All apartments shall comply with Chapter 129 of the Patterson Town Code.

ARTICLE XX Board of Appeals

§ 154-116. General powers and duties.

The Board of Appeals shall have all the powers and duties prescribed by law and by this chapter, which powers and duties are summarized and more particularly specified as follows, provided that none of the following sections shall be deemed to limit any of the power of the Board of Appeals that is conferred by general law. The Board of Appeals shall adopt such rules and regulations as may be necessary or proper to the performance of its powers and duties hereunder, and may amend or repeal the same. All provisions of this chapter relating to the Board of Appeals shall be strictly construed; the Board, as a body of limited jurisdiction, shall act in full conformity with all provisions of law and of this chapter and in strict compliance with all limitations contained herein.

§ 154-117. Interpretation of provisions. [Amended 5-24-2017 by L.L. 1 of 2017]

On appeal from any order, requirement, decision or determination made by an administrative official, board or agency of the Town, the Board of Appeals shall have the authority to decide any question involving the interpretation of any provisions of this chapter, including determination of the exact location of any district boundary or the effective application of this chapter on any individual parcel.

§ 154-118. Issuance of special use permits.

The Board of Appeals is empowered to issue special use permits for those special uses provided for in this chapter, all in accordance with the standards and guides set forth in Article XVI.

§ 154-119. Appeals and variances.

A. The Zoning Board of Appeals shall have the power, upon an appeal from a decision or determination of any administrative official or Board charged with the enforcement this Chapter, or as otherwise may be set forth in the Town Code of the Town of Patterson or in Town Law Article 16, to grant area variances from the area or dimensional requirements of such ordinance or local law all in conformance with the Standards and Guidelines established herein excepting that;

(1) Where a proposed site plan duly submitted to the Planning Board contains one or

more features which do not comply with the dimensional regulations of this chapter, application may be made to the Zoning Board of Appeals for an area variance without a decision or determination by the Code Enforcement Officer.

(2) Where a proposed subdivision contains one or more features which do not comply with the dimensional regulations of this chapter, application may be made to the Zoning Board of Appeals for an area variance without a decision or determination by the Code Enforcement Officer.

B. The Zoning Board of Appeals shall have the power, upon an appeal from a decision or determination of any administrative official or Board charged with the enforcement this Chapter, or as otherwise may be set forth in the Town Code of the Town of Patterson or in Town Law Article 16, to grant use variances , as defined herein.

ARTICLE XXI

Appeals and Variances

§ 154-120. Procedures.

A. An appeal shall be taken within sixty days after the filing of any order, requirement, decision, interpretation or determination of the administrative official charged with the enforcement of this Chapter by filing with the officer from whom the appeal is taken and with the Board of Appeals a notice of appeal, in writing, on forms prescribed by the Board, specifying the grounds thereof. Each appeal shall specify the provision of the chapter involved and shall set forth the decision of the Code Enforcement Officer which is appealed from, the full circumstances or conditions involved therein, the ruling sought from the Board, the details of any variance applied for and the grounds on which it is claimed that the same should be granted, or the use for which a variance is sought and the full details thereof. The officer from whom the appeal is taken shall forthwith deliver to the Board of Appeals all papers constituting the record upon which the action appealed from was taken.

B. In addition to the aforesaid papers, the Board of Appeals may require the applicant to submit such site and plot plans, contour maps, building plans and specifications and other data or information as the Board may deem necessary.

C. All papers, including affidavits of publication and service of notice by mail, shall be filed with the Board before the hearing unless the Board otherwise orders.

D. Every decision of the Board of Appeals shall be by resolution, with the vote thereon recorded, and shall fully set forth the circumstances of the case and the findings of the Board on which its decision is based and shall be filed with the Town Clerk within the time required by law. The Board shall also notify the Code Enforcement Officer and the Planning Board of its decision in each case.

§ 154-121. Notice of public hearing.

