

Clare
Covell Co
1/6/81

(Please Use this Form for Filing your Local Law with the Secretary of State)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

~~County~~
~~City~~ of Watkins Glen
~~Town~~
Village

Local Law No. 2 of the year 19 81

A local law Amendment to Zoning Ordinance
(Insert title)

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

~~County~~
~~City~~ of Watkins Glen as follows:
~~Town~~
Village

Village Ordinance #153, the Zoning Ordinance is hereby amended by the deletion of certain portions of Article II, Section 4 thereof and the addition of new materials to said Article II, Section 4, which Section as amended shall hereafter read as follows:

SECTION 4. DESCRIPTION OF DISTRICT BOUNDARIES: The boundaries of each of the use districts set forth in Section 3 of this article are hereby established as follows:

A. R-1 One-Family Residential Use District.

Beginning at the intersection of the village limit line on the North and the center line of Glen Avenue; thence westerly along the village limit line on the North to the intersection of the village limit line on the west; thence southerly along the village limit line on the West to a point 50 feet northerly of the center line of Glen Creek; thence easterly 1350 feet to a point; thence northeasterly 300 feet to a point at the center line of a meandering unknown named road in Glenwood Cemetery; thence along the center line of the meandering unknown named road to its intersection with the center line of Cedar Street, thence westerly meandering along the center line of Cedar Street, to a point at the intersection with center line of Glen Avenue; thence along the center line of Glen Avenue to a point at the intersection of the center line of Steuben Street; thence northwesterly along the center line of Steuben Street to a point at the intersection of the center line of Partition Street; thence easterly on the center line of Partition Street to a point at the intersection of the center line of Glen Avenue; thence northerly along the center line of Glen Avenue to a point at the intersection of the center line of Quarter Mile Creek; thence westerly along Quarter Mile Creek to its intersection with the center line of Steuben Street; thence northwesterly along the center line of Steuben Street to a point at the intersection of the center line of Steuben Street to a point at the intersection of the center line of Bath Street; thence easterly along center of Bath Street to a point at the intersection of the center line of Glen Avenue; thence northerly along the center line of Glen Avenue to the place of beginning.

B. R-2 One-Family Residential Use District

Beginning at the intersection of the village line on the North and the

(If additional space is needed, please attach sheets of the same size as this and number each)

center line of Madison Avenue; thence westerly on the north village limit line to its intersection with Glen Avenue; thence southerly on the center line of Glen Avenue to the intersection of Bath Street; thence northeasterly on the center line of Bath Street to the intersection of Route 14; thence southerly on the center line of Route 14 to the center line of Quarter Mile Creek; thence northeasterly on the center line of Quarter Mile Creek to the center of Madison Avenue; thence northerly to the place of beginning. Also beginning at the center line of Madison Ave. and Partition Street; thence westerly along the center line of Partition Street to the center line of Jackson Street; thence northerly along the center line of Jackson Street and said center line extended to the center line of Quarter Mile Creek; thence westerly on center line of Quarter Mile Creek to the intersection of Glen Avenue; thence southerly on the center line of Glen Avenue to the center line of Cedar Street; thence on the center line of Cedar Street to its intersection with Jackson Street; thence northerly on the center of Jackson Street to the intersection of Pine Street; thence southeasterly on the center of Pine Street to a point 300 feet westerly of the intersection of Franklin Street and Ninth Street; thence northeasterly 90° to the center line of Madison Avenue; thence northerly on the center line of Madison Avenue to a point 150 feet south of the intersection of Fourth Street and Madison Avenue; thence westerly 100 feet and parallel to Fourth Street; thence northerly 90° and parallel to Madison Avenue to the intersection of Fourth Street; thence westerly on the center line of Fourth Street to the intersection of Monroe Street; thence northerly on Monroe Street to a point at the intersection of the center line of Steuben Street; thence southeasterly along the center line of Steuben Street to a point 100 feet westerly of the center line of Madison; thence northerly on a line parallel to Madison Avenue and 100 feet west of its center line to the intersection of Second Street; thence easterly on the center line of Second Street to the intersection of Madison Avenue; thence northerly on the center line of Madison Avenue to a point 300 feet north of the center line of Division Street; thence northeasterly 90° to a point on the center line of Madison Avenue; thence northerly on the center line of Madison Avenue to the place of beginning.

