

Attachment 1. Summary of Zoning Changes

1. Updated and added to the zoning purpose statements to be tied to the comprehensive plan more closely. This included emphasis of town character, environmental protection, water quality protection, and a statement that heavy industrial land uses are in conflict with the Town's policies and Plan.
2. Removed the Commercial Industrial District and removed the Planned Commercial Industrial District.
3. Changed the name of the Planned Industrial District to Planned Light Industrial District.
4. Added purpose statements for each zoning district to clarify the intent of each.
5. Added to the list of "expressly" prohibited uses and added injection wells, manufacture and storage of hazardous wastes, use of open storage pits (except for agriculture), pipeyards, staging areas, underground natural gas storage, large water withdrawals, and heavy industrial uses. Added definitions for each.
6. Added new standards for the review and approval of a Planned Development District (PDD) and updated and strengthened the procedures to clarify the role of the Town Board and Planning Board.
7. Added in appropriate references to SEQRA requirements throughout.
8. Updated and added more rigorous standards for review and approval of mobile home courts and recreational campgrounds (both to be approved as a planned development district that requires Town Board and Planning Board approval).
9. Updated the zoning map to remove the references to CI and PCI.
10. Replaced the Special Use Permit process to match NYS Town Law requirements.
11. Added new special use permit considerations and development standards by which the Planning Board would review special uses related to parking, lighting, traffic, protection of environmental features, stormwater, consistency with rural character, compatibility with agricultural activities, and overall protection of the environment.
12. Added development standards for certain uses that require a special use permit including hotel/motel, junkyard, fences.
13. Added new development standards for mining.
14. Added supplementary regulations for
 - a. Noise, vibration and seismic testing
 - b. Odors/fumes
 - c. Lighting

- d. Protection of natural resources, including within floodplains and protection of streambanks, and steep slopes
15. Established three critical environmental areas:
- a. Those associated with the Appendix E map of the Comprehensive Plan showing sensitive environmental areas. This section requires setbacks from wetlands and streams.
 - b. Engleville Pond Watershed. This section prohibits storage or use of chemicals, hazardous wastes, petroleum products (except for farms), and prohibits natural gas drilling.
 - c. Karst areas. This section requires new development not exceed 15% impervious surface)
16. Added in landscaping requirements for new commercial development.
17. Replaced section for the Zoning Board of Appeals to be consistent with NYS Town Law.
18. Updated the application submission requirements so that adequate information and data is provided as part of applications, and to match other zoning requirements.
19. Updated definition section by clarifying existing definitions and adding new ones as needed.
20. Reorganized the sections for clarity and efficiency of use.
21. Added a Table of Contents for ease of finding sections.
22. Minor updating of the zoning use schedule to reflect above changes.

TOWN OF SHARON

ZONING LAW*

TOWN BOARD

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***This Local Law will repeal and replace in its entirety the
Town of Sharon Land Use Code dated, June 20, 2006.**

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4. The location and height of buildings, the location, nature and height of walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the proper development and use of adjacent land and building or impair the value thereof.
5. Location, arrangement, size, nature, intensity of operations, and design of the special use, including all principal and accessory structures associated with that use, shall be compatible with the neighborhood in which it is located, with the rural and small town character of Sharon, and the Town of Sharon Comprehensive Plan, and shall safeguard the values of surrounding properties from noise, glare, unsightliness, or other objectionable features.
6. Parking is adequate for the proposed use, and its accessibility to fire, police and emergency vehicles. Adequate facilities for drainage, snow removal, fire protection and methods of solid waste disposal are provided on site.
7. The proposed use shall protect natural environmental features. Significant natural, ecological, cultural, and historical features on the site are preserved as much as possible (i.e. hills, water bodies, wetlands, stream buffers and streamside vegetated buffers, trees, tree groves, wooded areas, rock outcrops, native plants, wildlife habitats, scenic locations, historical locations, and other areas of aesthetic, scenic and ecological interest).
8. Vehicular traffic access and circulation, including intersections, road widths, drainage channelization structures and traffic controls shall be adequate to serve the special use, while at the same time, shall not negatively impact the overall traffic circulation system of the neighborhood and the Town. Traffic will not adversely impact the rural community character of Sharon. High frequency and high impact truck traffic shall meet all requirements of Local Law #1 of 2012.
9. Except for preexisting nonconforming lots of record, the use shall meet the prescribed area and bulk requirements for the district in which it is located.
10. The level of municipal and other services required to support the proposed activity or use is, or will be, available to meet the needs of the proposed activity or use. This consideration shall include the suitability of water supply and sanitary sewage facilities to accommodate the intended use, and protection from pollution of surface water or groundwater.
11. The Joint Planning Board shall impose additional conditions and safeguards to the special permit use as are directly related to and incidental to the proposed special use permit and which may be necessary to assure continual conformance to all applicable standards and requirements, including reasonable assurance that these conditions and safeguards can be responsibly monitored and enforced.

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12. The location, arrangement, size, and site design of buildings, lighting and signs, is compatible with setbacks of surrounding structures.
13. There is adequacy of utilities, stormwater and drainage facilities, water supply and sewage disposal facilities.
14. The project is compatible with neighborhood character and the overall rural character of Sharon.
 - a. Relationship of buildings and site to adjoining areas. Site plans involving nonresidential uses proposed adjacent to a residential district or residential uses shall be reviewed with regard to minimizing the impact of the commercial development on such district or use.
 - b. Individual buildings shall relate to each other, and to traditional structures in the surrounding area, in lot placement, scale, height, build-to lines, and connections to harmonize visually and physically with the traditional character of the area.
 - c. Buildings shall have facades that honor traditional styles and patterns found in Sharon. The Joint Planning Board shall evaluate the impact to, and compatibility of, these design features with existing neighborhoods.
 - d. When commercial projects involve the renovation/reuse of an existing building, the traditional character and architectural elements shall be maintained as may be required by the Joint Planning Board.
 - e. The visual impacts of new structures on hills or ridge tops, as viewed from public roads, public property, or publicly access areas such as parks shall be considered and negative impacts mitigated.
 - f. The proposed use shall be designed and shall be carried out in a manner that protects historic features on the site under review and in adjacent areas.
15. The project is compatible with active agricultural activities.

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ARTICLE I - ENACTMENT AND APPLICATION

BE IT ENACTED by the Town Board of the Town of Sharon, Schoharie County, New York as follows:

Section 1 - Enactment

This Local Law is adopted and enacted pursuant to the authority and power granted by Article IX of New York State Constitution, Articles 2 and 3 of the New York State Municipal Home Rule Law, and Article 2 of the New York State Statute of Local Governments.

Section 2 - Title

This Local Law shall be known as, and may be cited as the "TOWN OF SHARON ZONING LAW".

Section 3 - Purpose

- A. The purpose of this Zoning Law is to promote the health, safety, morals or the general welfare of the community and thus to lessen congestion in the streets; to secure safety from fire, flood, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements; to promote aesthetic values; and to encourage the most appropriate use of land throughout the Town. Further,
 1. It is the purpose of this Local Law to protect the Town's natural and cultural environment. These include, but are not limited to streams and stream corridors, watersheds (especially Engleville Pond watershed and Class A tributaries), wetlands and hydric soils, floodplains, steep slopes, water bodies, critical/rare habitats, karst/limestone bedrock, active agricultural areas, prime agricultural soils, archaeological and historic locations, scenic roads, and groundwater resources.
 2. It is the purpose of this Local Law to uphold and implement the Town of Sharon Comprehensive Plan. The Town Board of the Town of Sharon, in adopting a comprehensive plan in 2009, and updating it in 2012, established town policy guiding future growth and development as follows:
 - a. Protect and maintain the rural character and small town atmosphere of the Town of Sharon while promoting appropriate economic development.
 - b. Improve pedestrian and traffic safety.

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c. Protect the quality of surface and groundwater supplies, protect the integrity of mapped floodplains, preserve the integrity of unique physical environments and preserve wildlife habitats.

d. Secure safety from all hazards in Sharon.

These goals establish the intent of the Town to promote the safety, health, and well-being of the residents of Sharon, and to protect and enhance the Town's natural and visual environment. The Town recognizes that certain high intensity land uses could adversely impact wetlands, lakes, streams, groundwater resources, public drinking supplies, the physical health of its citizens, public roads, historic landscapes, agriculture, Sharon's small town character, and the area's tourism-based economy. The Town of Sharon seeks to avoid contaminated water supplies, air pollution, traffic congestion, deterioration of roads and bridges, noise, introduction of industrial uses into non-industrial areas, and incompatible changes to the rural character of the Town.

Further, the Town Board, in adopting its comprehensive plan incorporated analysis of natural and cultural resources (Appendix E and F of the Updated Comprehensive Plan, 2012) which established that:

1. Most ecological and economic systems (such as provision of drinking water, recreation, wildlife habitats, and future economic growth of agriculture, tourism and small business) are all dependent on adequate sources and quality of water. In Sharon, groundwater aquifers are the source of drinking water for all residents outside the Village of Sharon Springs. Wetland ecosystems and streams (along with associated floodplains and stream corridors) are important habitats, and work to remove and recycle nutrients and sediments, filter impurities, and store water to reduce flood damage and feed groundwater aquifers. Land use in areas with limestone bedrock must be carefully planned due to surface risks to groundwater and subsidence of land. The Village of Sharon Springs depends on surface waters flowing to the Engelville Pond for drinking water.
2. Soils and topography play an important role in Sharon. Since agriculture is a significant land use and economic activity in the Town, soils that support profitable farming are critical to preserve. Protection of prime farmland soils is key to the long-term health of agriculture in Sharon. Topography and slope are a significant part of the landscape and thus important to defining the character of the Town.
3. Plants and animals play an important role in Sharon as part of the environmental quality of the Town and contribute to the character of the area. Forest ecosystems protect the quality and quality of water supplies, clean the air, create new soil, prevent erosion, and can moderate the

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climate. Biologic diversity offers citizens an attractive and desirable place to live and recreate. Residents highly value open spaces, wetlands and other important habitat areas and desire to have these important features remain.

4. Sharon residents highly value the community character of the Town. In addition to the physical natural resources, the visual community character is dominated by agricultural land activities along with the many historical and scenic resources throughout the Town.
3. Further, Town of Sharon has determined that heavy industrial activities and uses of land are in conflict with the Town of Sharon Comprehensive Plan and its land use policies and laws. Hence, it is the further purpose of this Local Law to prohibit those activities related to heavy industry which may adversely impact wetlands, lakes, streams, groundwater resources, public drinking supplies, the physical health of Sharon's citizens, public roads, historic landscapes, agriculture, rural and small town character, and the area's tourism and recreational-based economy. Impacts related to heavy industry that Sharon seeks to avoid include, but are not limited to contaminated water supplies, air pollution, traffic congestion, deterioration of roads and bridges, noise, introduction of industrial uses into non-industrial areas, human and animal illness, and incompatible changes to the rural character of Town.

Section 4 - Scope

- A. this Local Law shall apply to the construction, installation or alteration of any building, structure or appurtenant system, any change in use, and any lot, plot or parcel of land used, occupied or otherwise maintained as herein provided for in the Town of Sharon.

Section 5 - Definitions

- A. Terms and words used herein are as defined in Article VII of the Code which is hereby made a part of this Local Law.

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ARTICLE II - ESTABLISHMENT OF DISTRICTS

Section 6 - Purpose

- A. In furtherance of those general purposes outlined above, it is the objective of this Local Law to define various appropriate categories of residential, commercial, agricultural and open space districts in such manner as to recognize the existing character and quality of land uses and natural features throughout the Town, and in accord with the Town Land Use Plan.

Section 7 - Districts

- A. For these purposes, the Town of Sharon is divided into the following districts:

R	Residential District
R-H	Residential-Highway District
R-R	Residential-Rural District
R-A	Residential-Agricultural District
R-C	Rural-Center District
O-S	Open-Space District
F-H	Flood Hazard (Overlay) District

- B. Provision is also made for the creation of one or a combination of the following Planned Development Districts:

P-R	Planned Residential District
P-Rec	Planned Recreational District
P-C	Planned Commercial District
P-LI	Planned Light Industrial District

C. Purpose of Districts:

R: To allow for one and two family dwellings, agriculture, and limited commercial uses in a denser development pattern adjacent to the Village of Sharon Springs in a manner that is consistent with the land use patterns in the Village.

R-H: To allow for a mix of lower density residential use and highway oriented commercial and light industrial use along some sections of Route 20.

R-R: To allow for a low density of one and two family dwellings, mobile homes, multifamily homes, agriculture, and certain commercial uses in a manner consistent with the rural environment north of Route 20.

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R-A: To allow for a moderately low density of one and two family dwellings, mobile homes, farms, multifamily dwellings, and certain commercial uses in a manner consistent with the rural environment south of Route 20.

R-C: To allow for a mix of higher density residential use and certain commercial uses consistent with the hamlet character and environment of the hamlets of Leesville and Sharon.

O-S: To allow for a very low density of one and two family dwellings, seasonal dwellings, agriculture, forestry operations, and open space recreation uses in areas that are mostly forested and with environmental sensitivities such as steep slopes.

F-H: To protect persons and structures from flooding in flood hazard areas.

Planned Development Districts

P-R: The Planned Residential District is an unmapped “floating” zoning district that is established only upon approval of an applicant’s submission to the Town of Sharon Town Board. The purpose of this floating district is to allow for expansion of or establishment of new residential uses to be developed as a unit and in a manner that encourages flexibility and innovation in siting, design, and scale of structures to minimize environmental, aesthetic, cultural, or infrastructure impacts.

P-Rec: The Planned Recreational District is an unmapped “floating” zoning district that is established only upon approval of an applicant’s submission to the Town of Sharon Town Board. The purpose of this floating district is to allow for establishment of new recreational uses to be developed as a unit and in a manner that encourages flexibility and innovation in use but in a manner where siting, design, and scale and performance are consistent with and minimizes impact to environmental, aesthetic, cultural, or infrastructure resources.

P-C: The Planned Commercial District is an unmapped “floating” zoning district that is established only upon approval of an applicant’s submission to the Town of Sharon Town Board. The purpose of this floating district is to allow for establishment of new commercial uses to be developed as a unit and in a manner that encourages flexibility and innovation in siting, design, and scale of structures to minimize environmental, aesthetic, cultural, or infrastructure impacts.

P-LI: The Planned Light Industrial District is an unmapped “floating” zoning district that is established only upon approval of an applicant’s submission to the Town of Sharon Town Board. The purpose of this floating district is to allow for establishment of new light industrial uses to be developed as a unit and in a manner that encourages flexibility and innovation in use but in a manner where siting, design, and scale and performance are consistent with and minimizes impact to environmental, aesthetic, cultural, or infrastructure resources.

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Section 8 – Zoning Schedule, Standard and Uses Requiring Special Permits

- A. Permitted uses and uses requiring Special Permits in each of the above established districts, and a summary of the standards applicable thereto are set forth in Attachment I entitled "Zoning Schedule", which is hereby made a part of this Local Law.
- B. Prohibited Uses. The following uses are expressly prohibited:
1. Discharge, land application, or surface or underground disposal of hazardous material, toxic substance or radioactive material.
 2. Gas Compression Station
 3. Any land use or activity involving groundwater or surface water withdrawals in excess of 10,000 gallons per day
 4. Hazardous Waste Storage Facility except that hazardous materials stored for personal use on a property including, but not limited to fuel for heat, vehicles or machinery, pesticides for household and agricultural use, and other cleaners and solvents; hazardous materials stored and sold by a local company for local distribution including but not limited to gas stations, fuel oil dealers, hardware stores and farm supply establishments; and hazardous materials stored for use by local manufacturing or commercial companies including, but not limited to construction, restoring or remodeling companies, machine and repair shops, and foundries are permitted
 5. Heavy Industrial Uses
 6. Injection Wells
 7. Manufacturing, recycling, processing or storage of hazardous waste
 8. Non-regulated Pipeline
 9. Open storage pits, except that where open lagoons for manure storage and other agricultural uses are permitted
 10. Pipeyards
 11. Parking, storage and staging areas for high frequency and high impact truck traffic
 12. Underground natural gas storage
 13. All uses not included in Attachment 1 (Zoning Schedule).