A. At least fifteen (15) days before the date of the hearing required by law on an application or appeal to the Board of Appeals, the application shall be filed with the Chairman of the Board of Appeals and, in addition to the foregoing, be accompanied by a fee as set forth in Chapter 87 of the Patterson Town Code, and such application shall be accompanied by a sworn statement showing the name and address of each owner of record of land within five hundred (500) feet of the boundary of the property as to which a determination of permit is sought.

B. The Board of Appeals shall give public notice thereof by publication in the official paper of notice of such hearing at least five (5) days prior to the date thereof; and excepting that in the case of an interpretation made pursuant to §154-117, the Board shall, at least five (5) days before such hearing, send to all such owners of record of land within five hundred (500) feet of the boundary of the property, as set forth in the application, a written notice of the application applied for.

C. At least ten days prior to the day of any public hearing, the Zoning Board of Appeals shall give notice by mail to any adjacent municipality that is within five hundred feet of any property for which an application for a use variance is being considered **[Added 11-15-06 by L.L. 10 of 2006]**

§ 154-122. Standards for variances.

A. Area Variances

(1) In making its determination for an area variance, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider:

(a) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

(b) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than the area variance.

(c) whether the requested area variance is substantial.

(d) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

(e) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the variance.

(2) The Zoning Board of Appeals, in granting an area variance, shall grant the minimum variance that they shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare

of the community.

(3) The Zoning Board of Appeals shall, in the granting of an area variance, have the authority to impose such reasonable conditions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the Zoning Code or local law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

B. Use Variances

(1) No use variance shall be granted by the Zoning Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the Zoning Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located that:

- (a) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence.
- (b) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood.
- (c) that the requested use variance, if granted, will not alter the essential character of the neighborhood.
- (d) that the alleged hardship has not been self-created.

(2) The Zoning Board of Appeals, in granting a use variance, shall grant the minimum variance that they shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

(3) The Zoning Board of Appeals shall, in the granting of a use variance, have the authority to impose such reasonable conditions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the Zoning Code or local law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

§ 154-123. Reserved.

§ 154-124. Certificate of Compliance.

A. For each and every change of ownership, occupancy or tenancy of any building or business, excepting residential occupancy, prior to occupancy of the premises, or any portion thereof, or any modification thereto, or any change of use of an existing building or portion thereof the owner or tenant shall provide to the Building Department the following information:

- (1) The business owner's or tenant's name, legal mailing address and emergency phone number.
- (2) The trade or business name that will be used.
- (3) The name, address and phone number of the alarm company, if any.
- (4) A narrative which includes a brief description of the use that will be conducted on the premises, the intended activities that will be conducted on the premises, a general description of any modifications that will be made to the building, and a list of any hazardous or noxious materials that may be stored on the premises.

B. In the event that a Certificate of Occupancy is not required as provided below, the Code Enforcement Officer shall issue a Certificate of Compliance which shall include the name of the owner of the business, the business or trade name and the use of the premises.

§ 154-125. Building permits.

A. No building or structure shall be erected, moved, altered, added to or enlarged and no excavation for any building or structure shall be begun unless and until a building permit for such work has been issued by the Code Enforcement Officer. In addition to the requirements of Chapter 64(11), every application for a building permit shall be filed in triplicate on a form provided by the Code Enforcement Officer, and shall include a plan the following information:

- (1) The lot upon which the building or structure is proposed to be erected or on which it is situated if an existing building or structure.
- (2) Lot dimensions, lot and block numbers and subdivision name, if any.
- (3) Names and widths of abutting roads or streets; locations, dimensions and uses of any existing building or structure on the lot.
- (4) Locations, dimensions and proposed use of a building for which the permit is sought and use of land in connection therewith.
- (5) Dimensions of yards in relation to the building for which the permit is sought and distance of the proposed building from any existing building on the same plot.

(6) North point and scale.

(7) Such additional information as may reasonably be requested by the Code Enforcement Officer.

B. Each application shall also be accompanied by a construction permit issued by the Putnam County Department of Health and a driveway permit issued by the town, county or state, depending on jurisdiction.

