

Town of Southeast, Putnam County, NY
Local Law No. __ of 2021

A LOCAL LAW entitled: “A Local Law to Amend Chapter 138 of the Town Code, ‘Zoning’.”

Be it enacted by the Town Board of the Town of Southeast, Putnam County, New York, as follows:

SECTION 1. LEGISLATIVE INTENT

The Town Board of the Town of Southeast recognizes the mixed-use character of Route 6 between the Village of Brewster and the Town of Carmel. The Town Board of the Town of Southeast finds that the Route 6 corridor between its intersection with Putnam Avenue (CR 36) and its intersection with Tilly Foster Road should be rezoned to better reflect the mix of uses within the corridor and correct pre-existing non-conforming conditions.

SECTION 2. PROPERTY AFFECTED

The premises affected by this rezoning are designated on the map included as Exhibit A, and described and generally known as the Route 6 corridor between its intersection with Putnam Avenue (CR 36) and its intersection with Tilly Foster Road, inclusive of the south side of Putnam Avenue north of the Putnam County Trailway.

SECTION 3. AMENDMENTS TO ARTICLE II, “ESTABLISHMENT OF DISTRICTS; MAP”

Section 138-5, “Districts Enumerated” is hereby amended, in part, to add a new General Commercial 2 (GC-2) Zoning District as follows:

District	Map Code
General Commercial 2	GC-2

SECTION 4. AMENDMENTS TO ARTICLE V, “NONRESIDENTIAL DISTRICTS”

Chapter 138 Attachment 5, “Town of Southeast Commercial Zoning Schedule,” is hereby amended, in part, to add a new GC-2 Zoning District:

District	Permitted Principal Uses (see Notes G, N, W, and X)	Permitted Accessory Uses (see Notes F, H and M)	Special Permit Uses	Conditional Uses (See Notes Q, S)	Minimum Lot Size				Minimum Yards			Maximum Coverage			Maximum Height		Parking Setback			
					Square Feet (thousands)	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Building Coverage	Floor Area Ratio	Lot Coverage	Open Space Requirements (percentage of lot)	Stories	Feet	Front (feet)	Side (feet)	Rear (feet)
GC-2	<u>Bed-and-breakfast/country inn</u> <u>Office</u> <u>Personal services</u> <u>professional services</u> <u>Restaurant</u> <u>Single-family residential</u>	<u>Outside storage</u> <u>Private utilities</u>	<u>Public utilities</u> <u>Senior housing</u>	<u>General business</u> <u>Recreation</u> <u>Retail</u> <u>Telecommunications towers and facilities</u> <u>Accessory Apartment</u>	<u>40</u>	<u>100</u>	<u>100</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>15%</u>	<u>0.4</u>	<u>45%</u>	<u>55%</u>	<u>2</u>	<u>30</u>	<u>15</u>	<u>10</u>	<u>10</u>

Chapter 138 Attachment 5, “Town of Southeast Commercial Zoning Schedule,” is hereby amended, in part, as follows:

Note X: In the GC-2, RC and RC-2 Zoning Districts single family residential uses are permitted at the same density as the R-160 Zoning District.

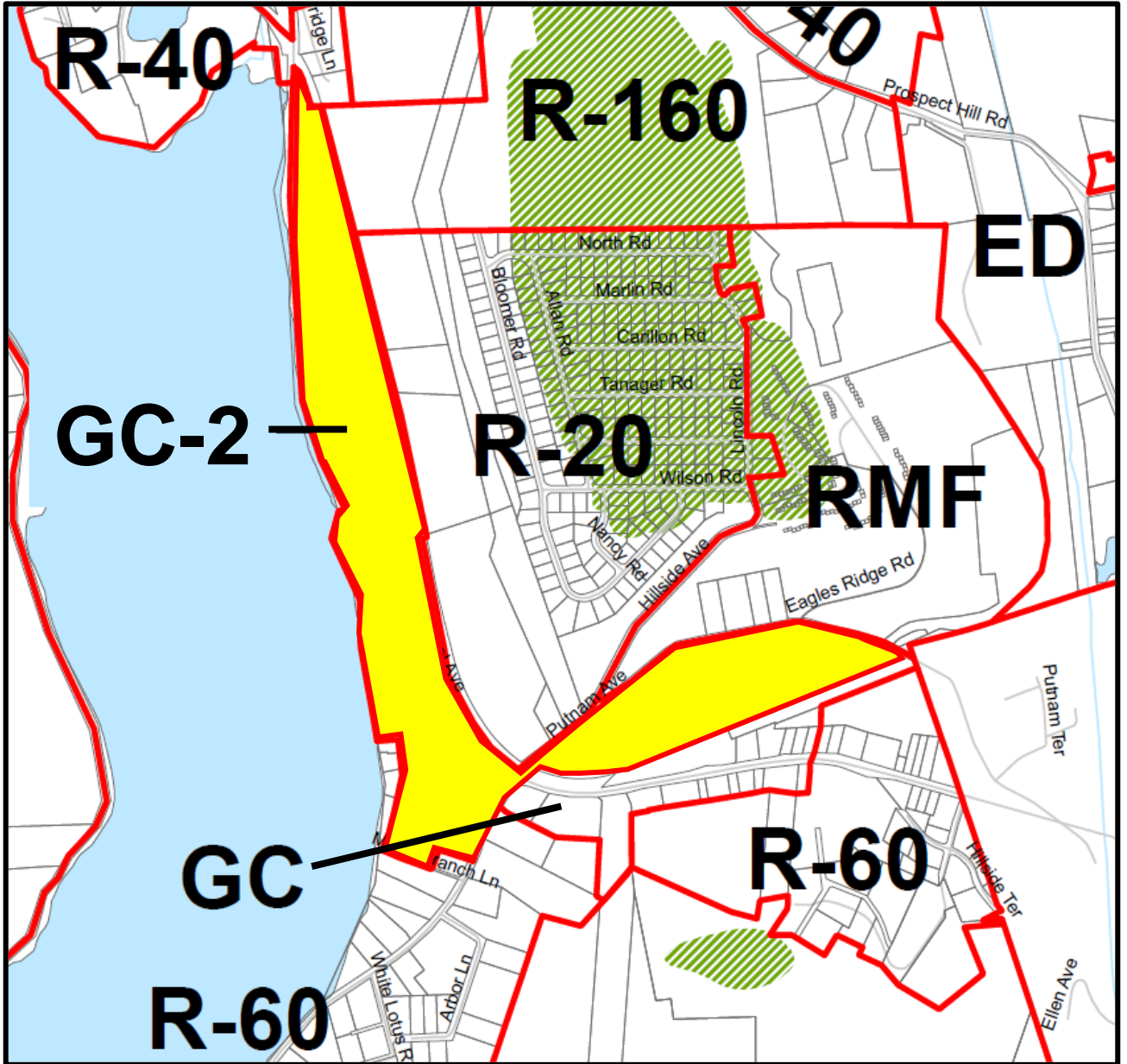
SECTION 5. VALIDITY

The invalidity of any word, section, clause, paragraph, sentence, part, provision of this Local Law shall not affect the validity of any other part of this Local Law that shall be given effect without such invalid part or parts.

SECTION 6. EFFECTIVE DATE

This Local Law shall take effect immediately upon filing with the Secretary of State.

Exhibit A



 Proposed GC-2 Rezoning Area