



TOWN OF PHILIPSTOWN

238 Main St. P.O. Box 155 Cold Spring, NY 10516

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TOWN CLERK AND TAX COLLECTOR

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JUDITH FARRELL, COUNCILWOMAN
JASON ANGELL, COUNCILMAN
MEGAN COTTER, COUNCILWOMAN

MEMORANDUM

TO: Neal Zuckerman, Chairman

FROM: Tara K. Percacciolo
Town Clerk

DATE: October 14, 2022

SUBJECT: Referral of Local Law #2-2022

Attached please find a copy of the proposed **Local Law To Change the Zoning Designation of Certain Real Property from "Industrial Manufacturing" ("M") to "Rural Residential" ("RR")**. A public hearing has been scheduled for November 3, 2022 at 7:00 p.m. at the Philipstown Town Hall, 238 Main Street, Cold Spring, NY 10516.

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OCT 14 2022

**TOWN OF PHILIPSTOWN
LOCAL LAW NO. 2 OF THE YEAR 2022**

A local law to amend the Town Code Chapter 175 entitled "Zoning" by revising the Zoning Map to change the zoning designation of certain real property from Industrial/Manufacturing ("M") to Rural Residential ("RR").

Be it enacted by the Town Board of the Town of Philipstown as follows:

Section 1. Purpose:

The purpose of this Local Law is to promote the public health, safety and welfare by amending Chapter 175 to the Town Code entitled "Zoning" to amend the zoning map to change the zoning designation of certain real property to be more compatible with surrounding properties.

Section 2. Municipal Home Rule Law.

This Local Law is adopted pursuant to the provisions of the Municipal Home Rule Law of the State of New York and Article 16 of the Town Law of the State of New York. To the extent the provisions of this local law are in conflict with Town Law, the Town Board hereby asserts its intention to supersede Town Law pursuant to the Municipal Home Rule Law.

Section 3. Amendment of Code:

The Town of Philipstown Town Code Chapter 175, Section 175-8 entitled "Zoning Maps" is hereby amended to revise said Zoning Map by changing the zoning designation of a portion of the real property identified on the Town Tax Map as Section 17, Block 1, Lot 76.122 (i.e., 17.-1-76.112) from "M" to "RR," consisting of approximately 11.1 acres total.

Section 4. Severability:

If any part or provision of this local law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this local law or the application thereof to other persons or circumstances, and the Town Board of the Town of Philipstown hereby declares that it would have passed this local law or the remainder thereof had such invalid application or invalid provision been apparent.

Section 5. Effective Date:

This Local Law shall become effective upon filing with the Secretary of State of the State of New York subsequent to having been duly adopted by the Town Board.

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