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Section 9 - Planned Development Districts

A. Purpose:

1. The purpose of this provision is to provide a means of developing those land areas within the Town considered appropriate for new residential, recreational, commercial or industrial use - or a satisfactory combination of these uses - in an economic and compatible manner, while encouraging the utilization of innovative planning and design concepts or techniques in these areas without departing from the spirit and intent of this Local Law.
2. In particular, this provision is designed to accommodate proposed planned unit development or clustering techniques not otherwise provided for and to provide for consideration of such special types of uses as mobile home courts.
3. The Planned Development District procedure is not intended for the conventional development of a single parcel in an isolated manner unrelated to the Town Plan or in contravention to this Local Law. The Planned Development District is designed to accommodate such large scale uses as will be of benefit to the community but which could not have been anticipated at the time of adoption of the Local Law. The Planned Development District procedure shall not be used in instances where conventional Subdivision Regulations or Special Permits would apply.
4. A Planned Development District shall be treated as an amendment to this Land Use Code. Any proposed District shall be at least twice the size required for a single building lot in the District from which the new Planned Development District is being created.
5. There shall be a maximum of 70% of lot coverage, a maximum building height of 45 feet and all structures shall be located at least 100' from any property boundary line.
6. Permitted Uses. The Town Board shall determine which uses shall be allowed in any planned development district except that no heavy industrial use is allowed within any planned development district.

B. Procedure:

1. For establishment of a Planned Development District:
 - a. Any applicant wishing approval for a Planned Development District shall submit this request to the Town Board in the form of a Preliminary Proposal. The applicant shall furnish that data called for under Preliminary Plat/Plan in Appendix A of this Code which is hereby made a part of these this Local Law. Application for designation of a Planned Development District shall be

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referred to the Joint Planning Board within ten (10) days of its receipt by the Town Board for an advisory opinion and recommendation. The report from the Joint Planning Board shall include a recommendation to the Town Board, as to whether the proposed planned development district should be granted, denied, or granted with conditions.

- b. In addition, a written explanation of the character and purpose of the Planned Development including the type and density of any housing proposed, open space to be provided, the water and sewage disposal system proposed, a general statement of proposed financing, and an indication of the expected timetable of development shall be submitted.
- 2. Developer's Conference -
 - a. Within sixty-two (62) days after receipt of the Preliminary Proposal from the Town Board, the Joint Planning Board shall schedule a conference with the applicant to review the Proposed Planned Development. If said proposal seems to be in accordance with overall planning objectives for the area, the Joint Planning Board and the applicant shall jointly consider the conditions and specifications under which the proposal will be approved. After such conference, if the applicant wishes to proceed with the Planned Development, he shall submit to the Joint Planning Board a written statement of intent to comply with the conditions and specifications as established.
 - b. The Joint Planning Board may require such changes in the Preliminary Plan as are found to be necessary to meet the requirements of this Section, to protect the established permitted uses in the vicinity and to promote the orderly growth and sound development of the Town. In considering the proposal and in reaching its decisions regarding the preliminary plans, the Joint Planning Board shall consider and make findings regarding those considerations set forth under paragraph 3-c of this subsection.
 - c. If agreement on conditions cannot be reached, the Joint Planning Board may, at that time, recommend to the Town Board that the proposal not be approved. Such recommendation shall include a detailed explanation of the basis for the Joint Planning Board's decision.
 - d. The Joint Planning Board shall report its findings and make its recommendation to the Town Board within sixty-two (62) days after the final developer's conference with the Joint Planning Board has been completed. It may recommend approval, disapproval, or conditional approval subject to modifications regarding the proposed development.
 - e. The Town Board shall hold a public hearing after public notice as required for any amendment to this Local Law and shall consider the report and recommendations of the Joint Planning Board, and all other comments,

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1. State the criteria used for decision making and state its finding as to what extent the proposed PD meets these criteria and to what extent it benefits the Town of Sharon and the need for the proposed project. In order to grant approval of a PD, the Town Board must make the following findings:
 - a. That the site is adequate in size to support the proposed quantity of development.
 - b. That the site is suitable in terms of topography, soils and other physical attributes and location for the proposed use(s).
 - c. That the proposed method of sewage disposal, provision of water and provision of surface water drainage are adequate in accordance with the County and/or New York State Department of Health standards.
 - d. That utilities and public services are adequate to serve the needs of the proposed uses.
 - e. That the impacts on the ground water supply level and other natural resources, including critical habitats, are within acceptable levels and that the project does not disrupt scenic vistas, historic or archaeologically sensitive areas, or other important cultural areas to a significant degree.
 - f. That the proposed PD encourages the conservation and enhancement of the rural character of undeveloped areas by protecting open space, farmland, and natural resources, and minimizes flooding and erosion by protecting the functions of wetlands, water bodies, water courses, floodplains, areas of high water table, steep slopes, and natural vegetative cover.
 - g. That the proposed uses within the PD are compatible with one another and with adjacent uses, including agriculture.
 - h. That the project's impact on traffic flow on surrounding roads and intersections does not reduce levels of service below the current service level.
 - i. That the project's visual, noise, light, and other impacts on neighborhood character are acceptable compared to the benefits of the project.

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- j. That the proposed plan will not have adverse effects which overbalance its beneficial effects on either the neighborhood, nearby agricultural uses, or the Town.
2. Shall determine the number, type, scale, size, and intensity or other bulk dimensions of uses which shall be allowed in the PD.
3. Shall identify which uses shall require special use permits.
4. Shall establish such other conditions and requirements which the Applicant must adhere to in the development of the PD. This may include but it is not limited to buiding(s) placement, architectural character, scale of buildings, pedestrian facilities including hiking or bike trails, streetscape and landscaping standards, lighting and signage requirements.
5. Identify and explain the extent to which the plan departs from zoning regulations formerly applicable to the property in question, including but not limited to bulk, density and permitted uses and its relationship to the Town Land Use Plan.
6. Identify the existing character of the neighborhood and explain the relationship of the proposed development to this neighborhood, including how the proposed planned development will benefit the existing neighborhood's character.
7. Identify the location of principal and accessory buildings on the site in relation to one another and to other structures and uses in the vicinity, including bulk and height.
8. Explain how the proposed planned development will make sufficient provision for pedestrian circulation and open space, the reliability of the proposal for maintenance, the conservation of common open space, and for pedestrian circulation as related to the proposed density and type of development.
9. Explain how the proposed planned development provides for the recognition and satisfactory accommodation of important natural and physical limitations and opportunities of the site.
10. Explain how the proposed planned development provides for traffic circulation features within the site including, the amount of, location of, and access to automobile parking and service areas.

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11. Discuss the amount of traffic generated at peak hours and the provisions for adequately handling such volumes, with particular reference to points of ingress and egress, potential hazards such as inadequate site distances and intersection design, and the nature and suitability of the connecting street or highway system to absorb the anticipated changes.
 12. Explain how the proposed planned development provides for storm, sanitary and solid waste disposal and other utilities on and adjacent to the site.
 13. Identify the proposed location, type and size of signs and landscape features.
 14. Explain the physical design of the plan and the manner in which said design does or does not make adequate provision for service demands including water, sewage and fire protection.
- d. No Permit shall be issued until the Joint Planning Board has made its recommendation based on the foregoing considerations and the Town Board has considered this recommendation and authorized issuance of Permit by resolution. The Town Board may override the recommendation of the Joint Planning Board in adopting its resolution to authorize or deny a Permit only by an affirmative vote of a majority of the Town Board.
 - e. All conditions imposed by the Town Board in its amendment and all subsequent conditions imposed by the Joint Planning Board or Town Board in their review of the final plans, including the posting of any performance bond as provided for in Appendix A of this Code or any other conditions stipulated precedent to the issuance of any Permit, shall continue in force and effect as it applies to the approved project and shall not lapse or be waived as a result of any change in tenancy or ownership of any or all of the designated district.
 - f. If construction of the development in accordance with the approved plans and specifications has not begun within one (1) year after the date of the resolution authorizing issuance of the Permit, all permits shall become null and void, and the approval shall be deemed revoked and vacated.

C. Special Applicability for Mobile Home Courts and Recreational Campgrounds:

1. All proposed mobile home courts and recreational campgrounds shall be allowed only as Planned Residential or Planned Recreational Districts subject to approval pursuant to the Planned Development District review process as set forth above, and in addition, provided proposed projects are determined to comply with the following provisions.

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2. In addition to the provisions and appropriate considerations detailed under the Planned District process, the following standards shall apply for Mobile Home Courts:
 - a. Streets: Existing and proposed streets within the Mobile Home Court shall be suitable and adequate to carry anticipated traffic within the proposed development and in the vicinity of the proposed districts.
 - b. Utilities: Existing and proposed utility services shall be adequate for the proposed development and such utility services shall be placed underground.
 - c. Highway Frontage: A Mobile Home Court shall have frontage on, and direct access to, a Town road, New York State or Schoharie County Highway.
 - d. All Mobile Home Courts shall receive Special Use Permit approval from the Joint Planning Board prior to construction and operation. Application for a Mobile Home Court shall be accompanied by the required sets of plans prepared by a licensed Landscape Architect, Architect, Engineer, or Land Surveyor, shall be filed with the Town Clerk, and shall include the following:
 1. The name and address of the applicant.
 2. The location and deed of the Mobile Home Court site.
 3. Plans and specifications of all improvements and facilities constructed or to be constructed within the Mobile Home Court.
 4. Such further information as may be requested by the Town Board or Joint Planning Board to enable a proper determination if the proposed Mobile Home Court will comply with all legal requirements.
 - e. Mobile Home Court standards.
 1. Site Development.
 - a. Site Size. Mobile Home Courts shall be located on well drained sites comprising a minimum of ten (10) acres and a maximum of thirty (30) acres;
 - b. Grading. The site shall be properly graded to ensure rapid drainage so that no portion of the site is subject to flooding or erosion;
 - c. Minimum Frontage. Where no secondary access is provided, the site shall have a minimum of three hundred (300) feet of frontage on the highway providing primary access to the site.

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2. Density/Lot Standards.

- a. Lot Density/Lot Setbacks. Each Mobile Home Court shall be designed to accommodate separately identified manufactured home lots as follows:

Minimum Lot Area

Single wide unit..... 7260 square feet (sf)

Double wide unit..... 9700 sf

Maximum # Units/Gross Acre...4

Minimum Setback from Public Highway Right-of-Way Line....100
feet (ft)

Minimum Unit Separation.....50 ft

Minimum Manufactured Home Lot Width.....70 ft

- b. Homes within a Mobile Home Court shall be installed in the Town of Sharon in compliance with the applicable provisions of the New York State Uniform Fire Prevention and Building Code Act.
- c. Individual Lot Access. All designated lots within a Mobile Home Court shall have direct access to streets designed to Town of Sharon specifications.
- d. Required Parking. Two (2) off-street parking spaces shall be provided for each motor home, with one (1) additional space for each four (4) manufactured homes. Every parking space shall be at least ten (10) feet in width and twenty (20) feet in length, and have adequate provision for maneuvering and for passage to and from streets.
- e. Required Mobile Home Court Caretaker. Each Mobile Home Court Licensee shall have a duly authorized attendant or caretaker on-site at all times who shall keep the Mobile Home Court, its facilities and its equipment clean, orderly, and in a sanitary condition at all times.
- f. Unit Expansion. Any unit, whether it is a single-wide or double-wide unit, may be expanded, however:
 1. Any expansion must maintain the required separation distance between units;
 2. Any single-wide unit proposed for expansion shall have a minimum lot area equal to that of a double-wide unit as specified in this Local Law.
- g. Open Space/Landscape Plantings. All areas of the site except wetland buffers, stream corridors, steep slopes, or other natural undisturbed areas not occupied by buildings, units, parking areas, driveways or walkways shall be maintained

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as lawn area with landscape plantings of trees and shrubs, or as natural areas as follows:

1. All margins along the front, side and rear property lines of the Mobile Home Court site shall be planted with evergreen or deciduous trees in a mass planting or hedgerow, for the purpose of visual screening and noise abatement. Such plantings shall be provided to the extent needed in order to provide for the screening of objectionable views, adequate shade, and suitable settings for the manufactured home and other facilities as approved by the Town of Sharon.
2. The design of individual sites shall take into consideration the natural growth presently on the site and the nature and condition of the terrain as well as the relationship of the site itself with respect to adjoining lands. Screening and/or landscape plantings for such individual sites shall be provided as deemed necessary by the Town of Sharon Joint Joint Planning Board.
- h. Utilities. Each individual manufactured home unit shall be served by central water supply facilities and wastewater treatment facilities as approved by the New York State Department of Health Department.
 1. An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all manufactured home lots and buildings within the Mobile Home Court.
 2. Each manufactured home lot shall be connected to an on-site sewer plant, which shall connect to the manufactured home situated on the lot to receive the waste from shower, tub, flush toilets, lavatory and kitchen sink in the home. Sewer connections in unoccupied lots shall be so sealed as to prevent the emission of any odors and the creation of breeding places for insects and secure from tampering or opening by children or animals;
 3. Plumbing connections to each manufactured home shall comply with all regulations of the New York State Plumbing Code;
 4. Weatherproof electrical service connections and outlets shall be of a type approved by the New York State Board of Fire Underwriters;
- i. Required Storage Space. Storage space for the use of Mobile Home Court residents shall be provided within a fully enclosed building in an amount equal to at least eighty (80) cubic feet for each manufactured home lot in the Park.
- j. Required Recreation Area. A recreation area shall be incorporated into the design of the Mobile Home Court to be a minimum of five hundred (500)

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square feet per manufactured home unit with appropriate facilities to satisfy the needs of the Park residents.

3. Recreation Areas.

The Town of Sharon Joint Joint Planning Board shall also have the authority to require certain recreation or community service facilities at the location of any proposed Mobile Home Court. These include, but are not limited to, laundry facilities, public telephone, recreational facilities, parks, open spaces, playgrounds, meeting room and rest rooms. The Joint Joint Planning Board may find that due to size, topography or location of the Mobile Home Court, land for parks, open spaces, playground or other recreational purposes cannot be properly located on the property, or that those amenities are not desirable. In that case, prior to approval and filing of the proposed plan, the Joint Joint Planning Board shall require that a payment in an amount equal to one hundred dollars (\$100) per manufactured home lot within the proposed Park shall be made by the applicant to the Town of Sharon and added to Town recreation funds pursuant to Section 277 of the New York State Town Law. Such amount shall be paid to the Town of Sharon at the time that final approval of the plan is made and no such plan shall be finally approved nor filed until such payment has been made.

4. Pedestrian Facilities. Pedestrian ways shall form a logical, safe, and convenient system of pedestrian access to all project facilities.
5. Snow Removal. The owner of the Mobile Home Court shall be responsible for snow removal from the Mobile Home Court to the public highway. The owner shall be required to accomplish snow removal promptly so as to ensure the safety of the residents and access for emergency vehicles.
6. Site Lighting. All street or internal lighting shall use full cut off or shielded light fixtures to reduce glare.
7. Fire Protection. A Mobile Home Court shall be provided with suitable and operable fire extinguishers and other fire alarm and protection devices as may be prescribed by the fire district where the Mobile Home Court is located. There shall be clear numbering of manufactured homes within the Mobile Home Court with a layout map provided to the fire and disaster coordinator and to ambulance and police agencies. The local fire department and ambulance service shall review and approve access plans for the Mobile Home Court to ensure adequate safety and emergency response.
8. Reasonable costs incurred by the Joint Joint Planning Board for private consultation fees, fees for technical and engineering services, legal fees, or other expenses in connection with the review of an application to establish a Mobile Home Court shall be charged to the applicant. Such reimbursable costs shall be in addition to any fee as set by the Town Board.

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9. In addition to the provisions and appropriate considerations detailed under the Planned District process, the following standards shall apply for Recreational Campgrounds:
 - a. The minimum lot area shall be twenty (20) acres.
 - b. No building, tent, activity, parking area, or recreation facility shall be located closer than one hundred (100) feet from any lot line and said activities shall be effectively screened as required by the Joint Joint Planning Board to minimize noise and visual impact to the greatest extent practicable on adjacent properties. No two buildings intended for use as sleeping quarters shall be closer than thirty (30) feet from each other. Tents shall maintain a separation distance to other tents of no less than ten (10) feet.
 - c. Noise. Adequate evidence shall be furnished by the applicant demonstrating that noise levels will not disturb nearby residential properties and that ambient noise levels will be maintained. Such evidence must take into account the nature of the activity, the general demeanor of the participants, the frequency of the activity and the time and day of the proposed activity. Public address systems are prohibited in outdoor recreation areas, but shall be allowed for indoor recreation areas.
 - d. Sanitary and wastewater disposal systems shall be approved by the New York State Department of Health. Flush toilets shall be provided.
 - e. Centralized solid waste receptacles shall be provided. Waste in these receptacles shall be collected regularly to avoid odor, health hazards and litter.
 - f. Adequate emergency access shall be provided throughout the camp site. The Joint Joint Planning Board, in consultation with the applicable fire district, shall ensure that suitable surfaces are provided for internal driveways to ensure emergency equipment can access all occupied areas the site.
 - g. No permanent dwellings shall be permitted except for two (2) dwellings to be used by the owner or resident manager of the camp.
 - h. Accessory structures including, but not limited to, laundry rooms, recreation rooms, restaurant, and a general grocery store serving only on-site guest amenities that are ancillary to the operation of the campground are permitted.
 - i. There shall be no discharge of firearms on-site.
 - j. Recreational campgrounds shall be operational only between April 15 and October 30.

