

1. Section 115-12 is hereby amended as follows.

DOG KENNEL DOMESTIC ANIMAL KENNEL COMMERCIAL: A place for the boarding of more than four (4) domestic animals that are more than six (6) months old or a building constructed for the breeding of canines or other domestic animals less than six months old, for pecuniary gain.

DWELLING, SINGLE FAMILY: A residence comprised of a single dwelling unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping eating cooking and sanitation.

DWELLING, TWO FAMILY: A residence comprised two single dwelling units providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping eating cooking and sanitation. The term “duplex” also falls within this definition of Two Family dwelling.

2. Section 115-17.1 AR-Agricultural – Residential District subsection A (1) Principal Uses is hereby amended as follows:

h. Single family dwellings, attached single family dwellings (town homes & two family dwellings)

3. Section 115-17.2 HR-Hamlet Residential District, subsection A (1) Principal Uses is hereby amended as follows:

b. Attached single family dwellings (town-homes & two family dwellings)

c. Multifamily dwellings (apartments).

4. Section 115-17.3 HB-Hamlet Business District, subsection A (1) Principal Uses is hereby amended as follows:

p. Attached single family dwellings (town homes & two family dwellings)

5. Multifamily dwellings (apartments).

6. Section 115.17.4 LC-Limited Commercial District, subsection A (1) Principal Uses is hereby amended as follows:

g. Campground

h. Child/ adult day care centers

i. Convenience store, shopping center/supermarket and other retail sales.

j. Fitness or athletic club, indoor recreational sports

k. Funeral Homes

l. Furniture, floor covering store, hardware store/building supply

m. Hotel/motel

n. Indoor entertainment, bowling alley, movie theaters

o. Kennel

- p. Landscape nursery
- q. Laundromat, dry cleaners
- r. Liquor store
- s. Night club, bar or tavern
- t. Nursing home/assisted living center
- u. Printing, publishing and engraving facilities
- v. Self storage facility
- w. Veterinary clinic
- x. Welding and fabrication

6. Section 115-17.5 BL- Business-Light Industrial District, subsection A (1) Principal Uses is hereby amended as follows:

- b. Assembly hall/meeting room
- c. Banks
- d. Beauty, Barber and personal care
- e. Building trades contractor's office with storage yard
- f. Café, restaurant or coffee shop
- g. Campground
- h. Child/ adult day care centers
- i. Convenience store, department or discount store, shopping center/supermarket and retail sales

j. Facility permitted by the New York State Department of Environmental Conservation for the recapture of methane gas for beneficial re-use or to provide a mechanism to recapture at a solid waste landfill, whether pre-existing or permitted by special exception under the Ordinance. [Added 2-21-07 by L.L. No 1-2007]

- k. Farm equipment sales & accessory service
- l. Fitness or athletic club, indoor recreational sports
- m. Food processing
- n. Funeral Homes

- o. Furniture, floor covering store, hardware store/building supply
- p. Hotel/motel
- q. Indoor entertainment, bowling alley, movie theaters
- r. Kennel
- s. Laboratories for research, testing, and product development
- t. Landscape nursery
- u. Laundromat, dry cleaners
- v. Light Manufacturing
- w. Liquor store
- x. Mixed Use Developments/Planned Unit Developments (PUD)
- y. Night club, bar or tavern
- z. Nursing home/assisted living center
- aa. Printing, publishing and engraving facilities
- bb. Recreational vehicle sales
- cc. Single family dwellings, attached single family dwellings (town homes & two family dwellings) & multifamily dwellings (apartments,) when part of a planned unit development.
- dd. Self storage facility
- ee. Veterinary clinic
- ff. Warehousing/distribution
- gg. Welding and fabrication

7. Section 115-17.5 BL- Business-Light Industrial District, subsection A (2) Principal Uses by Town Board special use permit is hereby amended as follows:

- a. Auto lease, rental
- b. Carwash, detail shop
- c. Collision shop

8. Section 115-17.7 PR- Parks, Recreation and Conservation District, subsection A (1) Principal Uses is hereby amended as follows:

d. Campground

9. Section 115-17.9 Location of Prime Farmland Soils Overlay (PFO) District is hereby amended as follows:

A. The location of the Prime Farmland Soils Overlay (PFO) district is as shown on the Overlay District Map which is a supplement to the official Zoning Map. Field evidence by a qualified soil scientist may be considered by the Planning Board when the accuracy of the PFO district boundary is disputed.

10. Section 115-17.12 CPO- Conservation Protection Overlay District, subsection B is hereby amended as follows:

B. Location of Conservation Protection Overlay District (CPO): The location of the Conservation Protection Overlay district is as shown on the Overlay District Map which is a supplement to the official Zoning Map. Field evidence by a qualified soil scientist may be considered by the Planning Board when the accuracy of the CPO district boundary is disputed.

11. Section 115-30.1 Site Plan Approval, subsection A (2) is hereby amended as follows:

Exterior alterations or additions to existing commercial structures which are 25 percent of the gross building area or (1,000) square feet, which ever is less. Such exemption will be limited to a cumulative maximum building area of 1,000 square feet. All subsequent additions must obtain site plan approval.

12. Section 115-30.7 Planning Board Decision, is hereby amended as follows:

A. Within sixty two (62) days of receipt of a formal application for site plan approval (subsequent to sketch plan conference as specified in section 115.30.4A) the Planning Board shall schedule a public meeting with the applicant. Such public meeting shall not be scheduled unless the application submittal is deemed complete by the Planning Board.

B. Within sixty two (62) days following the scheduled public meeting the Planning Board shall render a decision. In its decision the Planning Board shall approve the site plan, approve with modifications or deny the site plan. Any decision rendered shall be in writing and based on evidence of

the proceedings and based on information contained within the site plan submittal. The decision of the Planning Board shall be filed in the Office of the Town Clerk with in five business days of the decision being rendered and a copy shall be mailed to the applicant.

The Time period in which the Planning Board must render a decision can be extended by mutual consent of the applicant and the Planning Board, providing the applicant makes a written request to extend the time frame to the Planning Board prior to the expiration of sixty two (62) days.

13. Section 115-31.2 Special Use Permit Application Procedure, is hereby amended as

- A. All Applicants seeking a special use permit approval shall submit a request on the forms provided by the Town along with a filing fee and within the filing deadlines as established by the Town. All requests shall be submitted simultaneously with a site plan approval request application and consistent with the application procedure as specified for site plan submissions in section 115.30.4A.
- B. Within thirty one (62) days after receipt of the application by the Planning Board, the Planning Board shall review the special use permit application, site plan, and supporting data, and shall recommend approval, approval with modifications or conditions, or disapproval of the special use permit request. The Planning Board's action shall be in the form of a written recommendation of approval or disapproval of the special use permit application to the Town Board.
- C. The failure of the Planning Board to act within (62) days of receipt of a special use permit application, shall be deemed a recommendation for the approval of the special use permit as submitted.
- D. Within (62) days following the receipt by the Town Board of the report of the Planning Board, or its failure to act as provided, above, the Town Board shall conduct a public hearing. Within sixty-two (62) days thereafter the Town Board shall either approve or deny the special use permit. All time frames mandated pursuant to the State Environmental Quality Review Act shall be observed in addition to the time frames allowed by this section.
- E. In granting approval, the Town Board may impose conditions as necessary to ensure the harmonious integration and compatibility of special permitted uses within neighborhoods and with surrounding areas.