

Please take notice that a public hearing will be held on Thursday, September 16, 2010 at 7:15PM at the Mayfield Municipal Complex 28 North School Street, Village of Mayfield for proposed local law #2 of the year 2010. A local law amending Local Law #2 of the year 2005 (Zoning Law). The purpose of this local law is to amend Local Law No. 2 of the year 2005 (Zoning Law) by adding a new section thereto and altering the wording of certain other sections thereof. All interested persons will be heard at such time.

Dorothy Hart Town Clerk RMC
August 26, 2010

SCROLL DOWN FOR TEXT OF LAW

Local Law Filing

NEW YORK STATE DEPARTMENT OF STATE
41 STATE STREET, ALBANY, NY 12231

(Use this form to file a local law with the Secretary of State.)

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

~~COUNTY~~
~~CITY~~ of Mayfield
Town
~~VILLAGE~~

Local Law No. 2 of the year 2010

A local law amending Local Law No. 2 of the year 2005 (Zoning Law)
(Insert Title)

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

~~COUNTY~~
~~CITY~~ of Mayfield as follows:
Town
~~VILLAGE~~

The text of this Local Law is annexed hereto.

Local Law No. 2 of the year 2010

Section 1. Legislative Intent

The purpose of this Local Law is to amend Local Law No. 2 of the year 2005 (Zoning Law) by adding a new section thereto and altering the wording of certain other sections thereof.

Section 2. New Section Added

A new section is hereby added to the Zoning Law which shall read as follows:

Section 506. Animal Regulations

- A. Notwithstanding the provisions of Section 301 hereof relating to allowed uses in zoning districts, animals are allowed to be kept upon property within the Town, provided this Section is complied with in the manner hereinafter set forth:
1. All animals, except for domestic cats but including fowl, shall be kept in such a manner that they cannot enter adjacent and neighboring property.
 2. Large animals, except for dogs and domestic cats, including, but not limited to, horses, cows, pigs, goats sheep and other animals of equivalent size may be kept on any parcel, upon compliance with the following conditions:
 - (a) The parcel shall contain a minimum of three (3) acres for the first large animal kept thereon. Each additional large animal will require one (1) additional acre in parcel size.
 - (b) The area in which the animals are kept and the manure or excrement generated by such animals shall be located a minimum of one hundred fifty (150) feet from any dwelling or well located upon the parcel or adjacent property.
 3. The owners of parcels which are not in compliance with subparagraph 1 hereinabove on the effective date of this Local Law shall have ninety (90) days from such effective date in which to comply with same.
 4. Parcels with animals which are not in compliance with subparagraph 2 hereinabove prior to the effective date of this Local Law shall be deemed non-conforming and not in violation of this Section, provided that there is no increase in the number of animals on such parcels after the effective date hereof.
 5. This Section, with the exception of subparagraph 1 hereof, shall not apply to any parcel which is located in an Agricultural Zone.

Section 3. Amended Sections

(a) Section 401 (D) of the Zoning Law is hereby amended to read as follows:

Section 401: Area & Height Requirements

D. Bulk Requirements:

The minimum lot size in an I-1 zone, as shown on the chart, shall be 2 acres instead of 1 acre.

(b) Section 404 (A) of the Zoning Law is hereby amended to read as follows:

Section 404: Accessory Buildings

A. Number of Accessory Buildings

1. There shall not be more than four (4) accessory buildings, regardless of their size, on any lot located in any R-1, R-2, R-E, L-1 or L-2 district. Agricultural, commercial and industrial uses shall not be subject to such provisions. Lots containing multiple detached residences may have up to three (3) accessory buildings per detached residence.

(c) Section 803 (C) of the Zoning Law is hereby amended to read as follows:

Section 803: Nonconforming Structures

C. Changes

A nonconforming building may not be changed except to a conforming use. When so changed, a nonconforming use may not be resumed. The only exception to this provision is in the case of a single mobile or manufactured home on a single lot. In such case, the existing home may be removed and replaced with a newer manufactured home.

(d) Section 1206 Of the Zoning Law is hereby amended to read as follows:

Section 1206: Periodic Review

Not later than April 30 biannually, beginning in 2012, the Planning Board, in consultation with the Code Enforcement Officer and the Board of Appeals, shall reexamine the provisions of this Local Law and the location of district boundary lines and shall submit a report to the Town Board recommending such changes or amendments, if any, which may be desirable in the interest of public safety, health, convenience, necessity or general welfare.

Section 4. Effective Date

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