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Section 10 - Zoning Map

- A. The above established districts are delineated on a Zoning Map entitled "Zoning Map Town of Sharon, N.Y." included herein as Attachment II, which map, with all amendments thereto, is hereby made a part of this Local Law.

ARTICLE III - APPLICATION OF REGULATIONS

Section 11 - Interpretation of Zoning Map

- A. The following rules shall apply to determine the boundaries of the districts shown on the Zoning Map.
1. Whenever district boundaries follow street or highways, the center line of such streets and highways shall be considered the district boundaries. Whenever district boundaries on the Zoning Map follow natural features such as streams or waterways, the center of such natural features shall be considered to be the district boundaries.
 2. Whenever district boundaries are so indicated that they apparently follow individual lot lines or field, tree and fence lines as interpreted from aerial photography, such lines of demarcation shall be considered the district boundaries.
 3. Where a district boundary line does not follow such a line, its position shall be shown on the Zoning Map by a dimension expressing its distance in feet from the road center line or other boundary line as indicated; or by use of the scale appearing on the Zoning Map.
 4. Where a district boundary line divides a lot in single ownership on the effective date of this Local Law, the standards for the less restricted portion of such lot shall extend not more than one hundred (100) feet into the more restricted portion, provided the lot has frontage on a street in the less restricted district.
 5. In case of uncertainty as to the true location of a district boundary line in a particular instance, the Board of Appeals, upon application, shall render a determination with respect thereto.

Section 12 - Interpretation of Regulations

- A. Regulations governing minimum lot area and lot width; required front, side and rear yards; and maximum building coverage and building height are specified in Attachment I, subject to such additional standards as may be set forth in this Local Law.
- B. Except as otherwise provided in this Local Law:
1. No building shall be erected, constructed, reconstructed or altered, and no land or building, or part thereof, shall be used for any purpose or in any manner except as permitted for the district in which such building or land is located as set forth

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under the list of permitted Standard uses and uses requiring Special Permit in Attachment I of this Local Law.

2. No existing lot of record on the effective date of this Local Law shall be reduced, subdivided or otherwise reduced in size or changed in configuration so as to make it nonconforming under this Local Law.
3. No building shall be erected, reconstructed or altered nor shall any open space surrounding any building be encroached upon or reduced in any way, except in accordance with the yard, lot area and building location regulations of this Local Law for the district in which such building is, or is proposed to be, located; or where such open space or land is located.
4. No yard or other open space surrounding any building located in conformance with this Local Law shall be considered as providing the requisite yard or open space area for another building. Likewise no yard or open space on one lot shall be considered as providing a yard or required open space for a separate principal or accessory building on any other lot.
5. The regulations listed for each district are hereby adopted and prescribed for such district, subject to the provisions of other applicable Sections of this Local Law, and unless otherwise indicated, shall be deemed to be the minimum requirements in every instance of their application.

Section 13 - Additional Lot and Building Location Regulations

- A. No more than one principal structure on any lot, other than as may be approved under the Planned Development District provisions, shall be permitted.
- B. On a corner lot in any district where a front yard is required, a yard shall be provided on each roadway equal in depth to the required front yard on each such road. One rear yard shall be provided on each corner lot and the owner shall designate the rear yard on his application for a Permit.
- C. Where a single lot under individual ownership extends from one roadway to a parallel or nearly parallel roadway, the principal structure shall be erected to face the roadway on which those adjoining structures face.
- D. On a corner lot in any district where a front yard is required, no fence, wall, hedge or other structure or planting more than three (3) feet in height shall be erected, placed or maintained which obstructs visibility from the roadway or interferes with the safe movement of vehicular traffic.
- E. When a vacant lot in any district is situated between two improved lots, the front yard of the vacant lot shall have a minimum depth equal to the average depth of the front

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yards of the two adjoining improved lots, but not less than twenty-five (25) feet from the road right of way or fifty (50) feet from road center line, whichever is greater.

- F. The space in any required yard shall be open and free from any building except for accessory buildings in a side or rear yard and except for the ordinary projections of window sills, eaves and other architectural features, provided, however, that such features shall not project more than two (2) feet into any required yard.
- G. No building or structure shall have a greater number of stories, nor have an aggregate height of a greater number of feet than is permitted in the district in which such building or structure is located, except that the height limitations of this Local Law shall not apply to barns, silos, church spires, chimneys, water tanks and necessary heating or air conditioning appurtenances usually carried above the roof level; nor to flag poles, transmission towers and cables, radio and television antennae or towers and similar structures. Such features, however, shall be erected only to such height as is necessary to accomplish the purpose for which they are intended.
- H. Residential fences shall be no closer than twenty four inches from the property line.

Section 14 - Accessory Buildings and Uses

- A. On any lot accessory buildings(s) or use(s) in connection with the principal structure and use may be constructing and located subject to the following:
 - 1. All accessory buildings or uses shall require a Permit to be issued prior to their initiation as elsewhere required in this Local Law.
 - 2. No more than two (2) accessory buildings or uses in addition to a private garage in conjunction with a residence, including such things as a home workshop, tool shed, wood shed and like buildings and uses shall be permitted on any residential lot. The total area encompassed by such accessory building(s) and use(s) shall not exceed that maximum percent of total lot coverage as identified according to the respective zoning district in Attachment I - Zoning Schedule. No such limitation shall apply to farm or commercial uses, except that permitted accessory buildings and uses may be determined by the Joint Joint Planning Board in accord with their review of any proposed Planned Development District or any use required a Special Permit.
 - 3. Accessory Buildings to a residential use which are not attached to a principal building may be erected in accordance with the following requirements:
 - a. Rear or side yard - at least twenty (20) feet from side or rear property line.
 - b. Side yard, street side of corner lot - same as for principal building.

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- c. No closer to a principal or other accessory building than twenty (20) feet.
- 4. An accessory building attached to a principal residential building or an accessory building to other than a residential use, whether attached to the principal structure or not, shall comply in all respects with the requirements of this Local Law applicable to the principal building.
- 5. No accessory building or enclosure shall be constructed or located to house livestock, other than a domestic household pet, on any lot less than three (3) acres in size. Front, side and rear yard setbacks for any such building or enclosure designed to house livestock shall be a minimum of one hundred (100) feet from the side and rear lot lines.
- 6. Maximum height of any accessory building shall be one and one-half (1 1/2) stories or twenty (20) feet, whichever is less; except that it shall not exceed the height of the principal building. This height limitation does not apply to farm structures.
- 7. A private, outdoor swimming pool shall be permitted as an accessory use to a dwelling unit only in accordance with the following regulations:
 - a. Such pool shall be accessory to a principal residential use and shall be erected only on the same lot as the principal structure.
 - b. Such pool may be erected or constructed only in the side or rear yard of the lot, shall conform with the minimum side and rear yard requirements of the principal building for the district in which it is located and shall not be less than fifteen (15) feet distant from any principal or accessory structure.
 - c. Such pool shall be adequately fenced according to the New York State Uniform Fire Prevention Building Code in order to assure that it will be used only by those persons having approved entrance to the pool.
 - d. Such pool shall be adequately screened or otherwise situated so as not to be visible from the public right of way or to present a nuisance to any adjoining use.
 - e. Such pool shall not adversely affect the character of any residential neighborhood and all lighting or other appurtenances shall be so arranged as not to interfere with neighboring uses.

In addition, a swimming pool to be constructed or installed as an accessory use to a motel, tourist or like accommodation or as part of any commercial or club facility shall be permitted after application to, and authorization of a Permit therefor by, the Enforcement Officer. Such swimming pool shall be so located as not to cause a hazard or nuisance and shall be designed and located

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in accord with acceptable engineering standards and any applicable County or State requirements.

8. One (1) mobile home shall be permitted as an accessory use to a farm where the location of the mobile home is in conjunction with a commercial, operating farm and for the sole purpose of providing residential quarters for a full-time employee, and the employees family, of the farm. In considering an application for a mobile home to be located as an accessory dwelling to an operating farm, the Enforcement Officer shall determine that:
 - a. The location, including front, side and rear yards are as otherwise required for a principal residential use in the district as regards the parcel on which the mobile home is located and relative to any principal or accessory building.
 - b. The provisions for all sanitary facilities are adequate.
 - c. Proper assurances are provided, including a performance bond where deemed necessary, for the removal of any mobile home no longer used for occupancy by a full-time employee of such operating farm.
 - d. All other provisions relating to mobile homes under this Local Law are met.
9. A building, mobile home, trailer or other structure, accessory to a construction project for office, storage or related construction use may be permitted upon issuance of a Permit by the Enforcement Officer, such installation to be temporary and continued only for the duration of the construction project to which it is accessory.

Such Permit will be issued only in conjunction with the construction of an approved use for which a Permit has also been issued and a Certificate of Compliance applied for. Such temporary facility shall not be designed or used for living accommodations except for the nonpermanent accommodation of a clerk-of-the-works or night watchman, and shall be promptly removed upon completion of the construction project or part thereof to which it is accessory, such date to be determined by the Enforcement Officer. Upon notice from the Enforcement Officer, the Permit shall expire and the rights and privileges thereunder shall be vacated. Failure to remove such installation in a prompt manner after notice by the Enforcement Officer shall be considered a violation of this Local Law.

Section 15 - Nonconforming Situations

- A. A permitted building or use may be constructed or located on any lot of record in any district even if said lot is less than the minimum area required for said use in the district in which it is located, providing the following conditions exist or are met:
1. The owner of said lot owns no adjoining vacant land which would create a conforming lot if combined with the lot which is deficient in area; and
 2. Any structure erected or use located on a nonconforming lot shall have front, side and rear yards conforming to the minimums required for the district in which said lot is located, except as may be otherwise approved by the Board of Appeals as elsewhere provided for and according to the variance procedures under this Local Law.
- B. The lawful use of any land or principal or appurtenant structure or use requiring a Permit under this Local Law and existing on the effective date of this Local Law may be continued although such use or structure does not conform with the provisions of this Local Law and any such use or structure may be reconstructed, altered or changed in use subject to the following:
1. A nonconforming building or use shall not be added to or enlarged in any way that will extend the nonconforming features unless such nonconforming building or use is made to conform to the regulations of the district in which it is located.
 2. A nonconforming use may be changed to another nonconforming use only upon a determination by the Board of Appeals, as elsewhere provided for and according to the variance procedures under this Local Law, that such change represents an improvement to the existing use and its relationship to adjoining uses.
 3. A nonconforming structure or use, one removed, shall not be reintroduced or replaced other than by a conforming structure or use.
 4. Whenever a nonconforming use has been discontinued for a period of one (1) year, any future use shall be in conformity to the provisions of this Local Law.
 5. A nonconforming structure or use which has been damaged by fire or other natural causes may be restored, reconstructed or used as before, provided the bulk, height and area requirements shall not exceed that which existed before said damage. Said restoration must be completed within one (1) year of such occurrence or the use of the building or land as a legal nonconforming use thereafter shall be terminated.
 6. Any building or use which has been conclusively initiated or for which a Permit has been lawfully granted, and on which construction has been started and

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diligently prosecuted before the effective date of this Local Law or its amendment may be completed.

7. Nothing in the foregoing shall be interpreted to preclude the substitution of a replacement mobile home for an existing mobile home of record nonconforming as to use on the effective date of this Local Law, provided that all other applicable provisions of this Local Law are complied with; and further provided that such replacement is accomplished within one (1) year from the date of removal of the existing mobile home of record.

ARTICLE IV - SUPPLEMENTARY REGULATIONS

Section 16 - Off-Street Parking

- A. Off-street Parking space shall be required for all principal buildings constructed or substantially altered after the effective date hereof. Each off-street space shall consist of at least one hundred eighty (180) square feet. In addition, space necessary for aisles, maneuvering and drives shall be provided and shall be so arranged as not to interfere with pedestrian or motor traffic on the public street or highway.
- B. Parking requirements shall be provided on the basis of two (2) spaces per each dwelling unit and two (2) spaces for each 200 square feet of retail, office, sales or display area in any business or commercial use unless otherwise stipulated. For uses not specified or not of the nature or type generally described here, the Joint Joint Planning Board shall recommend to the Town Board parking requirements in specific cases consistent with the guidelines provided herein. The required provisions for parking may be provided by the Town or in combination with adjacent uses in a manner deemed appropriate by the Town Board after application, consideration and recommendation by the Joint Joint Planning Board.
- C. The required parking space in residential districts shall be for resident parking only and shall not be located in any required front yard. This shall not prohibit arranging for, by lease or other arrangement, required parking space for one automobile of a non-resident of the premises.
- D. No more than one unlicensed, unregistered motor vehicle shall be parked or stored out-of-doors or other than in a fully-enclosed structure in any district for a period not to exceed sixty-two (62) days.
- E. No recreational vehicle or living unit, boat, or other utility or service vehicle or equipment shall be stored in any required front yard or within ten (10) feet of any lot line.
- F. Off-Street parking for gasoline stations and service garages shall be limited to employee and customer cars which are licensed and in running condition and shall not be used for repair or sale of new or used cars or parts therefrom.
- G. For any building having more than one use, parking space shall be required for each use. For the purposes of computing parking requirements, floor areas shall be the sum of the horizontal area within exterior walls of the several floors of a building, excluding the basement, cellar and attic areas.
- H. Off-street loading facilities shall be provided for each commercial or industrial establishment hereafter erected or substantially altered to have a gross floor area in excess of 1,500 square feet and shall be so arranged as not to interfere with pedestrian

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or motor traffic on the public street or highway. Any required off-street loading berth shall have a clear area not less than twelve (12) feet in width by twenty-five (25) feet in length.

- I. An off-street loading space may occupy any part of any required side or rear yard, except no such berth shall be located closer than one hundred (100) feet to any lot in any residential district unless wholly within a completely enclosed area or within a building.

Section 17 - Signs

- A. General Regulations - The following regulations shall apply to all signs.

1. No new or additional sign shall be created by erecting, installing, painting, upon; or be otherwise established, without a Permit therefore.
2. Signs must be constructed of durable materials, maintained in good condition, and not allowed to become dilapidated.
3. Signs, other than an official traffic sign, shall not be erected within the right-of-way lines of any street or highway, nor project beyond the authorized property lines, except where no other provision is possible in which case the Board of Appeals, in accordance with the variance procedures elsewhere provided for in this Local Law, shall make a determination relative thereto.
4. All temporary signs erected for a special event or property sale, rental or repair shall be removed by the property owner or his agent when the circumstances leading to their erection no longer apply.
5. No sign shall physically or visually impair vehicular or pedestrian traffic by design, illumination, color or placement. All signs shall have sufficient clearance so as to provide clear and unobstructed visibility for vehicles entering and leaving the highway and, if illuminated, the light shall not be directed toward any public highway or adjacent residential use. In addition, no flashing or intermittently lighted sign shall be permitted.
6. Any business or advertising sign hereafter erected shall not project into a public street right-of-way and shall not be closer than ten (10) feet to any lot line.

- B. In all districts, the following signs are permitted:

1. One nameplate, identification or professional sign not to exceed four (4) square feet of sign area, showing the name and address of the resident or other permitted activity associated with the premises.