Also beginning at the intersection of Franklin Street and Twelfth Street; thence easterly on the center line of Twelfth Street to the intersection of the center line of Eleventh Street Alley; thence northerly on the center line of Eleventh Street Alley to its intersection with the center line of Glen Creek; thence easterly on the center line of Glen Creek to a point 250 feet east of Decatur Street; thence southerly 90° and parallel to Decatur Street to a point on the center line of Fifteenth Street; thence easterly on the center line of Fifteenth Street to the intersection of the western limit line of the Pennsylvania Railroad; thence southerly along the west limit line of the Pennsylvania Railroad for 900 feet; thence southwestwardly to the center line of Decatur Street Extension, continuing southwestwardly to a point 400 feet west of Decatur Street; thence northerly 90° and parallel to Decatur Street to a point 100 feet south of Grand View Avenue; thence westerly 90° and parallel to Grand View Avenue to the center line of Franklin Street; thence northerly on the center line of Franklin Street to the place of beginning.

Also beginning at the intersection of the village limit line on the south and the center line of Route 414; thence generally westerly and southwestwardly along the southern limit line of the village to a point on the center line of Corning Street; thence northerly on the center line of Corning Street to a point 110 feet; thence 90° westerly 200 feet to a point; thence northerly parallel to Corning Road 600 feet to a point; thence 90° easterly 200 feet to a point on the center line of Corning Street; thence northerly on the center line of Corning Street to a point 350 feet; thence northeasterly to a point at the intersection of Franklin Street and Twelfth Street; thence southerly along the center line of Franklin Street to a point at the intersection of the center line of Route 414; thence southerly on the center line of Route 414 to the place of beginning.

Also beginning at the intersection of Partition Street and Glen Avenue; thence southerly along the center line of Glen Avenue to the center line of Steuben Street; thence northwestwardly along the center line of Steuben Street to the center line of Partition Street; thence northeasterly along the center line of Partition Street to the place of beginning.

Also beginning at the intersection of Second Street and Jackson Street; thence northerly on the center line of Jackson Street to the center line of Steuben Street; thence southeasterly along the center line of Steuben Street to the center line of Second Street; thence westerly along the center line of Second Street to the place of beginning.

Also beginning at the intersection of Monroe Street and Fourth Street; thence northerly along the center line of Monroe Street to the center line of Steuben Street; thence southeasterly on the center line of Steuben Street to the center line of Fourth Street; thence westerly on the center line of Fourth Street to the place of beginning.

C. R-3 Two-Family and Multiple Residential Use District

Beginning at the intersection of Second Street and Decatur Street; thence northerly along the center line of Decatur Street to a point 100 feet north of the northerly right-of-way of Second Street; thence easterly 90° and parallel to Second Street to its intersection with the former Pennsylvania Railroad right-of-way; thence southeasterly along the western boundary of said right-of-way to its intersection with Second Street; thence westerly along the center line of Second Street to a point 100 feet west of the westerly right-of-way of Perry Street; thence southerly 90° and parallel to Perry Street to its intersection with Fourth Street; thence easterly along center line of Fourth Street to the intersection of Perry Street center line; thence southerly along center line of Perry Street to a point 150 feet south of Fourth Street; thence easterly 90° and parallel to Fourth Street to the intersection of the west limit line of the Pennsylvania Railroad; thence southerly along the west limit line of the Pennsylvania Railroad to the center line of Glen Creek; thence westerly along center line of Glen Creek to a point 200 feet east of Franklin Street; thence northerly 90° and parallel to Franklin Street to the center line of Ninth Street; thence easterly on center line of Ninth Street to a point 300 feet east of Franklin Street; thence northerly and parallel to Franklin Street to center line of Fifth Street; thence easterly on the center line of Fifth Street to the intersection of Porter Street; thence northerly on the center line of Porter Street to Fourth Street; thence westerly along the center line of Fourth Street to a point 125 feet west of the westerly right-of-way of Decatur Street; thence northerly 90° and parallel to Decatur to its intersection with Second Street; thence easterly along said center line to the place of beginning.