C. Every application for a building permit shall be accompanied by a fee paid to the Code Enforcement Officer. All fees paid to the Code Enforcement Officer shall be paid by him to the Supervisor of the town not later than the fifth day of the month following their receipt and shall be deposited to the credit of the town. The fee charged shall be based upon the dollar evaluation of the construction for which the application has been made as set forth in Chapter 87 of the Patterson Town Code.

D. No building permit shall be issued or reissued for a building to be used for any purpose for which a special permit is required pursuant to the regulations set forth in Article XVII through Article XIX and other applicable sections and subsections unless and until a special permit for such use has been issued by the Board of Appeals as provided in Article XVI.

E. No building permit is to be issued or reissued for a building to be located on a plot for which site development approval by the Planning Board is required pursuant to the terms of this chapter until such approval shall have first been obtained from the Planning Board pursuant to Article XV.

F. Each application for a building permit shall contain the E-911 address, including street and number, for the parcel on which the building permit application has been submitted. Within 10 days of the issuance of a building permit, the property owner shall post the number on the parcel. Such posting shall comply with the requirements of § 112-4C of the Patterson Town Code.

G. Any person, firm or corporation hired to build a new house for profit on property owned by someone other than themselves must post a performance bond in the amount of \$50,000 to insure the completion of construction by themselves and their subcontractors.

(1) This subsection shall apply to the construction of new single-family homes only.

(2) This subsection shall not apply to:

(a) The repair, replacement, remodeling, installation, construction, alteration, conversion, modernization, beautification, improvement or addition to an existing structure or portion thereof.

(b) The sale of goods or materials by a seller who neither arranges to perform nor performs directly or indirectly any work or labor in connection with the installation of or application of the goods or materials on a new single-family residence.

- (c) The construction of a new single-family residence by the owner of the property upon which the residence is being constructed.

§ 154-126. Certificates of occupancy required.

A certificate of occupancy shall be obtained from the Code Enforcement Officer for any of the following:

- A. Occupancy and use of a building hereafter erected, structurally altered or moved.
- B. Change in the use of an existing building except to another use of the same type.
- C. Occupancy and use of vacant land, except for any use consisting primarily of tilling the soil.
- D. Change in the use of land except to another use of the same type and except for any use consisting primarily of the tilling of the soil.
- E. Any change in use of a nonconforming use.
- F. Establishment of any use of a building or land for which a special permit or site development approval is required in accordance with other sections of this chapter.

§ 154-127. Use prior to issuance of certificate; contents.

It shall be unlawful for an owner to use or permit the use of any building or premises or part thereof hereinafter created, erected, changed, converted or enlarged, wholly or partially in its use or structure, until a certificate of occupancy shall have been issued by the Code Enforcement Officer. Such certificate shall state that such building or premises or part thereof and the proposed use thereof are in complete conformity with the provisions of this chapter. It shall be the duty of the Code Enforcement Officer to issue a certificate of occupancy, provided that the building and the proposed use of the building or premises conform to all the requirements herein set forth.

§ 154-128. Application for certificate of occupancy.

Application for such a certificate shall be made on an official form and filed with the Code Enforcement Officer. Within ten (10) days thereafter, the Code Enforcement Officer shall act thereon by either issuing a certificate or denying the application. He shall forthwith notify such owner or applicant in writing personally or by mail of his decision. Every applicant for a certificate of occupancy shall pay therefor to the Code Enforcement Officer a fee as set forth in Chapter 87.

§ 154-129. Effect of certificate.

A certificate of occupancy shall be deemed to authorize and is required for both initial, continued or changed occupancy and use of the building or land to which it applies. It shall continue in effect as long as such building and the use thereof and the use of such land are in full conformance with the provisions of this chapter and any requirements made in connection therewith at the time of the issuance thereof. The details of any plan or site plan approved by the Town Board, Planning Board or Board of Appeals shall be deemed to be such requirements.

§ 154-130. Issuance of certificates.