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2. One non-illuminated sale or rental sign not to exceed eight (8) square feet of sign area during and pertaining to the sale, lease or rental of the land or building. Such sign shall be of a temporary nature.
 3. One artisan's sign not to exceed eight (8) square feet of sign area during and pertaining to construction, repairs or alterations on the property. Such signs shall be removed promptly upon completion of the work.
 4. One institutional or religious identification sign not to exceed sixteen (16) square feet in area.
 5. A sign advertising the sale or development of a tract of land may be erected upon the tract by the developer, builder, contractor or owner. The size of the sign shall not exceed sixteen (16) square feet and not more than two (2) signs shall be placed upon the tract along any highway frontage. Such sign must be at least fifty (50) feet from the road or highway right-of-way line.
 6. One principal and one accessory business sign for any existing or permitted commercial use provided that the gross surface area of the principal business sign shall not exceed two (2) square feet per lineal foot of building frontage, but in no case shall exceed twenty-four (24) square feet, and the accessory business sign shall not exceed fifty (50) percent of the area of the principal sign.
- C. In R-H and C-I districts the applicable signs above are permitted, and in addition, the following:
1. One (1) principal and one (1) accessory business sign for any existing or permitted commercial use provided that the gross surface area of the principal business sign shall not exceed two (2) square feet per lineal foot of building frontage, but in no case shall exceed forty-eight (48) square feet, and the accessory business sign shall not exceed fifty (50) percent of the area of the principal sign.
 2. No sign attached or unattached shall be higher than the principal building to which it is accessory.
 3. All signs shall have sufficient clearance so as to provide clear and unobstructed visibility for vehicles entering and leaving the highway.
- D. In any R-H, R-R, or R-A district an advertising sign shall be permitted, provided the gross surface area of such sign shall not exceed sixty (60) square feet and further provided that no such sign will be located within fifty (50) feet from the edge of the pavement of the nearest roadway, within one hundred (100) feet from any residence, or within two hundred (200) feet from any roadway intersection.

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- E. In any Planned District, the Joint Joint Planning Board and the Town Board shall review and approve any proposed business sign as a part of the review of a project in such Planned District.

Section 18 - Site Improvements and Screening

- A. Site improvements, including landscaping and screen-planting may be required according to the following:
1. Any use required by this Local Law to be screened shall provide a fence, screen, or landscaping sufficient to obscure such uses from view from abutting properties and the public right of way as is considered appropriate. The Joint Joint Planning Board or Town Board may require sufficient screening to be installed using one or more combination of the following:
 - a. Vegetated berms may be constructed if they are compatible with the surrounding area.
 - b. Fencing at least eight feet in height may be required and shall be equipped with interlocking opaque slats, mesh, or other screening material. Color of materials shall be uniform, non-reflective tones. Approved colors shall include, but not be limited to green, brown, tan, and black and be complementary to the color of the fence and painted equipment.
 2. Plans and site design for the installation of such fencing or screening as are required shall be reviewed and approved by the Joint Joint Planning Board in the instance of a Special Use Permit or a Planned Development District prior to authorization of a Permit.
 3. Any fencing or screening installed in accordance with this Section shall be maintained in good order to achieve the objectives of the same. Failure to maintain required fencing and screening shall be considered a violation of this Local Law.

Section 19 - Mobile Homes on Individual Lots

- A. All mobile homes located or installed on an individual lot after the effective date of this Local Law or its amendment shall comply with the State Code for Construction and Installation and Standards, Rules and Regulations for Mobile Homes, effective January 15, 1974 and as it may be amended.
- B. A Permit shall be required for any and each addition or alteration to the mobile home and such Permit shall include a provision for removing the structural addition, unless

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a Certificate of Compliance is granted therefor, at such time as the mobile home may be removed or relocated.

- C. An approved metal, wood or other suitable skirting or framing, properly ventilated and attached shall enclose that area from the bottom of the floor line of the mobile home to the ground.
- D. One recreational Living Unit (camping trailers, tents, or other recreational or temporary living quarters) will be allowed as an accessory to a single family dwelling unit in all zoning districts for the purpose of camping for temporary periods, not to exceed one hundred fifty (150) days per calendar year, and must have fully self-contained sanitary facilities or sanitary facilities connected to an approved septic system. All recreational living units allowed under this section must be removed from the premises at the end of the one hundred fifty (150) day period, except legally registered recreational vehicles may be stored upon the premises if a permanent dwelling exists on the lot. Permit required unless unit falls under Exempt Building/Use definition.

Section 20 –Supplemental Development Standards

These development standards apply to all districts in the Town of Sharon, unless indicated below.

A. Landscaping

- 1. Landscape Plan: A landscape plan shall be required for all commercial uses subject to a Special Use Permit. Such plan shall include a combination of large canopy trees and small to medium canopy trees which are native, shrubs, vines, groundcover, ornamental grasses, and/or wildflowers, complementary to the surrounding landscape. When possible, sites should be located to utilize natural, structural, and topographical screens.
 - a. Trees shall be a minimum three inch (3") caliper at the time of planting. A minimum of six (6) trees per one hundred linear feet (100 lf) is required. All vegetation shall be planted and spaced to provide maximum screening, growth, and overall health.
 - b. At least fifty percent (50%) of the landscape vegetation shall be evergreen.
 - c. The vegetation shall be kept in an attractive state and in good condition at all times by the applicant or operator.
 - d. Landscape plans shall be prepared by a landscape architect.

B. Protection of Agriculture

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1. To minimize impacts on agriculture, the Joint Joint Planning Board may require a use subject to a special permit to have the building envelope sited on the least fertile soils for agricultural uses and in a manner which permits access to active agricultural land. Structures shall, to the maximum extent practicable, avoid being placed on lands defined by the Schoharie County Soil Survey as being Prime Farmlands, or Soils of Statewide Importance.
2. The Joint Joint Planning Board may require an additional setback or buffer to be established between new non-farm development and existing farm operations. Establishment of the buffer shall be the responsibility of the non-farm use. The width and character of such buffer shall be determined based on topography, and site conditions.

C. Noise, Vibration, and Seismic Testing

1. No person shall intentionally cause public inconvenience, annoyance, alarm, or recklessly create unreasonably intrusive noise. Every person in the Town of Sharon is entitled to ambient noise levels that are not detrimental to life, health and enjoyment of property. To that end, the Joint Joint Planning Board or Town Board, as the case may be, shall ensure that no "Nuisance Noise" shall be allowed to be produced from any principal or accessory land use reviewable herein except as exempted in sub-section 2 below.
2. Sound Level Measurement:
 - a. Sound levels shall be measured using the A-weighted scale with a sound level meter that meets or exceeds standards established by the American National Standards Institute (ANSI) Specification for Sound Level Meters. The A-weighted decibel scale is designed to correct decibel readings to account for the fact that the human ear is less sensitive to low pitched sounds than it is to high pitched sounds. The A-weighted scale therefore provides a better measure of the subjective response of a human to any given noise.
 - b. Sound levels shall be measured at the property line of any adjoining or neighboring parcel.
 - c. The Joint Joint Planning Board shall ensure that the sound levels proposed by the Applicant shall not exceed those listed in Table 1 as modified by Table 2. The limits in Tables 1 and 2 refer to an instantaneous sound level reading and not an equivalent sound level (Leq) calculated over a period of time.
 - d. No low frequency sound level (16 Hz, 32 Hz, or 64 Hz) shall exceed 65 dBA.

TABLE 1
Maximum Permissible Sound Levels

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Maximum Permissible Sound Level - dB(A)		
	As measured at the property to any Residential Property, Public Space, or Vacant Parcel	As measured at the property line to any Commercial Property
Decibel Level	56 dB(A). No use shall exceed ambient noise levels by 3 dB(A).	70 dB(A). No use shall exceed ambient noise levels by 3 dB(A).
If noise is not smooth and continuous or is radiated during sleeping hours, one or more corrections in TABLE 2 shall be added to or subtracted from each of the sound levels given above.		

TABLE 2: Sound Level Corrections

Type of Operation or Character of Noise	Correction in Decibels
Noise occurs between the hours of 9 p.m. and 8 a.m. **	-5 dB(A)
Noise occurs less than 3 continuous or 5 cumulative minutes in any hour	+5 dB(A)
Impulsive noise or noise of periodic character (i.e., hum, screech, etc.)	-5 dB(A)

- e. Mitigation. The Joint Joint Planning Board may require mitigation of noise impacts by reducing noise frequency, duration, or sound pressure levels. Mitigation can be provided through use of, but not limited to mufflers, noise control covers, limiting hours and days of operation, increased setback distances, enclosure of noise generator with sound barriers.

3. Exceptions:

The provisions of this Section shall not apply to:

- a. Sound and vibration emitted for the purpose of alerting people to an actual or potential emergency, danger, or crime except for those types of signals

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routinely used or required to be used by law or regulation as a warning signal for potential hazards or dangers which are a routine occurrence on the site due to the nature of the usage, such as but not limited to, back-up horns or beepers on construction equipment.

- b. Sound produced by emergency work necessary to restore public utilities, or to restore property to a safe condition, or to protect persons or property from imminent danger, following fire, accident or natural disaster.
- c. Sound created by bells or chimes of a church, synagogue or other house of worship, when a part of a religious observance or service and which do not exceed five (5) continuous or cumulative minutes duration in any one-hour period and which occurs between the hours of 8:00 AM and 9:00 PM.
- d. Sound from agricultural equipment.
- e. Sound produced by operating any mechanically powered saw, drill, sander, router, grinder, lawn or garden tool, lawnmower, or any other similar device between the hours of 8:00 a.m. and 9:00 p.m. when used for the maintenance or upkeep of the property on which it was used.
- f. Sound from snow blowers, snow throwers, and snow plows when operated with a muffler for the purpose of snow removal
- g. Sound from an emergency alarm signal of any structure provided such emergency alarm signal shall terminate its operation within fifteen (15) minutes after it has been activated.
- h. Sound produced by the erection, excavation, construction, demolition, alteration, or repair work of any building or other structure, or the operation of any tools or equipment used in any such activity conducted between the hours of 6:00 a.m. and 8:00 p.m.

4. Vibration

- a. No vibration associated with any use shall be permitted which is capable of being felt by any person lawfully at any adjoining lot line.
- b. The exceptions noted in this section shall also be applicable to vibrations.

5. Seismic Testing:

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- a. All seismic testing operations shall receive Special Use Permit approval from the Joint Joint Planning Board prior to initiation of operation. Seismic testing using any kind of blasting is prohibited in any location of the Town of Sharon having limestone bedrock, regardless of zoning district.
- b. Any application for seismic testing shall include description of the method to be used for seismic testing and proof that the test location is not in an area having karst features or limestone bedrock.
- c. When seismic testing using any kind of blasting occurs, there shall be a 700 foot setback for any such operation from any public or private water supply.
- d. Whenever seismic testing using blasting shall take place, each shot hole shall be immediately filled to prevent groundwater contamination by surface water. Water quantity conditions shall be documented in all wells within 1000 feet of the test by a professional water well contractor or hydrogeologist before any seismic testing shall be allowed.

D. Odors and Fumes

1. There shall be no nuisance caused by noxious or harmful odors or fumes,

E. Lighting for Commercial Uses

1. There shall be no outdoor lighting associated with any commercial land use directed in such a manner that they shine directly on public roads, adjacent property or property in the general vicinity of the land use.
2. All outdoor lighting associated with commercial land uses shall be directed downward using full-cut off shielded light fixtures so as to avoid glare on public roads and adjacent habitable structures and residences.
3. The Joint Joint Planning Board may require all non-essential lighting to be turned off after business hours.

F. Protection of Natural Resources, Water Supplies, and Aquifers

1. Townwide:
 - a. All non-agricultural development within the mapped Floodplain is prohibited.
 - b. All construction on any streambank lot shall be carried out in such manner as to minimize interference with the natural course of such waterway, to avoid erosion of the streambank, to minimize increased runoff of ground and surface water into the waterway, to remove only that vegetation which is necessary to

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the accomplishment of the project, and to generally maintain the existing aesthetic and ecological character of the streambank.

- c. Development shall be carried out in such a manner as to minimize fragmentation of the forest vegetation.
 - d. The Joint Joint Planning Board, Town Board, or Zoning Board of Appeals may require that vernal pools (seeps) within wooded areas be identified and development moved away from them and from within the upland area surrounding the vernal pool up to a 700' radius.
 - e. No land disturbance, except for agriculture, shall take place on steep slopes in excess of 25%. Erosion and sedimentation impacts shall be minimized through use of best management practices and/or filing of erosion and sedimentation control plans for development occurring on slopes between 15% and 25%.
 - f. No on-site sewage field or seepage pit shall be located within one hundred (100) feet of any streambank and no septic or other holding tank shall be located within fifty (50) feet of any streambank, as measured from the normal high water mark of the waterbody.
2. The Town of Sharon hereby establishes three Critical Environmental Areas pursuant to 6 NYCRR Part 617.14 (g) as follows:
 - CEA 1: Areas having an environmental sensitivity of 3 or more from composite map analysis in Appendix E of the Town of Sharon Comprehensive Plan.
 - CEA 2: Engleville Pond Watershed (public water supply for the Village of Sharon Springs) from the Watershed Map in Appendix E of the Town of Sharon Comprehensive Plan.
 - CEA 3: Karst/Limestone area from the Karst Map in Appendix E of the Town of Sharon Comprehensive Plan.
 - a. The potential impact of any Type I or Unlisted Action on the environmental characteristics of each of these CEA's is a relevant area of concern and must be evaluated in the determination of significance prepared in any SEQR action pursuant to Section 617.7 of 6 NYCRR Part 617.
 - b. In addition to other requirements of this Local Law, the Joint Joint Planning Board, Town Board, or Zoning Board of Appeals shall, to the maximum extent practical, minimize impacts to these critical resources in the Town of Sharon by:

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1. Within the CEA1:

- a. There shall be a 100' setback from all wetlands.
- b. No site disturbances, except for agriculture, shall take place within 100 feet of any stream bank located within the CEA 1. Natural vegetation shall remain undisturbed to the maximum extent possible in order to preserve an environmentally healthy stream and stream corridor. Clearcutting and removal of vegetation is prohibited. However, selective cutting to remove individual trees to create "view corridors" from new structures or selective cutting of trees for forestry operations shall be allowed.

2. Within the CEA2:

- a. The following activities are prohibited within the CEA 2:
 1. The on-site disposal of solid waste, pathological or medical waste, petroleum, radioactive material, hazardous substances, hazardous waste, or process wastes, including aqueous-carried waste (except for animal manure and associated bedding material, and agricultural use of food processing wastes where the waste is applied at or below rates used for agriculture) is prohibited.
 2. Surface land application of septage, sewage, sludge, or human excreta.
 3. Disposal of snow or sand containing salt or deicing compounds that has been transported from off-site areas.
 4. Stockpiling or storage for other than residential uses of coal, bulk chemicals, deicing compounds, hazardous substances, or hazardous waste.
 5. Stockpiling or storage of fertilizers except in containers or structures designed to prevent contact with precipitation.
 6. Storage of manure, except in conjunction with agricultural operations.
 7. Construction of municipal or industrial sewage treatment facilities with disposal of primary or secondary effluent.
 8. Mining and excavation of overburden and/or minerals from the earth for sale or exchange, or for commercial, industrial, or municipal use (except for the sale of incidental overburden and/or

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minerals from excavation related to construction as part of an agricultural or residential use).

9. Vertical or horizontal drilling of wells used for obtaining oil, obtaining natural gas, gas storage, solution mining, or brine disposal.
 - b. Lot coverage. The maximum lot coverage within the CEA 2 shall not exceed fifteen percent (15%) of the lot area except that agricultural operations are not subject to this requirement.
3. Within the CEA 3:
- a. Lot coverage. The maximum lot coverage within the CEA 3 shall not exceed fifteen percent (15%) of the lot area except that agricultural operations are not subject to this requirement.
 - b. No seismic testing using any type of blasting shall be allowed.

G. Standards for Individual Uses

The following standards for individual uses subject to Special Use Permits to be considered under the provisions of this Local Law include, but are not limited to, the following:

1. Home Occupation. A home occupation may be approved only if it complies with the following:
 - a. One sign as is permitted under this Local Law. Outdoor display of items produced by such Home Occupation shall be subject to approval and regulation by the Joint Joint Planning Board. Request for permission to display items shall be made when applying for Special Use Permit.
 - b. Such use is clearly incidental and secondary to the use of the premises for residential purposes and further provided that such use shall not occupy or utilize in excess of twenty (20) percent of the gross floor area of the dwelling unit and its accessory buildings.
 - c. Off-street parking shall be provided for all clients, customers, or patients in the side or rear yard. Such off-street parking shall be located at least ten (10) feet from any side or rear property line, shall be paved, screened or fenced as directed by the Board, and shall be so lighted that there will be no direct light into adjacent properties or streets.
 - d. More than one home occupation may be permitted on a single lot. A separate Special Use Permit shall be required for each permitted Home Occupation.