Also, beginning at the intersection of Quarter Mile Creek and Route 14; thence westerly along the course of Quarter Mile Creek to a point where the center line of North Jackson Street extended intersects said Creek; thence southerly along said center line of Jackson Street extended and the center line of said street to its intersection with Partition Street; thence easterly along the center line of Partition Street to its intersection with Route 14; thence northerly along the center line of Route 14 to the place of beginning.

D. B-1 Business Use Districts

Beginning at the intersection of Pine Street and Franklin Street; thence westerly on the center line of Pine Street to a point 300 feet northwesterly of Franklin Street; thence northeasterly 90° to the center line of Madison Avenue; thence northerly along the center line of Madison Avenue to a point 150 feet south of Fourth Street; thence westerly 90° for 100 feet to a point; thence northerly 90° to the center line of Steuben Street; thence northwesterly on the center line of Steuben Street to a point on a line which is 100 feet west of and parallel with Madison Avenue; thence northerly on a line parallel to Madison Avenue to a point on the center line of Second Street; thence northeasterly along the center line of Second Street to the intersection of Madison Avenue; thence northerly along the center line of Madison Avenue to a point 300 feet north of the center line of Division Street; thence northeasterly 90° to a point on the center line of Madison Avenue; thence to the center line of Franklin Street then on to the place of beginning.

Also a small parcel at the northern end of Franklin Street bordering the Pennsylvania Railroad property and northern end of Franklin Street.

Also beginning at the center line of the northern end of Franklin Street; thence northerly along said center line extended to a point 15 feet north of the centerline of the northernmost track of the former Pennsylvania Railroad; thence southeasterly and southerly parallel to said northernmost track to its intersection with Fourth Street; thence westerly along the center line of Fourth Street to its intersection with a point 15 feet west of the center line of the most southwesterly track of the former Pennsylvania Railroad; thence northwesterly parallel to said northernmost track to its intersection with a point 100 feet north of the northerly right-of-way of Fourth Street; thence westerly along a line 100 feet north of the northerly right-of-way of Fourth Street and parallel thereto to its intersection with Perry Street; thence northerly along the center line of Perry Street to the intersection of Third Street; thence westerly along the center line of Third Street to a point 100

feet west of the westerly right-of-way of Perry Street; thence northerly 90° and parallel to Perry Street to its intersection with Second Street; thence easterly along the center line of Second Street to a point 15 feet westerly of the center line of the westerly most track of the former Pennsylvania Railroad; thence northwesterly along a line parallel to said track to a point 100 feet north of the northerly right-of-way of Second Street, thence westerly along a line 100 feet north of the northerly right-of-way of Second Street to its intersection with Decatur Street; thence southerly along the center line of Decatur Street to its intersection with Second Street; thence westerly along the center line of Second Street to a point 125 feet west of the westerly right-of-way of Decatur Street to its intersection with Fourth Street; thence easterly along the center line of Fourth Street to the intersection of Decatur Street; thence southerly along the center line of Decatur Street to the intersection of Fifth Street; thence westerly along the center line of Fifth Street to a point 300 feet east of Franklin Street; thence southerly 90° and parallel to Franklin Street to a point at the center line of Ninth Street; thence westerly to the center line of Franklin Street; thence northerly on the center line of Franklin Street to the place of beginning.

Also beginning at the intersection of Franklin Street and Ninth Street; thence easterly along the center line of Ninth Street 200 feet to a point; thence southerly 90° to the center line of Twelfth Street; thence westerly along the center line of Twelfth Street to the center line of Corning Street; thence northerly and easterly along the center line of Corning Street to the intersection of Franklin Street; thence along the center line of Franklin Street to the place of beginning.

Also beginning at the intersection of the center lines of Franklin Street and Route 414; thence southerly along the center line of Route 414 to the intersection of village limit line on the south; thence southeasterly and easterly along village limit line to its intersection with Pennsylvania Railroad western limit line; thence northerly along the Pennsylvania Railroad western limit line for 400 feet; thence westerly to the center line of Decatur Street Extension; thence on the same line to a point 400 feet west of Decatur Street; thence on a line northly 90° and parallel to Franklin Street to a point 100 feet south of Grand View Avenue; thence westerly 90° to the center line of Franklin Street then northerly on the center line of Franklin Street to the place of beginning.