A. Upon the completion of any building or structure for which a building permit was duly issued, the Code Enforcement Officer shall make a final inspection thereof. If it is his determination that the structure complies in full with the provisions of this chapter or of any duly granted variance or special permit by the Board of Appeals, and in the case where required, a site plan approved by the Planning Board, whose site improvements have been completed and duly certified by the Town Engineer and acknowledged by the Planning Board, the Code Enforcement Officer, upon written request by the owner on forms supplied by the Code Enforcement Officer and subject to receipt of the following items, shall issue in the name of the owner a certificate of occupancy, specifying in detail the provisions and conditions of any special permit use or variance and whether or not such variances constitutes a nonconformity as to use:

(1) Certificate of construction compliance issued by the Putnam County Department of Health, guaranty of septic system, well log and as-built drawing of septic system.

(2) Certification of electrical installation by the New York State Board of Fire Underwriters or other approved electrical inspection agency approved by the Town Board.

(3) Final survey showing completed construction as prepared by a surveyor licensed by the State of New York.

(4) Certificate of compliance for completed driveway issued by the appropriate Highway Department.

(5) Fee in the amount as set forth in Chapter 87 of the Patterson Town Code.

(6) Certification from the Planning Department that the site is in compliance of Chapter 133, or that a cash bond in the amount equal to the cost of the outstanding erosion control issues including the establishment of vegetative cover in accordance with the NYSDEC General Permit for Construction. **[Added 1-11-23 by L.L. No. 1-2023]**

B. Upon demand of the Code Enforcement Officer at any reasonable time, the owner's copy of any certificate of occupancy shall be exhibited.

C. Duplicate copies of every certificate of occupancy shall be filed with the Town Clerk and the Town Assessor. A record of all certificates of occupancy shall be kept in the office of the Town Clerk, and copies shall be furnished upon request to the Planning Board or to any person

having a proprietary or tenancy interest in the building or land affected.

§ 154-131. Penalties for offenses.

A. Any person or corporation, whether as owner, lessee, principal, agent, employee or otherwise, which violates any of the provisions of this chapter or permits any such violation or fails to comply with any of the requirements thereof or who erects, constructs, reconstructs, alters, enlarges, converts, moves or uses any building or uses any land in violation of any detailed statement or plans submitted by him and approved under the provisions of this chapter shall be guilty of a violation, punishable by a fine not exceeding three hundred fifty dollars or imprisonment for a period not to exceed six months, or both for conviction of a first offense; for conviction of a second offense both of which were committed within a period of five years, punishable by a fine of not less than three hundred fifty dollars nor more than seven hundred dollars or imprisonment for a period not to exceed six months, or both; and, upon conviction for a third or subsequent offense all of which were committed within a period of five years, punishable by a fine not less than seven hundred dollars not more than one thousand dollars or imprisonment for a period not to exceed six months, or both. For the purpose of conferring jurisdiction upon courts and judicial officers generally, violations of this chapter or any part thereof or any condition or requirement of subdivision approval shall be deemed misdemeanors. Each week's continued violation shall constitute a separate additional violation.

B. Complaints of violations. Whenever a violation of this chapter occurs, any person may file a complaint in regard thereto. All such complaints filed by an individual must be in writing and filed with the Code Enforcement Officer, who shall properly record such complaint and immediately investigate and report thereon to the Town Board. This Section shall not relieve the Building Department from investigating or acting upon any violation of which they are made aware.

C. In case any building or structure is erected, constructed, reconstructed, altered, converted or maintained, or any building, structure or land is used or any land is divided into lots, blocks or sites, in violation of this chapter, the proper local authorities of the town, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use, or division of land, to restrain, correct or abate such violation, to prevent the occupancy of said building, structure or land, or to prevent any illegal act, conduct, business or use in or about such building, structure or land.

D. Upon his becoming aware of any violation of any of the provisions of this chapter, the Code Enforcement Officer shall serve notice of such violation on the person or corporation committing or permitting the same, and if such violation has not ceased within one (1) week and a new certificate of occupancy obtained as provided in §154-126, he shall institute such action as may be necessary to terminate the violation.