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The area occupied by all permitted Home Occupations shall not exceed twenty (20 %) percent of the gross floor area of the buildings on the lot.

2. Rural Service Shop, Use: Such use shall be permitted only where the Joint Planning Board determines that its purpose location and characteristics of operation are consistent with the purposes of the district and would not interfere with the rural residential or agricultural use of neighboring lands. In addition, the Board shall stipulate the following:

- a. In the instance an accessory building is to be constructed or located for this purpose, it shall conform with all minimum yard, building location and height requirements elsewhere specified in this Local Law, and shall not exceed nine hundred (900) square feet in gross floor area.
- b. No more than one (1) nonresident shall be employed or engaged in the operation of the business or service and any such use shall provide suitable parking, fencing, signing, lighting or other requirements as called for elsewhere in this Local Law and as the Board may specify.

3. Roadside Stand : A permanent structure, stand or location for the sale of seasonal farm produce may be established upon authorization of a Special Use Permit by the Joint Joint Planning Board where the Board determines that:

- a. Such use will not interfere with the normal flow of traffic or present a hazard by way of its proximity to the highway and in this regard that adequate pull-off and parking area is provided.
- b. Such use will not present a nuisance or be objectionable to neighboring uses in terms of traffic, noise or unsightliness.
- c. In addition, an annual Operating Permit shall be required for all roadside stands, such Permit to be effective to that date specified in the application of the calendar year of its issuance. Application for such Operating Permit will be made to the Town Clerk sixty (60) days prior to initiation of the proposed use. Upon recommendation of the Enforcement Officer and the Joint Joint Planning Board, the Town Board shall issue or deny such Permit in accord with the requirements set forth herein and any established fee schedule.

4. Public/Semi-Public Structure, Use: Such uses shall include various municipal and quasi-public, nonresidential uses such as school, church or library. These uses shall be subject to the following regulations:

- a. The location, design, and operation of such facility shall not adversely affect the character of the surrounding residential area.

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- b. Any required off-street parking, service area and other requirements of the use shall be satisfactory to the Joint Planning Board.
5. Public Utility or Service Structure, Use: Public utility uses and/or structures, as defined in Article VII to this Local Law, subject to the following:
- a. Such facility or installation shall not be located on a residential street, unless no other site is available, and shall be so located as to draw a minimum of vehicular traffic to and through such streets.
 - b. The location, design and operation of such facility shall not adversely affect the character of the surrounding residential area.
 - c. Any required off-street parking, service area and other requirements of the use shall be satisfactory to the Board.
 - d. Adequate fences, barriers and other safety devices shall be provided, and the facility shall be screen planted in accordance with the needs of the instant situation as determined by the Board.
6. Eating, Drinking Establishment: In addition to meeting the minimum yard and lot coverage requirements, such businesses shall be subject to the following regulations:
- a. Such use shall have adequate frontage on a public roadway.
 - b. Ingress and egress shall be so designed as to minimize traffic congestion, and for this purpose, the number and location of driveways shall be subject to the explicit approval of the Joint Joint Planning Board.
 - c. Such use shall be adequately fenced and screened from any adjacent residential property and lighting shall be directed away from adjacent property and the highway.
7. Gasoline Station, Service Garage: In addition to meeting the minimum yard and lot coverage requirements, any such establishment shall be subject to the following regulations:
- a. Such establishment shall not be closer than two hundred (200) feet to any existing residential use.
 - b. The minimum distance between pump islands and between the building and any pump islands shall be twenty (20) feet.
 - c. No waste water, oil or other materials shall drain onto, pollute or create hazardous or unsightly conditions because of surface drainage.

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- d. The number of driveways shall be subject to the approval of the Joint Joint Planning Board.
 - e. Any auto wash in addition to meeting the off-street parking requirements shall provide four (4) stacking spaces per bay on the lot to prevent the waiting of automobiles in the public street.
 - f. No exterior storage of dismantled or disabled motor vehicles, parts or salvage material shall be permitted.
8. Hotel, Motel, and Tourist Accommodation: Any such use shall be considered by the Joint Planning Board according to the following:
- a. The Joint Planning Board may require fencing, earth berms, evergreen vegetation or other buffers to reduce visual conflicts with neighbors. All uses shall be screened from adjacent residential uses within or abutting the hotel/motel property by a buffer yard of forty (40) feet in width containing trees, and shrubs along the perimeter of the lot line abutting the residential use. Existing vegetation along Routes 20 shall be retained and maintained to the extent possible so as to permit such vegetation to fulfill or contribute to the buffer and screening requirements. In lieu of compliance with the above buffer yard and screening requirements, an applicant may submit a detailed plan and specifications for landscaping and screening which will afford the same degree of buffering or screening provided by the above requirements.
 - b. No guest, employee or owner parking shall be located on the street.
 - c. No more than one (1) free standing sign to identify the property, in compliance with Section 17 of this Local Law is permitted.
 - d. Meals offered to the general public shall be allowed as an accessory use. When meals are also offered to the general public all parking shall be in accordance with Section 16 of this Local Law.
 - e. Recreational facilities for the sole use of guests are permitted as accessory uses including pool, playground, tennis or other game courts, game or recreation rooms, office and lobby.
 - f. Adequate access, egress and parking accommodations including at least one (1) parking space per rental unit.
 - g. A minimum of ten (10) rental units shall be provided for and the minimum floor area of each shall not be less than three hundred (300) square feet.

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- h. Lighting, signing and landscaping shall be as otherwise required under this Local Law and in accord with any additional provisions the Board may stipulate.
 - i. Traffic impacts. A traffic study shall be required if the number of additional vehicle trips per day to be generated by the hotel/motel will exceed one hundred (100). The applicant must provide for any road improvements, traffic access management, and traffic control to accommodate increased traffic generated by the hotel/motel. The number of egress and ingress curb cuts shall be minimized. The local fire department and ambulance service shall review and approve all access plans to ensure safety and access for emergency services.
9. Commercial Excavation, Mineral Extraction, Small and Large Mines: Except when incidental to the construction of a building on the same lot, the excavation, processing or sale of topsoil, earth, sand, gravel, clay or other natural mineral deposits is subject to the following conditions:
- a. All commercial excavation, mineral extraction and mining use, as defined in this Local Law shall require special use permit approval by the Joint Planning Board.
 - b. Exemptions. The following mining activities shall not require a special use permit:
 1. Operations in connection with construction of improvements, changing of contours, and grading of lots in an approved subdivision, or on a parcel associated with an approved Special Use Permit provided that no more than five hundred (500) cubic yards of earth materials are removed from the lot.
 2. Construction of a pond where no more than eight thousand (8,000) cubic yards of material are removed from the site.
 3. Operations in connection with on-site agricultural uses.
 - c. For Small Mines (less than 750 cubic yards) and When No New York State Department of Environmental Conservation Mine Land Reclamation Law (MLRL) Permit Required. The Joint Planning Board, in reviewing special use permit application for a small mine shall consider the health, safety and welfare of the community and the following:
 1. No mining may take place within one hunrded (100) feet of any property boundary nor within one hundred (100) feet from any public roadway.
 2. Manmade or natural barriers shall be created or maintained to provide adequate screening.

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4. Dust shall be controlled so that it does not migrate off the site.
5. The hours of operation shall not exceed twelve (12) hours in any one day nor commence before 7:00 a.m. on any day nor extend beyond 7:00 p.m. on any day, nor shall there be any operation conducted on Sunday.
6. No excavation shall take place within five (5) feet of the existing water table except for pond excavation.
7. Erosion or other environmental impacts due to mining on steep slopes shall be minimized.
8. The Joint Planning Board shall ensure adequacy of public roadways or rights of way providing direct access to and from the site. In this regard, if town roads are used for ingress and egress, these roads need to be constructed in accordance with the latest version of the Town of Sharon's highway design standards with regard to adequate shoulders, adequate pavement and adequate sub-base. If the existing town roadway proposed to be utilized for direct access to and from any site does not meet these standards, then mining at the proposed site shall not be permitted, unless suitable arrangements are made by the applicant to improve the Town roadway to meet these requirements upon permission from the Town, and without any significant expense to the Town.
9. Any accompanying structure or processing facility shall be so located as not to interfere with the visual qualities or open-space character of the land or any adjoining uses.
10. Adequate fencing and appropriate screen-planting shall be as stipulated by the Joint Planning Board.
11. A plan for restoration and rehabilitation of a commercial earth excavation area or borrow pit shall accompany the application for a Permit to assure conformance with the public health, safety and welfare. The Joint Planning Board, upon approval of such plan, may require a performance bond to assure rehabilitation of commercial excavation sites in conformity with the plan.
12. A plan for drainage of the area, both during and after excavation.
13. The Joint Planning Board may, if it deems appropriate, direct that the applicant proceed to mine in stages and may require reasonable provisions in connection with closing and reclamation of the existing stage prior to permitting the applicant to commence mining activities in the next stage.

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14. The Joint Planning Board may require suitable fencing for enclosing the property if it deems that this is appropriate.
 15. The applicant must demonstrate that the proposed access to and from the property will not create safety or traffic hazards.
 16. Trucks and vehicles shall be loaded and operated so as not to spill gravel, rocks, sand or other earth materials upon the roads and highways utilized to and from the site, or otherwise impair or damage to the roads or highways.
 17. The applicant shall be required to take all measures necessary in order to reduce the noise level to the extent possible. The applicant shall demonstrate that there shall be no vibration effecting properties beyond the limits of the lot.
 18. The Joint Planning Board may, in its discretion, require the applicant to submit written proof that the proposed mining is not subject to the laws and rules set forth in the New York State Mined Land Reclamation Law.
 19. In considering whether to grant a Special Use Permit, the Joint Planning Board shall also determine that the project meets all of the requirements set forth in the Town of Sharon Section 21, Special Use Permit.
 20. No dumping or other disposal of either solid or liquid waste shall be allowed as part of the mining operation.
 21. The Joint Planning Board may also consider such other measures reasonably necessary to mitigate any other environmental impact that may arise as a result of the mining operation.
- d. For Large Mines (750 cubic yards or greater) Subject to NYS DEC MLRL Requirements. For certain mining activities, the New York State Mined Reclamation Law (MLRL) establishes that New York State Department of Environmental Conservation (NYS DEC) is responsible for the regulation and permitting of mining activities and reclamation of operations that extract one thousand (1,000) tons or seven hundred fifty (750) cubic yards or more of a mineral during twelve (12) consecutive calendar months. The NYS DEC is the entity responsible for administering a MLRL permit for mining. The applicant for such permit shall simultaneously apply to both the NYS DEC and the Joint Planning Board. With regard to all Special Use Permits which are subject to the applicant having to obtain a permit from DEC, the Joint Planning Board, in granting such special use permit shall consider the health, safety and welfare of the community and shall advise the NYS DEC on the following:

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1. Whether mining is permitted in the location indicated on the MLRL permit application.
 2. The appropriate setbacks from roads and property boundaries.
 3. The location and design of barriers to restrict access to the mine.
 4. Dust control measures.
 5. Hours of operation.
 6. Any other issue as may be referenced in and appropriate under the MLRL.
- e. Application Requirements for Small and Large Mines: Applications for a special use permit shall show the following:
 1. The full names, signatures and addresses of the owner, lessee, operator and applicant and the written consent of the mortgagee, if any.
 2. Proof of ownership of the property and the names and addresses of all parties having an interest in any entity involved as the owner or operator of the site, such as a limited liability company, corporation or limited partnership which owns or has an interest in the property. If the property is owned in whole or in part by a corporation or limited liability company, the applicant shall provide the names and addresses of all officers, stock shareholders or members of each entity.
 3. Description of proposed operations. A statement clearly detailing the nature and extent of operations, including the type and amount of material to be filled, re-graded or removed, the manner in which it will be accomplished, the proposed hours of operation, and a time schedule for the completion of the various stages of the operation.
 4. Site Plan Map. A Site Plan map drawn to scale, prepared by an engineer or surveyor licensed to practice in the State of New York, showing all improvements on the property as well as the proposed area for mining and other improvements to be constructed in connection with the mining operation.
 5. Boundaries of property. The boundaries of property where the excavation is proposed and the area to be excavated, filled or re-graded.

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6. Existing contours. Existing contours in the area of operations and the proposed contours after completion of the work, which contours shall be prepared from an actual field survey, shall be based on a bench mark note and described on the map and shall be drawn to a scale of not less than one hundred (100) feet to the inch and with a contour interval not to exceed two (2) feet. If necessary, the Joint Planning Board may require more detailed contours.
 7. Existing and proposed water bodies and drainage. Existing and proposed watercourses, water bodies, erosion control and drainage on the premises.
 8. Surrounding area. Surrounding streets and property lines and names of property owners, natural features, existing and proposed structures, a phasing plan, if any, and the environmental assessment form necessary to comply with SEQRA.
 9. Other. Such other maps, plans, boring tests, feasibility studies and engineering data as may be required by the Joint Planning Board in order to determine and provide for the proper enforcement of this Local Law.
- f. The Town Enforcement Officer shall have the right to inspect all or any part of the mine or mining operation at any time. If the Town Enforcement Officer determines that there is a violation of operating conditions and/or that the mining operation is not being conducted or cannot be conducted in accordance with the plans as approved, the mining permit shall automatically become null and void, upon notification sent to the permittee by regular mail to the address given on the application. The permittee may change this address given on the application. The permittee may change this address from time to time in writing submitted to the Town Enforcement Officer.
 - g. Length of permit. The Joint Planning Board shall determine the length of any mining permit issued, however, no mining permit shall be issued for more than five years. If it is contemplated that the mining operation will take more than 5 years, then the applicant shall apply to the Joint Planning Board for renewal of the permit before the expiration of the 5 year period.
 - h. Pre-existing mines: With respect to mines which currently are being operated in the Town of Sharon pursuant to valid permits which have not expired, the owner of any such property shall be entitled to continue the operation of same pursuant to the provisions of a valid permit currently in effect through the time that such permit expires. Thereafter, any application for renewal of an existing valid permit shall be subject to the provisions of this law.
10. Junkyard: No junkyard shall be established hereafter in any area of the Town unless a Special Use Permit shall have been authorized by the Joint Planning Board for such use. Before a Special Use Permit for a junk yard is authorized, the Joint

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Planning Board shall find that such use will not constitute a detriment to the public health, safety, welfare, convenience, and property values by reason of dust, smoke, fumes, noise, traffic, odors, vermin or other condition. The Joint Planning Board may specify any reasonable requirements to safeguard the public health, welfare, safety, convenience and property values in authorizing such Permit, including the following:

- a. Said use shall not be located within five hundred (500) feet of any highway, stream, lake, pond, wetland, or property line, any existing church, school, public building, park, or place of public assembly.
- b. Any new junk yard shall be completely surrounded with a fence which substantially screens said area and shall have a suitable gate which shall be closed and locked except during the normal working hours of said use. Such fence shall not be erected nearer than fifty (50) feet from any highway or property line. All junk and dumping materials stored or deposited at the site shall be kept within the enclosure of the fence and below the top of the fence, except during transportation of same in the reasonable course of the business. No dumping or burning of same shall be accomplished within the Town.
- c. Where the topography, landforms, natural growth of trees or other considerations accomplish the purpose of this provision in whole or in part, the fencing requirements hereunder may be reduced by the Joint Planning Board, provided, however, that such natural barrier conforms with said purposes.
- d. Inside, adjacent to and continuous with the fence or enclosure, there shall be one strip of land at least three feet in width which shall be kept free of all dry grass, junk, plant growth, or other combustible material so as to provide a fire lane or break around the entire area where business activity is conducted.
- f. No materials shall be burned or buried in a junkyard except in compliance with Article 27 of the Environmental Conservation Law of the State of New York and its implementing regulations promulgated by the New York State Department of Environmental Conservation (Part 360 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York or "6 NYCRR Part 360") and any other applicable law or ordinance of the municipality.
- g. The Joint Planning Board may require a bond at the time of permitting to cover future clean up costs.

11. Other Commercial Uses: Those other commercial and light industrial uses provided for in Attachment I – of this Local Law - Uses requiring Special Use Permit, and not otherwise specifically provided for in this Section may be permitted upon authorization of the Joint Planning Board. Uses similar to those listed may also be considered for a Special Use Permit. In either case, the Joint Planning Board shall determine that:

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- a. The proposed use will not detract from or interfere with adjoining uses or vacant land.
- b. The proposed use is consistent with the Town Plan for the area in question.
- c. The individual parking, loading, storage, signing, screening and other needs of the proposed use are provided for in a manner satisfactory to the Board.