E. Type X Open Spaces Use District

Beginning at the intersection of Fourth Street and Canal Road; thence easterly on the center line of Fourth Street to the Chemung Canal; thence northerly, then easterly along the south shore of Seneca Lake to the intersection of the northern limits of the Village; thence easterly along the northern limit of the village to the intersection of eastern limits of the village; thence southerly along the eastern limits of the village to the intersection of the southern limits of the village; thence along the southern limits of the village to a point 200 feet west of the center line of Chemung Canal; thence northerly, parallel to Chemung Canal, and 200 feet west of this center line to a point on the center line of Canal Road; thence northwesterly following the meanderings of Canal Road to the place of beginning.

Also beginning at the intersection of Pine Street and Franklin Street; thence southerly along the center line of Franklin Street to the intersection of Franklin Street and Corning Street; thence meandering southerly along the center line of Corning Street to a point 450 feet south of the intersection of a state park road with Corning Street; thence 90° westerly 200 feet to a point; thence southerly, parallel to Corning Road 600 feet to a point; thence 90° easterly 200 feet to a point on the center line of Corning Street; thence southerly on the center line of Corning Street to a point on the southern limit line of the village; thence westerly along the southern limit line of the village to its intersection with the western limit line of the village; thence northerly along the western limit line of the village to a point 50 feet north of the center line of Glen Creek; thence 90° easterly 1350 feet to a point; thence northeasterly 300 feet to a point at the center line of a meandering unknown named road in Glenwood Cemetery; thence along the center line of the meandering unknown named road to its intersection with Jackson Street; thence along the center of Jackson Street to a point at the intersection with Pine Street; thence along the center line of Pine Street to the place of beginning.

AMENDMENT TO ZONING ORDINANCE #153 continued

Also beginning at the intersection of Fourth Street and Decatur Street; thence northeasterly along the center line of Fourth Street to the center line of Porter Street; thence southerly along the center line of Porter Street to the center line of Fifth Street; thence southwesterly along the center line of Fifth Street to the center line of Decatur Street; thence northwesterly on the center line of Decatur Street to the place of beginning.

Also beginning at the intersection of the village limit line on the north and the western shore line of Seneca Lake; thence southeasterly along the Seneca Lake shoreline to a point 400 feet northwest of the center of Fourth Street at the easterly limit of the Pennsylvania Railroad property which is the southern terminus of a docking slip; thence southwesterly to a point where the center line of Third Street intersects a line parallel to the northernmost track of the former Pennsylvania Railroad and 15 feet northeast of its center line; thence northwesterly along a line 15 feet from the center line of said most northerly track to the village limit line on the north; thence easterly along such village limit line to the place of beginning.

Also beginning at the intersection of Route 14 and Bath Street; thence meandering westerly on the center line of Bath Street to the center line of Steuben Street; thence southeasterly on the center line of Steuben Street to the center line of Quarter Mile Creek; thence along the center line of Quarter Mile Creek to the center line of Route 14; thence northerly on the center line of Route 14 to the place of beginning.

F. Type F Industrial Use Districts

Beginning at a point 250 feet east of Decatur Street on the center line of Glen Creek; thence easterly along the center line of Glen Creek to a point 200 feet west of the center line of Chemung Canal; thence southerly on a line parallel to Chemung Canal, and 200 feet west of its center line to the intersection with the village limit line on the south; thence westerly along the south limit line of the village to the westerly limit line of the Pennsylvania Railroad; thence northerly along the westerly line of the Pennsylvania Railroad to the intersection of the center line of Fifteenth Street extended; thence westerly along the center line extended of Fifteenth Street to a point 250 feet east of Decatur Street; thence northerly 90° and parallel to Decatur Street to the place of beginning.

Said Ordinance #153, the Zoning Ordinance, is also hereby amended by the addition of Article II, Section 8, Paragraph A, subparagraph 3 of the phrase "professional offices", which paragraph as amended shall then read:

SECTION 8. R-3 TWO-FAMILY AND MULTIPLE RESIDENTIAL USE DISTRICTS.

The following regulations shall apply in all R-3 Residential Use Districts:

A. USES PERMITTED.

1. All uses permitted in the R-2 Residential Use Districts subject to all of the regulations specified for such R-2 Residential Use Districts.
2. Multiple residences for non-transients subject to the regulations for such non-transient uses in accord with the provisions of the New York State Multiple Residence Law.
3. Health services and clinics, lodges, clubs, fraternities, sororities, and professional offices.
4. Mortuaries
5. Tourist Homes.
6. Hospitals, other than animal.
7. Home occupations provided that such occupations shall be conducted in the principal building. There shall be no evidence of such use other than an announcement or professional sign not to exceed two (2) square feet in area and not closer than ten (10) feet to the front lot line, providing that no such sign shall be illuminated except the professional sign of a physician.