E. Accountability. For every violation of the provisions of this chapter, the owner, agent, contractor, lessee, ground lessee, tenant, licensee, or any other person who commits, takes part, or assists in such violation or who maintains any structures or premises in which any such violation exists shall also be punishable according to the provisions of this chapter.

F. Upon the failure or refusal of the Code Enforcement Officer or Town Board to institute an appropriate legal action or proceeding for a period of 10 days after written request by a resident owner of real property of the town to do so, any three owners of real property of the town residing in the district in which such violation exists, who are jointly or severally aggrieved by such violation, may institute such appropriate action or proceeding in the same manner as the Code Enforcement Officer or Town Board.

§ 154-132. Code Enforcement Officer.

A. The Code Enforcement Officer shall be appointed by the Town Board, who shall prescribe his qualifications and fix his compensation. It shall be his duty to enforce the provisions of this chapter. The Code Enforcement Officer and his duly authorized assistants shall have the right to enter any building under construction, reconstruction or alteration and enter upon any land in the course of their duties. He shall maintain files of all applications for building permits and plans submitted therewith and for certificates of occupancy, and records of all building permits and certificates of occupancy issued by him, which files and records shall be open to public inspection.

B. The Code Enforcement Officer shall keep a record of every identifiable complaint of a violation of any of the provisions of this chapter and the action taken on each such complaint, which records shall be public records. He shall report to the Town Board periodically, at intervals of not greater than one (1) month, summarizing for the period since his last previous report all building permits and certificates of occupancy issued by him and all complaints of violation and the action taken by him consequent thereon. A copy of each such report shall be filed with the Planning Board and Board of Appeals at the same time that it is filed with the Town Board.

C. During the incapacity of a Code Enforcement Officer, the permits and certificates required hereunder shall be obtained from the temporary Code Enforcement Officer appointed by the Town Board.

§ 154-133. Schedule of Building Department Fees.

For a schedule of fees to be collected in connection with any application to the Patterson Building Department, please refer to Patterson's Schedule of Fees. **[Amended 11-9-05 by L.L. No. 12 of 2005]**

§154-133.1 Outstanding and unresolved violations. [Added 6-27-2012 by L.L. No. 2-2012]

Application to the Planning Board or Zoning Board of Appeals shall contain a certification signed by the Building Inspector that indicates, as of the application date, that there are no outstanding and unresolved violations with respect to the subject property, of the New York State Building and Fire Code, or of Patterson Zoning Code. In addition, the Town Planner shall certify that for any property in the Town of Patterson in which the Applicant or Property

Owner has a controlling share, that there are no outstanding violations of Chapter 87, "Fees", or of any lapse in a performance bond held by the Town of Patterson. The Planning Board or Zoning Board of Appeals shall not review any application for a property which has any outstanding and unresolved violations of the New York State Building and Fire Code, the Patterson Zoning Code or of Chapter 87 unless approval of the application or permit by said Board would cure the violation.

ARTICLE XXIII Amendments

§ 154-134. Amendment procedure.

A. The Town Board may from time to time on its own motion, or on petition, or on recommendation of the Planning Board, amend, supplement or repeal the regulations and provisions of this chapter after public notice and hearing.

B. Every such proposed amendment or change, whether initiated by the Town Board or by petition, shall be referred to the Planning Board for report thereon before the public hearing hereinafter provided for. The Town Board, by resolution adopted at a stated meeting, shall fix the time and place of a public hearing on the proposed amendments and cause notice to be given as follows:

(1) By publishing a notice in the newspaper designated by the Town Board of the Town of Patterson as the official newspaper of said town for publication of such notices, giving at least ten (10) days' notice of the time and place of such hearing if amended by ordinance pursuant to Town Law Article 16, § 265, or giving at least five (5) days notice of the time and place of such hearing if amended by local law pursuant to Municipal Home Rule Law. **[Amended 11-15-06 by L.L. 10 of 2006]**

(2) In addition, if the application affects property within 500 feet of any the areas listed in Subsection B(2) (a) through (d) below, the Board shall, at least ten (10) days before such hearing, send a written notice of the application applied for to each party so affected, which shall be served personally or by mail to the person or persons listed below **[Amended 11-15-06 by L.L. 10 of 2006]**:

(a) The property of the housing authority erecting or owning a housing project authorized under the public housing law; upon the executive director of such housing authority and the chief executive officer of the municipality providing financial assistance thereto.