12. Family Care Facility: The Joint Planning Board shall review any such proposed use to determine that it will not adversely affect the existing character and social structure of the neighborhood or surrounding area and to preclude the over concentration of such facilities that would defeat the purpose of deinstitutionalization. In particular, the Board shall review any application for such use according to the following:

- a. In addition to the requirement set forth in Attachment I, the Board shall determine that the lot area and open space provisions are of adequate size and suitably located to satisfactorily accommodate the number and type of occupants. Specifically, an average of three hundred (300) square feet of open space recreational area shall be provided on the site for each resident less than eighteen years of age and two hundred (200) square feet of open space recreational area shall be provided on the site for each resident eighteen years of age and older.
- b. Not more than two (2) such facilities will be located within one thousand three hundred twenty (1320) feet or one-fourth (1/4) mile of another such use in the Town and the total number of such facilities will not exceed five (5) percent of the total number of year-round single family dwellings in the Town, exclusive of the Village, at any point in time.
- c. Adequate access and egress shall be provided to the public right-of-way and suitably located off-street parking provided, including a minimum of one (1) parking space for each resident or employee authorized to operate a motor vehicle.

13. Dwelling, Multi-family: The Joint Planning Board shall review any such proposed use to determine that it will not adversely affect the existing character of the neighborhood or surrounding area. In particular the Board shall review any application for such use according to the following:

- a. In addition to the requirements set forth in Attachment I, shall determine that the structure is appropriately placed on the lot so as to fit with the surrounding neighborhood and is of exterior design suitable to the locality. Provision shall

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be made for open space suitably located to satisfactorily accommodate the recreational needs of the residents.

- b. Provision shall be made for adequate water supply either by one or more proven wells or by approved water storage tanks. Plans submitted to the Joint Planning Board shall include documentation to ensure that all units will have adequate water during peak hours of use.
- c. No new structure for such use shall exceed four (4) dwelling units. No unit within the structure will exceed two (2) bedrooms. Each unit shall have a minimum of six (600) square feet of living space.
- d. An existing residential structure may have the number of dwelling units contained within it increased, provided that the total number of dwelling units within the structure after conversion shall not exceed three (3). Each unit shall have a minimum of six hundred (600) square feet of living space.
- e. Such facilities shall be located on hard surfaced roads which permit access for fire and rescue equipment, school buses and snow removal.
- f. Adequate access and egress shall be provided to the public right-of-way and suitable located off-street parking shall be provided, including a minimum of one and one-half (1 1/2) parking spaces per dwelling unit.
- g. Not more than two (2) such facilities will be located within two thousand six hundred forty (2,640) feet or less than one half (1/2) mile of another such use in the Town. The total number of such facilities will not exceed five (5) percent of the total single/two family dwellings in the Town, exclusive of the Village of Sharon Springs, at any point in time.

14. Efficiency Apartments: Conversion of an existing building to contain efficiency apartments shall be permitted only in accord with the following:

- a. Living space shall be two hundred (200) square feet at a minimum including sanitary facilities.
- b. A maximum of one (1) conversion or addition of an efficiency apartment can be made to a single or two family dwelling.
- c. Structures, such as motels, may be converted to efficiency apartments, provided that each unit will have a minimum of two hundred (200) square feet of living space and a separate, private bathroom.
- d. Provision shall be made for adequate water supply either by one or more proven wells or by approved water storage tanks. Plans submitted to the Joint

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Planning Board shall include documentation to ensure that all units will have adequate water during peak hours of use.

- e. Such facilities shall be located on hard surfaced roads which permit access for fire and rescue equipment, school buses and snow removal.
- f. Adequate access and egress shall be provided to the public right-of-way and suitable located off-street parking shall be provided, including a minimum of one and one-half (1 1/2) parking spaces per dwelling unit.
- g. Not more than two (2) such facilities will be located within two thousand six hundred forty (2,640) feet or less than one half (1/2) mile of another such use in the Town. The total number of such facilities will not exceed five (5) percent of the total single/two family dwellings in the Town, exclusive of the Village of Sharon Springs, at any point in time.

15. Kennels: The Joint Planning Board shall review any such proposed use to determine that it will not adversely affect the existing character of the neighborhood or surrounding area. Any special use permit issued for a kennel shall be for a term of one year. Such permit shall be renewable by the Enforcement Officer provided all original special use permit conditions continue to be met. In particular the Board shall review any application for such use according to the following:

- a. The minimum lot size shall be five (5) acres.
- b. No kennel enclosure, building, or fence shall be permitted within fifty (50) feet of any property line.
- c. All outdoor areas used by animals shall be located to the side or rear of the principle building on the site. Such areas shall be enclosed by fencing of a type of construction and height sufficient to confine any animal on the premises.
- d. In considering the application for a Special Use Permit for a kennel, the Joint Planning Board shall consider the number, size, breed and temperament of animals to be sheltered in order to ensure the health, safety and general welfare of the community.
- e. Buildings in which animals are to be housed shall have adequate provisions for heat, ventilation and sanitation for proper maintenance of the health of the animals. Sufficient housing shall be provided to ensure that all animals can be confined inside a building simultaneously.
- f. Adequate provisions shall be made for sanitary disposal of animal waste supplies and to preclude offensive odors becoming a nuisance.

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- g. In issuing the Special Use Permit approval for a Kennel, the Joint Planning Board shall stipulate the maximum number and type of animals to be boarded, harbored or trained.
- h. All animals being boarded, harbored or trained in a kennel facility shall be confined indoors during hours of darkness.

16. Bed and Breakfasts: Any such use shall be considered by the Joint Planning Board according to the following:

- a. The appropriateness of the use in its proposed location relative to the R-H district classification and to surrounding uses or open-space characteristics.
- b. The amount of land involved, the number of occupants and the size and sophistication of accommodations to be provided as these pertain to the intensity of the use and the ability of the land and the character of the surrounding areas to accommodate it within the intent of the R-H zoning district.
- c. Adequate access, egress and parking accommodations including at least one (1) parking space per rental unit.
- d. A minimum of two rental units.
- e. Lighting, signing and landscaping shall be as otherwise required this Local Law and in accord with any additional provisions the Joint Planning Board may stipulate.

17. Telecommunications Facilities:

- a. A telecommunication facility shall be allowed in any district subject to the issuance of a special permit and site plan approval by the Joint Planning Board.
- b. Telecommunication facilities proposed for co-location on a previously approved facility shall not require a special permit but shall require site plan approval by the Joint Planning Board and the issuance of a building permit by the Enforcement Officer. Facilities proposed to be located on an existing structure or at a location not previously approved for such a facility shall require a special permit as well as site plan approval.
- c. For each telecommunication facility requiring only a building permit and site plan approval the applicant shall submit a written application for a building permit together with materials and documentation listed below with the exceptions of 1.) & 2.).

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For each Telecommunications Facility requiring a Special Use Permit, the applicant shall submit the following:

- 1.) A written application for such permit to the Joint Planning Board on a form prescribed by the Joint Planning Board.
- 2.) Environmental Assessment Form (long form) with the Visual Addendum as referred to therein.
- 3.) An analysis demonstrating that location of the telecommunication facility as proposed is necessary to meet the frequency reuse and spacing needs of the applicant's telecommunication system and to provide adequate service and coverage to the intended area.
- 4.) A site plan prepared to scale and in sufficient detail and accuracy showing at minimum:
 - a.) The exact location of the proposed telecommunication facility together with any guy wires and guy anchors, if applicable;
 - b.) The maximum height of the proposed telecommunication facility;
 - c.) A detail of tower type (monopole, guyed, freestanding, other);
 - d.) The location, type and intensity of any proposed lighting;
 - e.) Property boundaries and name of owner together with the names of adjacent land owners;
 - f.) The location of all other structures on the property and all structures on any adjacent property within ten (10) feet of the property lines, together with the distance of those structures to any proposed telecommunication facility;
 - g.) The location, nature and extent of any proposed fencing, landscaping and/or screening;
 - h.) The location and nature of proposed and existing easements and access road, if applicable;
- 5.) Proof of consent and acknowledgment of potential liability for tower removal by the owner of the telecommunication facility and the owner of the structure and land on which the facility is located, if not the same person or entity.
- 6.) Agricultural Data Statement;
- 7.) Copy of Federal Communications Commission (FCC) license;
- 8.) Engineer's report of new access driveways and parking;

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- 9.) Certification of Structural Safety;
- 10.) Letter of intent of removal of obsolete/unused facilities;
- 11.) Documentation of Intermunicipal Notification and;
- 12.) Any other supporting documentation the Joint Planning Board deems necessary.

d. Additional Requirements And Standards

1.) SETBACKS

- a.) All telecommunication facilities shall be set back from abutting parcels, recorded rights of way and roads a distance equal to one and one-half (1 1/2) times the height of the facility or one hundred feet, whichever is greater. In addition the Joint Planning Board may require such additional distances which in its opinion are necessary to contain on-site all ice-fall or debris from tower failure and preserve the privacy of any adjoining property
- b.) A telecommunication facility may be located on a single lot as a principal structure or on a portion of a lot of any existing use. If the land for such facility is to be leased, the entire area required shall be leased from a single lot of record unless a waiver is granted by the Joint Planning Board based upon a showing of necessity that more than one parcel of record is essential to the development of the facility.

2.) SHARED FUTURE USE OF NEW TOWERS

In the interest of minimizing the number of new telecommunication facilities the Joint Planning Board may require as a condition of either site plan or Special Use Permit approval that the applicant indicate in writing a commitment to co-location of such facilities and that the applicant will design any towers to have a minimum height and carrying capacity needed to provide future shared usage. The condition for co-location may not be required if the applicant demonstrates that provisions of future shared usage are not feasible or impose an unnecessary burden based upon:

- a.) the number of potential Federal Communications Commissions (FCC) licenses available for the area;
- b.) the kind of facility proposed;
- c.) the number of existing and potential licensees without facilities;

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d.) available spaces on other existing and approved facility; and

e.) potential adverse visual impacts by a facility designed for shared usage.

3.) CO-LOCATION: Co-location utilizing existing tall structures such as municipal water tanks, silos or similar structures shall be preferred to the construction of new facilities. An applicant for a Special Use Permit shall present a report inventorying existing facilities and/or structures within a technologically reasonable distance of the proposed site and outlining opportunities for shared use of same as an alternative to a proposed new facility including documentation demonstrating good faith efforts to secure such shared use including an analysis of any technical, physical and/or financial reasons why shared usage is not appropriate.

4.) AESTHETICS - A telecommunication facility shall be located and buffered to the maximum extent which is practical and technologically feasible to help insure compatibility with surrounding land uses. In order to minimize adverse aesthetic effects on neighboring residences the Joint Planning Board may impose reasonable conditions including the following:

a.) Landscaping consisting of trees or shrubs to screen the base of the facility from adjacent residential property. Existing on-site trees and vegetation shall be preserved to the maximum extent.

b.) Siting and design of any tower so as to avoid, if possible, application of Federal Aviation Administration (FAA) lighting and painting requirements, it being understood that towers should not be artificially lighted, except as required by the FAA.

c.) Any facility shall, subject to FAA requirements, contain materials, colors and textures designed to blend with the natural surroundings; and

d.) No facility shall contain any advertising sign or device.

5.) TRAFFIC ACCESS AND SAFETY

a.) Adequate emergency and service access shall be provided. Maximum use of existing roads, public or private, shall be made. New access driveways shall conform to the provisions contained in Town Law 280(a) and, in addition, shall have a sufficient base to support a twenty ton emergency vehicle as certified by a detailed cross-section stamped by a licensed engineer. Driveway areas shall be clear of obstructions for a height of twelve (12) feet and a width of sixteen (16) feet.

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- b.) The number of off-street parking spaces shall be not less than one space for each employee at maximum shift and shall be designed and located to provide adequate berths for both passenger and service vehicles. The parking area shall be designed to provide emergency and service access. The Joint Planning Board may also require additional spaces based upon its review of the site, its proximity from other land use activities and public roads and the surrounding topography.
- c.) All tower and guy anchors shall be enclosed by a fence no less than six (6) feet in height or otherwise sufficiently secured to protect the site from trespassing or vandalism.
- d.) The applicant must comply with all applicable state and federal regulations including, but not limited to, FAA and FCC regulations.
- e.) The applicant shall provide certification from a qualified, licensed engineer, certifying that the telecommunication facility meets applicable structural safety standards including those required by all applicable codes and that its operation will not interfere with local frequency transmissions including radio and/or television.
- f.) The building height regulations otherwise applicable in the underlying district shall not apply to towers provided that the applicant submits sufficient information to justify the proposed height as the minimum necessary to meet its transmission requirements.

6.) REMOVAL OF OBSOLETE/UNUSED FACILITIES - Written notification of discontinuance of a facility shall be given to the Code Enforcement Officer and filed with the Town of Sharon Joint Planning Board not less than thirty (30) days prior to such discontinuance. Facilities which are discontinued shall be removed from any site no later than six (6) months of such notification. This provision shall not apply to any structure which otherwise was in existence prior to its use as a facility and the use of which may continue independently of such facility.

7.) INTERMUNICIPAL NOTIFICATION - In addition to the inter-municipal and county notification which may be required by other laws it is the intention of the Joint Planning Board to promote Intermunicipal cooperation in the approval of telecommunication facilities and to also promote the development of a 911 warning system. Therefore, all applicants shall provide written notification to the legislative body of each municipality that borders the Town of Sharon, the Schoharie County Planning and Development Agency and the Director of the Schoharie County Communications 911 Program of its application including the exact location of the proposed facility and a general

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description of the project including the maximum height of same and its capacity for future use. Proof of such notification shall be submitted to the Joint Planning Board as part of the application.

8.) PROFESSIONAL REVIEW OF SUBMISSIONS - The Joint Planning Board shall require at the applicant's expense the following:

- a.) Review of the application by a qualified engineer in order to evaluate the need for the facility at the proposed location and the appropriateness of the site layout and design; and
- b.) Report of a licensed professional engineer certifying that any proposed shared use will not diminish the structural integrity and safety of an existing facility and, if so, what modifications will be required in order to achieve said result.

9.) INSURANCE - The applicant shall obtain a policy of General Public Liability Insurance if a special use permit is granted. The policy shall be obtained from an insurance company licensed to do business in New York State and shall be an amount equal to the coverage carried by the Town of Sharon. A certificate of insurance shall be presented to the Town Board of Sharon and a copy to the Joint Planning Board within three months after final Special Use Permit approval or before commencing with construction, whichever comes first, or said Special Use Permit shall be deemed void. The certificate of insurance shall name the Town of Sharon as an additional insured. Such policy shall be maintained until the telecommunication facility has been removed. The applicant will provide the clerk of the Town of Sharon with proof of insurance and /or insurance renewal on a yearly basis, no less than sixty (60) days before such policy expires.

10.) DISCONTINUANCE OF A FACILITY. At such time as notification is given, as provided herein, of the discontinuance of a facility, the applicant shall also provide the Town of Sharon a bond to cover the cost of removal which names the Town as a party in interest. A qualified engineer of the Joint Planning Board's choice will determine the bond amount. The responsible party will also provide such a bond within three months after final special use permit approval or before commencing construction of any facility, whichever comes first, or said special use permit shall be deemed void. Such bond shall remain in effect until the construction or removal is complete

11.) EXEMPTIONS - The following telecommunication facilities are not subject to the provisions of this Section:

- a.) Antennas and satellite dishes having a diameter not exceeding two (2) meters in commercial districts and one (1) meter in all other districts designed and intended to be used exclusively for the occupants of the

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property on which they are located provided they are not situated on towers having a height greater than 35 feet above the ground.

12.) REPAIR AND MAINTENANCE: Telecommunication facilities may be repaired and maintained without further approval except for such permits as required under applicable building, fire and similar local, state or federal laws.

18. Adult Use and Entertainment Establishments

a. Definitions

Adult Use and Entertainment Establishments: A public or private establishment, or any part thereof, which presents any of the following entertainments, exhibitions or services: topless and/or bottomless dancers; strippers; topless waitressing, busing or service; topless hair care or massages; service or entertainment where the servers or entertainers wear pasties or G-strings or both; adult arcade; adult bookstore or adult video stores; adult cabarets; adult motels; adult motion picture theaters; adult theaters; escort agencies; nude model studios and sexual encounter centers. Adult use and entertainment establishments customarily exclude minors by reason of age, and are those businesses defined as follows:

Adult Arcade means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices which are regularly used to show films, motion pictures, video cassettes, slides, or other photographic reproductions, are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by depicting or describing "specified sexual activities" or "specified anatomical areas".