SECTION 8 A. continued

8. Accessory uses and buildings located on the same lot hereby amended by the addition to Article II, Section 8, paragraph C, subparagraph 3 of the phrase "provided however, that a multiple residence specifically designed for occupancy by senior citizens may be located on a lot with an area of not less than 1,000 square feet of lot area for each dwelling unit" which subparagraph as amended shall hereafter read:

C. REQUIRED LOT AREA

1. Every one-family residence shall be located on a lot with an area of not less than 5,000 square feet and a width of not less than fifty (50) feet.
2. Every two-family residence shall be located on a lot with an area of not less than 7,500 square feet and a width of not less than sixty (60) feet.
3. Every multiple residence shall be located on a lot with an area of not less than 1,500 square feet for each family housed therein, and a width of not less than sixty (60) feet, provided however, that a multiple residence specifically designed for occupancy by senior citizens may be located on a lot with an area of not less than 1,000 square feet of lot area for each dwelling unit."
4. Every club, lodge and fraternity or sorority house shall be located on a lot with a width of not less than seventy (70) feet and a depth of not less than one hundred and thirty-two (132) feet.

Ordinance #153, the Zoning Ordinance is further amended by the addition of Article II, Section 10, paragraph A, subparagraph 1 of the phrase "watersport retail or service establishments" which section as amended shall hereafter read as follows:

SECTION 10. X OPEN SPACES USE DISTRICTS: The following regulations shall apply in all full X Open Spaces Use Districts:

A. USES PERMITTED.

1. Parks, playgrounds, picnic areas, boat docks, marinas, watersport retail or service establishments, off-street parking lots and similar public uses.

(Complete the certification in the paragraph which applies to the filing of this local law and strike out the matter therein which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 2 of 1981.

XXXXXX

of the ~~Village~~ of ~~Watkins Glen~~ was duly passed by the ~~Village~~ Board of Trustees (Name of Legislative Body)

on July 6, 1981 in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval or no disapproval by Elective Chief Executive Officer,* or repassage after disapproval.)

I hereby certify that the local law annexed hereto, designated as local law No. of 19

County of the Town of Village was duly passed by the (Name of Legislative Body)

on 19 and was approved not disapproved repassed after disapproval by the Elective Chief Executive Officer *

and was deemed duly adopted on 19, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. of 19

County of the City of Town of Village was duly passed by the (Name of Legislative Body)

on 19 and was approved not disapproved repassed after disapproval by the Elective Chief Executive Officer *

on 19. Such local law was submitted to the people by reason of a mandatory permissive referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the special election held on 19, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum, and final adoption because no valid petition filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. of 19

County of the City of Town of Village was duly passed by the (Name of Legislative Body) on

19 and was approved not disapproved repassed after disapproval by the Elective Chief Executive Officer *

19. Such local law being subject to a permissive referendum and no valid petition requesting such referendum having been filed, said local law was deemed duly adopted on 19, in accordance with the applicable provisions of law.

*Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairman of the county legislative body, the mayor of a city or village or the supervisor of a town, where such officer is vested with power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

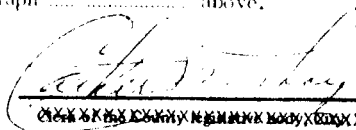
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19_____ of the City of _____, having been submitted to referendum pursuant to the provisions of _____ of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the ^{special} ~~general~~ election held on _____ 19_____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as Local Law No. _____ of 19_____ of the County of _____, State of New York, having been submitted to the Electors at the General Election of November _____, 19 _____, pursuant to subdivisions 5 and 7 of Section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and of a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.



Village Clerk or
officer designated by local legislative body

Date: July 17th, 1981

(Seal)

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality.)

STATE OF NEW YORK

COUNTY OF SCHUYLER

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

.....
Signature
.....
Village Attorney
.....
Title

Date: July 17th, 1981

County of Watkins Glen
Town of _____
Village of _____