(b) The boundary of a city, village or town; upon the clerk thereof;

(c) The boundary of a county; upon the clerk of the Board of Legislature and the Department of Planning and Development;

(d) The boundary of a State Park or parkway; upon the regional state park commission having jurisdiction over such state park or parkway.

(3) A written notice of any proposed change or amendment affecting property within five hundred (500) feet of the boundaries from any municipal boundary, or from any existing or proposed county or state park or recreation area, or from any existing or proposed county or state road or right of way, or from any county or state lands on which there is situated a public building, pursuant to General Municipal Law the application shall be referred to the Putnam County Division of Planning and Development, who shall report its recommendations within thirty (30) days.

(4) If the application is made by petition of a property owner or representative thereto, the Applicant shall by certified mail return receipt requested, at least fourteen (14) days before such hearing, send a written notice of the application applied for to each owner of record of land within five hundred (500) feet of the boundary of the property, as set forth in the application.[Added 11-15-06 by L.L. 10 of 2006]

C. In case, however, of a protest against such change signed by the owners of twenty percent (20%) or more of the area of land included in such proposed change or of that immediately adjacent extending one hundred (100) feet therefrom or of that directly opposite thereto extending one hundred (100) feet from the street frontage of such opposite land, such amendment shall not become effective except by the favorable vote of at least three-fourths (3/4) of the members of the Town Board.

D. Every petition filed with either the Town Board or the Planning Board asking for amendment shall be accompanied by a filing fee as set forth in Chapter 87 of the Patterson Town Code.

§ 154-135. Effect on Construction.

Any structure for which construction was lawfully begun prior to the effective date of this chapter, or of any amendment thereto, may be completed and used in accordance with the approved plans and specifications for such structure. Any structure for which construction has not begun pursuant to approved plans shall be subject to the provisions of this chapter and any amendments thereto, even if all preconstruction approvals have been granted. For purposes of this Section, "beginning construction" shall mean excavation and pouring of footings or the installation of any other means of permanently attaching a structure to the ground.

§ 154-136. Effect on Variances, Special Use Permits and Site Plans

Any variance, special use permit or site plan which was approved five (5) or more years prior to the adoption of this Chapter on June 11, 2003 and which has not been exercised by application for a building permit, or where substantial construction has not begun, or where the use has not otherwise commenced shall be null and void.[Amended 11-15-06 by L.L. 10 of 2006]

§ 154-137. Supersession of State Law.

To the extent that any provisions of this chapter are inconsistent with the Town Law of the State of New York, Chapter 62 of the Consolidated Laws, Article 16, §§ 261 through 268 and §§ 274-a through 281, the Town Board of the Town of Patterson hereby declares its intent to supersede those sections of the Town Law, pursuant to its home rule powers under the Municipal Home Rule Law, Article 2, § 10 et seq., of the Consolidated Laws of the State of New York.

ZONING MAP AMENDMENTS

<u>Tax Map No.</u>	<u>Local Law</u>	<u>Change</u>
34.-3-22.	8/8/2011 by L.L.No5.-2011	Added parcel to the multi-family overlay zone.
35.-5-32	2/8/2012 by L.L. No.1-2012	Zoning designation changed from C-1 to R-4
35.-5-33	2/8/2012 by L.L. No.1-2012	Zoning designation changed from C-1 to R-4
35.-5-37	11/17/10 by L.L. No. 1-2011	Zoning Designation changed from C-1 to R-4
36.48-1-14	4/24/19 By L.L. No. 1- 2019	Zoning Designation changed from RPL-10 to GB
4.-1-8	8/11/21 by L.L. No. 2 of 2021	Zoning Designation changed from GB to C-1