Adult Bookstore or Adult Video Store means a commercial establishment that has a significant or substantial portion of its stock-in-trade or derives a significant or substantial portion of its interior business advertising from the sale or rental for any form of consideration any one or more of the following:

- a. books, magazines, periodicals or other printed matter, or photographs, films, motion picture, video cassettes or video reproductions, slides, or other visual representations which depict or described "specified sexual activities" or "specified anatomical areas"; or
- b. instruments, devices, or paraphernalia that are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others.

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A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an Adult Bookstore or Adult Video Store so long as one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas". For purposes of this definition, "principal business purpose" shall mean twenty-five percent (25%) or more of any of the following:

- (1) the number of different titles or kinds of such merchandise;
- (2) the number of copies or pieces of such merchandise;
- (3) the amount of floor space devoted to the sale and/or display of such merchandise; or
- (4) the amount of advertising that is devoted to such merchandise, either in print or broadcast media.

Adult Cabaret means a nightclub, bar, non-alcoholic or 'juice' bar, restaurant, or similar commercial establishment which regularly features:

- a. persons who appear in a state of nudity; or
- b. live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or
- c. films, motion pictures, videocassettes, slides, or other photographic reproductions that are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

Adult Motel means a hotel, motel or similar commercial establishment which:

- a. provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and which advertises the availability of sexually oriented type of material by means of a sign visible from the public right of way or by means of off-premise advertising including but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television; or
- b. offers sleeping rooms for rent on a regular basis for a period of time that is less than (10) hours; or
- c. allows a tenant or occupant of a room to sub-rent the room for a period of time that is less than ten (10) hours.

Adult Motion Picture Theater means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar

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photographic reproductions are shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

Adult Theater means a theater, concert hall, auditorium or similar commercial establishment which for any form of consideration features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities".

Escort Agency means a person or business association who furnishes, or offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip or other consideration.

Escort means a person who, for a fee, tip or other consideration, agrees or offers to any of the following: act as a date for another person; to privately model lingerie for another person; or to privately perform a striptease for another person.

Massage Parlor any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment manipulation of the human body which occurs as a part of or in connection with "specified sexual activities", or where any such person providing such treatment, manipulation, or service related thereto, exposes his or her "specified anatomical areas". The definition of Adult Use shall not include the practice of massage in any licensed hospital, nor by a licensed physician, surgeon, chiropractor or osteopath, nor by trainers for any amateur, semi-professional or professional athlete or athletic team or school athletic program.

Nude Model Studio means any place where a person who appears in a state of nudity or displays "specified anatomical areas" is regularly provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration, other than as a part of a course of instruction offered by an educational institution established pursuant to the laws of the State of New York.

Sexual Encounter Center means a business or commercial enterprise that, as one of its primary business purposes, offers, for any form of consideration, a place where two (2) or more persons may congregate, associate, or consort for the purpose of "specified sexual activities" or exposure of "specified anatomical areas", or activities between persons when one or more of the persons is in a state of "nudity" or "semi-nude".

Minor means a person less than eighteen (18) years of age.

Nudity or a State of Nudity means the appearance of "specified anatomical areas".

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Person means an individual, proprietorship, partnership, corporation, association, or other legal entity.

Semi-Nude means a state of dress in which clothing covers no more than the "specified anatomical areas", as well as portions of the body covered by supporting straps or devices.

Specified-Anatomical Areas means (a) unless completely and opaquely covered, human genitals, pubic region, buttocks, or breasts below a point immediately above the top of the areola; and (b) even if completely and opaquely covered, male genitals in a discernibly turgid state.

Specified Sexual Activity means and includes any of the following:

- a. the fondling or other erotic touching of human genitals, pubic region, buttocks, anus or breasts;
- b. sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
- c. masturbation, actual or simulated; or
- d. excretory functions.

b. Location within Allowed Zoning Districts

All Adult Use and Entertainment Establishments as defined herein may only be created, opened, commenced or operated within the Residential-Highway (R-H) zoning district within the Town of Sharon by special use permit issued by the Joint Planning Board pursuant to Part III, Article IV, Section 21 of the Town of Sharon Land Use Code.

Within such district, such uses shall have a minimum lot requirement of three (3) acres, a maximum building height of 2.5 stories or 30 feet, and any structures containing the Adult Use and Entertainment Establishment and any accessory use/structure shall not be allowed:

- i) within 25 feet of any property line;
- ii) within one hundred (100) feet of the property line of a parcel used for residential purposes in the Town;
- iii) within one thousand (1,000) feet of the property line of a parcel containing a church, synagogue, mosque, other place of worship, active cemetery, library, school, day-care facility, park, or playground, whether or not such use is located in the Town;
- iv) on the same parcel as another Adult Use and Entertainment Establishment; or,
- v) within five hundred (500) feet of the property line of another Adult Use and Entertainment Establishment, whether or not such other establishment is located in the Town.

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The above distances of separation shall be measured from the nearest exterior wall or corner of the structure containing the Adult Use and Entertainment Establishment.

c. Standards appropriate to Special Use Permit for Adult Use and Entertainment Establishment

The Town of Sharon intends to protect the scenic beauty of US Route 20 and the value of residential homes in the Residential-Highway zoning district. Therefore, Adult Use and Entertainment Establishments shall meet all applicable requirements in the Town of Sharon Land Use Code and shall be designed to be as least intrusive as possible by using the following additional standards:

- i. Such use and parking area shall be adequately fenced and/or buffered (landscaping/berms) from any adjacent property and lighting shall be directed away from adjacent property and public highways.
- ii. Parking shall be located in the side or rear yard and no parking space may be located less than twenty-five (25) feet from any property line.
- iii. Any structure containing the Adult Use and Entertainment Establishment and any accessory structure shall have a residential appearance similar to existing dwelling units (excluding mobile homes) in the Town of Sharon. Building design shall avoid areas of blank wall sections and faux windows are encouraged to comply with display prohibition.

d. Display Prohibited

All adult uses and entertainment establishments shall be conducted in an enclosed building. It shall be a violation to display or exhibit (in the open air, through a window, or by means of a sign, depiction or decoration), or to allow to be displayed or exhibited, any "specified anatomical area" or "specified sexual activity".

e. Penalties for Offenses

Any person, firm, corporation or entity found to be violating any provisions of this local law shall be subject to the provisions outlined in Part III Article VI, Section 25 of the Town of Sharon Land Use Code.

19. Light Industrial Facilities

- a. The minimum lot area for any manufacturing uses shall be two (2) acres and the lot shall have no less than one hundred (100) feet of frontage on a county or State US Route 20. The manufacturing building shall be set back no less than one hundred (100) feet from any lot line.
- b. No sales to the general public shall be permitted from the premises.

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- c. All uses, processes and storage shall be within a fully enclosed structure, and no tanks or other apparatus incidental to the processing or manufacturing shall be visible outside of a manufacturing building. The façade of buildings and structures shall be compatible with the rural character and adjacent development.
- d. The applicant shall submit a list of any other permits that may be required for the operation as well as a list of the goods and materials to be stored and manufactured.
- e. Parking shall not be permitted in the front yard.
- f. There shall be no glare emitted beyond the property boundaries. All lights shall use full cut-off shielded fixtures. The location and all on-site lighting shall be approved by the Joint Planning Board.
- g. The Joint Planning Board may require a wall, fence, landscaping or other buffer to be installed where a property adjoins a residential use. Said buffer shall be no less than ten (10) feet in width.
- h. The Joint Planning Board may require a noise analysis, and if needed, noise mitigation to maintain the area's existing ambient noise levels.

20. Retail Business

- a. General. It is not the intent of this section to discourage contemporary architectural expression but rather to preserve the integrity and authenticity of the zoning district and to ensure the compatibility of new structures within the existing district zoning. The standards established in this section are for the purpose of promoting quality development that is attractive, convenient and compatible with surrounding. These standards are intended to be general in nature and not to restrict creativity, variety or innovation. During project development and review, attention should be given to the compatibility of adjoining developments when reviewing project proposals.
- b. Context and Compatibility. These standards and guidelines establish an expectation that new development is similar in context and compatible with existing development. Context and compatibility with respected neighborhood buildings can be judged by the following major points of comparison:
 1. Roof shapes, slopes and cornices are consistent with the prevalent types in the area.
 2. Rhythm of building spacing along the street and overall scale are not interrupted.

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3. Proportions for facades and window openings are in harmony with the traditional types within the district.
 4. Materials, textures, and colors are similar, with natural and traditional building materials preferred.
 5. Site details (porches, entrances, signs, landscaping, lighting, screened parking and mechanical systems) complement traditional examples in the area.
- c. Building Placement and Scale
1. Buildings shall be designed so that entrance doors and windows, rather than blank walls, garages, side walls or storage areas, face the street. Blank walls for commercial applications are discouraged but may be allowed at the discretion of the Joint Planning Board under certain circumstances such as when the structure is along an alley or when facing another blank wall.
 2. The front façade of the building shall be parallel to the main street unless traditional orientation of buildings on that street differs for the majority of buildings.
 3. The scale and mass of buildings shall be reviewed by the Joint Planning Board during Site Plan Review and determined to be compatible with that of adjacent and nearby buildings as viewed from the all exposed (public) vantage points.
 4. In order to minimize the apparent scale of buildings greater than 40' in width, facades facing the main street should be broken by periodic setbacks, façade breaks, and rooflines should include offsets and changes in pitch. Other design features such as porches or cupolas, window bays, separate entrances and entry treatments, or the use of sections that may project or be recessed may also be used.
 5. Building Façades. Exterior materials of new construction shall be compatible with those traditionally used in the Town. The front facade of the principal building on any lot shall face onto a public street. When more than one building is proposed per parcel, monotony and similarity shall be minimized through use of changes in façade planes, use of porches, varying roof orientation, roof styles and articulation, building orientation, and trim detailing.
- d. Utilities

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1. In all non-residential and multi-family residential developments, the Joint Planning Board may require that all utilities, exclusive of transformers, be placed underground at the time of initial construction.
2. All roof, wall or ground mounted mechanical equipment including, but not limited to, heating and air conditioning units, exhaust fans, etc., shall be completely screened or located inside the principal building. If visible from the public street, an adjoining property, or a public parking lot, exterior utilities shall be screened by use of a fence, earth berm, or hedge of sufficient height and density.

21. Airfield

- a. A minimum of 50 acres is required.
- b. There shall be a no-disturbance buffer located 200 feet of the property line to protect nearby neighbors.
- c. A site plan shall be provided to the Joint Planning Board illustrating the runways, landing pad, location of overhead utilities, lighting, parking areas, and accessory buildings.
- d. An airspace analysis by the Federal Aviation Administration (FAA) for operation under visual flight rules shall be submitted with the application for a special use permit.
- e. Landing areas for rotary wing aircraft shall be designed to comply with the Airport Design Guide of the FAA and any State requirements.
- f. There shall be a finding by the Joint Planning Board that such airport shall not cause a hazard to, or be detrimental to nearby properties and buildings, both in the Town and adjacent municipalities, considering the location of buildings in the vicinity of the airport and take-off patterns and lights.

22. Commercial Recreation

Recreational Facility (Indoor)

- a. Parking shall not be permitted in the front yard.
- b. One or more recreational uses are allowed on a lot subject to Joint Planning Board approval.
- c. The Joint Planning Board may require that facilities be screened through use of vegetation, fencing or a combination thereof from adjoining residential properties.

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- d. Hours of operation. The hours of operation may be limited to minimize impacts associated with noise, lighting, traffic and similar potential effects which may be disruptive to adjoining uses.
- e. Site lighting. A lighting plan shall be provided and designed so as not to affect adjoining residential properties.
- f. Noise. Adequate evidence shall be furnished by the applicant demonstrating that noise levels will not likely disturb nearby residential properties. Such evidence must take into account the nature of the activity, the general demeanor of the participants, the frequency of the activity and the time and day of the proposed activity. Public address systems are allowed.
- g. Waste. The site plan shall demonstrate that wastes, including runoff containing fertilizer, pesticides, as well as solid waste will be contained, treated and disposed of in accordance with applicable local, county, state and federal regulations.
- h. Special considerations. Because the range of recreational activities allowed as components of commercial recreation establishments are broad and the characteristics and intensity of use may vary, the approving Board may impose such additional requirements as may be necessary to provide adequate protection to adjoining and nearby properties, considering the proposed activity, the proposed location and the nature of the adjoining community.

Recreational Facility (outdoor)

- a. No portion of any outdoor commercial recreation facility area shall be located closer than one hundred (100) feet to any property line. Parking shall not be permitted in the front yard.
- b. Consideration shall be given to locating outdoor facilities away from residential property lines. The Joint Planning Board may require that these facilities be screened through use of vegetation, fencing or a combination thereof from adjoining residential properties.
- c. Hours of operation. The hours of operation may be limited to minimize impacts associated with noise, lighting, traffic and similar potential effects which may be disruptive to adjoining uses.
- d. Site lighting. A site lighting plan shall be provided pursuant to this local law and designed so as not to affect adjoining residential properties. The Joint Planning Board may approve a light fixture that exceeds the height for an outdoor recreation use provided it finds that there will be no detrimental impact on adjoining uses.

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- e. Noise. Adequate evidence shall be furnished by the applicant demonstrating that noise levels will not disturb nearby residential properties. Such evidence must take into account the nature of the activity, the general demeanor of the participants, the frequency of the activity and the time and day of the proposed activity and shall be prepared by a professional.
- f. Waste. The Site Plan shall demonstrate that wastes, including oils and gas, runoff containing fertilizer, pesticides, as well as solid waste will be contained, treated and disposed of as needed in accordance with applicable local, county, state and federal regulations. The Joint Planning Board shall approve the location of any portable toilet device or other temporary waste disposal system that may be allowed in conjunction with an outdoor recreation facility.
- g. Special considerations. Because the range of recreational activities allowed as components of commercial recreation establishments are broad and the characteristics and intensity of use may vary, the Joint Planning Board may impose such additional requirements as may be necessary to provide adequate protection to adjoining and nearby properties, considering the proposed activity, the proposed location and the nature of the adjoining community

23. Golf Course

- a. A special use permit shall be required to operate a golf course, including all uses and structures accessory thereto. No golf course shall be allowed in a flood plain. The following uses shall be permitted as accessory uses to a golf course: clubhouse (including dining rooms, common rooms, pro shop, social rooms, kitchen and locker rooms), snack bar/refreshment stand, a groundskeeper residence, putting greens, practice range, parking, maintenance facility, garage, cart storage facility, and water supply impoundments. The proposed golf course shall be integrated with any existing development and land uses adjacent to the site, including safe locations for golf holes (tees, holes and greens), and practice areas, as related to adjacent roads, residential development, and other neighboring improvements.
- b. Where a golf course site is adjacent to, or contains open water, watercourses, trails, flyways, and conservation areas, the applicant shall protect these areas and may be required to provide and maintain an adequately designed walking trail easement within the property open to the public in furtherance of the Town's goal of linking open spaces in the community. The pedestrian easement shall be located so it does not interfere with play and shall be appropriately isolated from the general operation of the golf course. The easement shall be held by the Town of Sharon, a land trust, or another non-profit environmental organization as allowed by New York State Law.
- c. Assurances shall be provided by the applicant that the necessary infrastructure and utilities, including sanitary disposal system, potable water and irrigation

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water are available from on-site municipal or private systems. The provision of infrastructure and utilities shall not have a detrimental impact on groundwater or surface water resources.

- d. The golf course shall have two safe and adequate access points from one or more public roads. One of the two accesses may be provided for emergency access only, if, in the determination of the Joint Planning Board, said arrangement provides adequate access. The two means of access shall be connected internally and may be achieved by use of a stabilized surface sufficient to allow passage by emergency vehicles.
- e. Adequate provisions shall be made for solid waste collection and storage. All solid waste storage shall be adequately screened and buffered.
- f. Amplifier systems shall be designed so as not to be audible beyond the property lines.
- g. The number of parking spaces shall be as few as necessary to serve the golf course and accessory uses. The number shall be determined by a parking needs study to be conducted by the applicant and submitted at the same time as the special use permit application.
- h. A minimum vegetative buffer shall be maintained between any watercourse or wetland and any turf area which is to be treated chemically. The Joint Planning Board shall retain an ecologist and/or other specialist(s) to review the plans and recommend appropriate buffer sizes which will depend on the specific nature of the watercourse or wetland to be protected. The buffer shall be of sufficient size and design to protect the surface water from chemicals carried by stormwater runoff. The Joint Planning Board may consider alternative methods of protecting wetlands and water courses, e.g., diversion of runoff via swales, where it determines that said methods protect watercourses, wetlands and other natural water bodies.
- i. Adequate provisions shall be made by the golf course operator to handle the crowd generated by special events open to the public such as tournaments, and to satisfactorily mitigate off-site impacts including traffic management, parking, trash removal and waste disposal, security and safety and utility demand. The golf course may be required to post a performance guarantee for these purposes. All local permissions and permits required for a special event shall be obtained prior to the event.
- j. The course shall be designed, to the extent possible, in a manner that preserves existing woodland and wooded corridors. Clearance of woodland shall not exceed 50 percent of the total acreage of the lot on which the golf course shall be situated.

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- k. Turf management and water quality. As part of the application for site plan approval, the applicant shall submit a turf management plan and an integrated pest management plan specific to the operation and maintenance of the proposed golf course. These plans shall be prepared in accordance with any guidelines established by the New York State Department of Environmental Conservation and shall also take into consideration guidelines established by the United States Golf Association. These plans must include best management practices to prevent or minimize adverse impacts of chemical applications on the groundwater and surface water resources to which the golf course contributes drainage.
- l. Assurances shall be provided that any adverse impacts on groundwater or surface water quality resulting attributable to the golf course will be mitigated. The applicant shall provide for the monitoring of water quality of groundwater and surface water resources. The monitoring program, including the timing and frequency of testing and the identification of chemical parameters to be tested shall be established at the time the integrated turf management plan and integrated pest management plan are approved as part of the application. The applicant may be required to install permanent water quality monitoring devices to monitor water quality on an ongoing basis. The Joint Planning Board and the applicant shall mutually agree to an independent consultant who shall be responsible for carrying out the monitoring program and the cost of the monitoring shall be borne by the applicant/owner of the golf course facility. The results and findings of any water quality monitoring shall be submitted by the owner to the Town to ensure compliance with the conditions of special use permit approval.

ARTICLE V –SPECIAL USE PERMITS and SITE PLAN REVIEW

Section 21 - Special Use Permits and Site Plan Review

- A. Land use activities listed in Attachment I - Zoning Schedule as requiring a Special Use Permit shall not be permitted uses until such special conditions have been fulfilled or a Special Use Permit has been authorized by the Joint Planning Board in accordance with the provisions of this Local Law. All uses requiring a special use permit shall also, as part of the review, receive site plan approval.
- B. Application Materials for special use. Any application for a special use permit shall be made in writing. The application and required information shall be delivered to the Enforcement Officer at least ten (10) days prior to the date of the next regular meeting of the Joint Planning Board. Seven copies of the application and required information as set forth below shall be submitted.
 1. Where the proposed use involves only the interior conversion or renovation of an existing structure or the addition or alteration of an accessory building, the Board shall require as a minimum, the following items of information:
 - a. Application with name and address of property owner and applicant, existing zoning district, tax map number and description of type and extent of proposed use.
 - b. Sketch Plan as set forth in Appendix A, drawn to scale in ink on minimum sheet size of 8 1/2" X 11" showing lot size, placement of principal and accessory buildings and relationship to adjoining parcels and buildings thereon, location of required parking and any alterations to the site.
 2. Where the proposed use involves a new or additional principal structure or exterior structural renovation of such principal building, or any significant change in the use or configuration of the site, the Board may require as a minimum, those pertinent items of information, and in the form, set forth under Preliminary Plat/Plan in Appendix A of this Code.
 3. In any instance where the size, location, nature or complexity of the proposed use is such that more detailed plans or specifications are necessary for a complete understanding of the application, the applicant shall be notified that all or portions of the information set forth under Final Plat/Plan in Appendix A will be required as well as any further information that the Board may specify.

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4. The application must also include an Environmental Assessment Form (EAF) and all necessary documentation to comply with State Environmental Quality Review Act, Part 617 (SEQRA). No application shall be deemed complete until a Determination of No Significance has been made, or until a Draft Environmental Impact Statement has been accepted by the lead agency as satisfactory with respect to scope, content and adequacy.
5. FEES. Fees for the special use permit application shall be in accordance with any fees established by the Town of Sharon. All application fees are in addition to any required escrow fees as may be established by the Town Board.
6. EXPENSES. The applicant shall be responsible for the total cost of environmental reviews determined to be necessary to meet requirements of SEQRA as per 6NYCRR Part 617.13. The Joint Planning Board may also incur other extraordinary expenses in order to properly review documents or conduct special studies in connection with the proposed application including but not limited to the reasonable costs incurred by the Joint Planning Board for private consultation fees, fees for technical and engineering services, legal fees, or other expenses in connection with the review of a special use permit application. All reasonable fees shall be charged to the applicant. The Joint Planning Board shall make a reasonable estimate of the amount of expenses that it expects to incur during the course of each application for a special use permit. The amount so determined by the Joint Planning Board shall be deposited by the applicant in escrow with the Town Clerk. If the amount so deposited is exhausted or diminished to the point that the Joint Planning Board determines that the remaining amount will not be sufficient to complete the review of the application, then the Joint Planning Board shall notify the applicant of the additional amount that must be deposited with the Town Clerk. If the applicant fails to replenish the escrow account or there are unpaid amounts for which the applicant is responsible, the Joint Planning Board, in its discretion, may cease review of the application until such amounts are paid or deny the application. In no event, however, shall any special use permit be approved until such sums have been paid in full.

C. PRE-APPLICATION REVIEW.

1. Prior to submission of a formal application, applicants are encouraged to meet with the Enforcement Officer to review submission requirements. Applicants are also encouraged, but not required, to discuss the proposal with abutting landowners to ascertain any issues early in the application process.

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2. A pre-application conference with the Joint Planning Board is required during the conceptual design process to reduce the review time of formal consideration of proposed site plans and special use permits. The first meeting between the applicant and the Joint Planning Board shall consist of an informal conference to review the conceptual site design (sketch) plan. The Joint Planning Board's preliminary consultation shall be limited to a review of the basic concept of the proposal to resolve problems with meeting requirements which might occur during formal consideration and to determine what detailed application materials will be required. The sketch plan submittals shall include information from Appendix A, Section I.
 3. **AREA VARIANCE.** Notwithstanding any provision of law to the contrary, where a proposed Special Use Permit contains one or more dimensional features which do not comply with the zoning Law, application may be made to the Zoning Board of Appeals for an area variance, without the necessity of a decision or determination by the administrative official charged with the enforcement of Zoning Law.
 4. **USE VARIANCE.** All use variance applications to the Zoning Board of Appeals shall be made only after denial of a permit by the Enforcement Officer.
 5. **WAIVERS.** The Joint Planning Board may find that some requirements of this Section are not requisite in the interest of the public health, safety or general welfare as applied to a particular project or application or are inappropriate to a particular special use application. In such cases, the Joint Planning Board may, in its sole discretion, waive any requirements for the approval, approval with modifications, or disapproval of proposed special uses submitted provided such a waiver does not prevent or circumvent the purposes and intent of any Town of Sharon law or regulation or the Comprehensive Plan. Waivers shall be explicitly requested by the applicant in writing, and expressly granted only by the Joint Planning Board. In granting waivers, the Joint Planning Board may, in its sole discretion, incorporate such reasonable conditions as will in its judgment substantially secure the objectives of the requirements so waived. The Joint Planning Board must state, in writing, its grounds for electing to conduct less intensive review and file such statement along with the special use permit application and supporting documents. Requirements of this law may not be waived except as properly voted by the Joint Planning Board.
- D. **PUBLIC HEARING REQUIRED.** Within sixty two (62) days of receipt of a complete application, the Joint Planning Board shall hold a public hearing. Notice of the public hearing shall be published in the official newspaper at least five (5) days prior to the date set for public hearing. The Joint Planning Board shall send, or cause to be sent, notice of the Public Hearing to abutting property owners and those agricultural operators identified on the Agriculture Data Statement by certified mail, return receipt requested at least seven (7) days prior to the public hearing.

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E. REFERRALS. Notice to Applicant and Schoharie County Joint Planning Board. At least ten (10) days before such hearing, the Joint Planning Board shall mail such notices thereof to the applicant and to the Schoharie County Joint Planning Board as required by Section 239-m of the General Municipal Law, which shall be accompanied by a full statement of such proposed action. The County referral shall apply to real property within 500 feet of the following:

1. The boundary of any village or town; or
2. The boundary of any existing or proposed county or state park or other recreation area; or
3. The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway; or
4. The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines; or
5. The existing or proposed boundary of any county or state owned land on which a public building or institution is situated; or
6. The boundary of a farm operation located in an agricultural district, as defined by Article 250aa of the Agriculture and Markets Law.

The Schoharie County Joint Planning Board shall have thirty (30) days to review the full statement of the proposed action. If the County Joint Planning Board fails to report within 30 days, the Joint Planning Board may take final action on the proposed action without such report. However, any county Joint Planning Board report recommending modification or disapproval of a project and which is received after 30 days or such longer period as may have been agreed upon, but two or more days prior to final action by the Joint Planning Board, the Joint Planning Board shall not act contrary to such recommendation except by a vote of a majority plus one of all the members.

F. SEQRA. The Joint Planning Board shall comply with the provisions of the New York State Environmental Quality Review Act under Article 8 of the Environmental Conservation Law and its implementing regulations. An application shall not be deemed complete until a Negative Declaration has been adopted, or until a draft environmental impact statement has been accepted by the lead agency as satisfactory with respect to scope, content and adequacy.

G. OTHER AGENCY REVIEW. In its review, the Joint Planning Board may consult with professionals such as, but not limited to, an engineer, attorney, surveyor, or land use/environmental planner and other Town and county officials and boards, as well as with representatives of federal and state agencies, including the Soil and Water Conservation District, the United States Army Corps of Engineers or the New York

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State Department of Environmental Conservation. All fees related to consultation with professionals shall be borne by the applicant.

The Joint Planning Board shall require proof that all permits required by other agencies have been applied-for prior to final approval. The Joint Planning Board may approve a special use permit application contingent upon final approval of such application by other agencies. The Enforcement Officer shall ensure that all other agency approvals have been received and all conditions required by the Joint Planning Board are met prior to issuing a zoning permit. Such permit shall be approved prior to issuing a building permit.

H. DECISIONS

1. Time of decision. The Joint Planning Board shall decide upon the special use permit application within sixty two (62) days after the close of the public hearing, subject to compliance with the requirements of SEQRA and the General Municipal Law Sections 239-l and 239-m. The time within which the Joint Planning Board must render its decision may be extended by mutual consent of the applicant and the Joint Planning Board.
 - a. Extension of Time to Render Decision. The time period in which the Joint Planning Board must render its decision on the site plan may be extended by mutual consent of the applicant and the Joint Planning Board. Failure of the Joint Planning Board to act within the time period specified or agreed upon between the applicant and board, shall not constitute Joint Planning Board approval of the site plan as submitted or last amended, and shall not be deemed automatic approval.
2. Type of Decision. In rendering its decision the Joint Planning Board shall approve, disapprove or approve with modifications and conditions the special use permit application. In authorizing the issuance of a special use permit, the Joint Planning Board has the authority to impose such reasonable conditions and restrictions as are directly related to, and incidental to, the proposed special use. Upon its granting of said special use permit, any such conditions must be met before issuance of permits by the Enforcement Officer.
 - a. Approval. Upon approval of the site plan and special use permit and payment by the applicant of all fees and reimbursable costs due to the town, the Joint Planning Board shall endorse its approval on a copy of the site plan, and shall, within five (5) business days of its decision, file along with the site plan, a written statement of approval with the Town Clerk. A copy of the written statement of approval shall be mailed to the applicant by certified mail, return receipt requested.
 - b. Approval with Modifications. The Joint Planning Board may approve the site plan and special use permit, and require that specific modifications or

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conditions be made. A copy of a written statement of approval containing the modifications required by the Joint Planning Board shall be mailed to the applicant by certified mail, return receipt requested. The applicant shall submit a modified final site plan in reproducible form. Upon approval, and after payment by the applicant of all fees and reimbursable costs due the Town, the Joint Planning Board shall endorse its approval on a copy of the site plan and shall, within five (5) business days, file the site plan and a written statement of approval with the Town Clerk.

- c. Disapproval. Upon disapproval of the site plan and special use permit, the decision of the Joint Planning Board shall, within five (5) business days, file the same with the Town Clerk and mail a copy thereof to the applicant by certified mail, along with a letter stating the Joint Planning Board's reasons for disapproval.
- 3. Filing. The decision of the Joint Planning Board shall be filed in the office of the Town Clerk within five (5) business days of the date such decision is rendered and a copy thereof shall be mailed to the applicant.
- 4. A special use permit shall be deemed to authorize only the particular special use or uses permitted. Once a special use permit has been granted, it shall apply to the approved use on that parcel regardless of ownership, as well as to any subsequent use of the property in the same use category as per the Zoning Schedule, provided that such use has no greater impact on adjoining properties, complies with all terms and conditions of the special use permit, and does not involve new construction, enlargement, exterior alteration of existing structures, increased parking, or other changed use of outdoor areas, or lapses in use.
- I. LAPSES AND EXPIRATION. Special use permits will expire if the applicant fails to obtain a building permit or fails to comply with the conditions of the special use permit, unless other provisions are set forth by the Joint Planning Board in connection with its approval, three years after approval. A special use permit will expire if the special use or uses shall cease for more than three years for any reason. If a use subject to an approved special use permit had been in continual operation, but has since lapsed in operation for more than three years between Joint Planning Board approval and re-initiation of such use, the Joint Planning Board shall require a review of such use prior to reinstatement to ensure that all original conditions of the special use permit are still valid. In either case, the Joint Planning Board may, after review, reinstate, or reinstate with conditions such lapsed use. Such Joint Planning Board review shall be initiated through action by the Enforcement Officer.
- J. RENEWAL OF PERMIT. The Joint Planning Board, as a condition of approval, may require that special use permits be renewed periodically. When the Joint Planning Board has established such a condition of approval, at least ninety (90) days prior to the expiration of a special use permit, the applicant shall apply to the Code enforcement Officer for renewal of the special use permit. The Code enforcement

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Officer shall inspect premises, verify that conditions of the permit have been met, and renew the permit for a time equal to the original special use permit. Where the Code enforcement Officer determines that the applicant has not complied with the special use permit, permit renewal shall require Joint Planning Board approval.

- K. EXISTING VIOLATION. No special use permit shall be issued for a property in violation of this Zoning Law unless the granting of a special use permit and Site Plan approval will result in the correction of the violation.
- L. DEEMED TO BE CONFORMING. Any use for which a special use permit may be granted shall be deemed a conforming use in the district in which the use is located, provided that the special use permit shall affect only the lot, or portion thereof, which is the subject of the special use permit application.
- M. EXPANSION OF SPECIAL USE. The expansion of any special use shall require amendment and approval of the special use permit by the Joint Planning Board in accordance with the procedures set forth in this Zoning Ordinance. For purposes of this section, expansion shall be interpreted to mean an increase in the floor or lot area allocated to the special use, an increase in development coverage, increased hours of operation, or an increase in the intensity of the use, e.g., an increase in traffic or need for on-site parking.
- N. Applicable Considerations - In their consideration of an application for a Special Use Permit, the Board shall determine that:
 - 1. The use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to the orderly development of adjacent districts and uses.
 - 2. Nuisances. The proposed use shall not be more objectionable to nearby property owners or occupants by reason of noise, fumes, vibration, or lighting than would the operations of a permitted principal use. The performance standards found in this chapter shall represent the minimum requirements to be achieved by any proposed use.
 - 3. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection therewith, its site layout, and its relation to streets giving access to it shall be such that traffic to and from the use and the assembly of persons in connection with it will not be hazardous or inconvenient to the neighborhood or conflict with the normal traffic of the neighborhood. In applying this standard, the Board shall consider, among other things, pedestrian movement, relation to main traffic thoroughfares and to street and road intersections, the general character and intensity of development of the neighborhood and its relationship to the overall intensity guidelines for the particular zoning district as set forth in the Town Land Use Plan.