

PROPOSED LOCAL LAW NO. 6 OF YEAR 2021

Be it enacted by the BOARD OF TRUSTEES of the
Village of WATKINS GLEN, COUNTY OF SCHUYLER, as follows:

A local law to amend Local Law No. 4 of 2016, relating to the Zoning Code of the village of Watkins Glen, New York.

Section 1. This Local Law is enacted pursuant to the Village Law of the State of New York and the Municipal Home Rule Law of the State of New York.

Section 2. The purpose of this Local Law is to amend Local Law No. 4 of 2016, to allow for multi-unit dwellings in the CB (Central Business) Zoning District.

Section 3. Local Law No. 4 of 2016, Section 4.11 is hereby amended as follows:

4.11 Use Regulation Table

A. Allow for multi-unit dwellings in the CB (Central Business) Zoning District. With legend designation of “X” signifying the use of Permitted in Existing Structure, Site plan for Demolition/Expansion of Existing Structure, or change to the façade of a building.

Section 4. The Village Planning Board has evaluated the following issues:

- A. Whether such change is consistent with the aims and principles embodied in the law as to the particular districts concerned.
- B. Which areas, land uses, buildings and establishments in the Village will be directly affected by such change and in what way they will be affected.
- C. The indirect implications of such change and its effect on other regulations.

Section 5. The Planning Board provides the following commentary on this proposed local law:

- A. The Planning Board is in favor of this change.
- B. There are other neighboring multi-unit residences
- C. This will be a continued pre-existing use.
- D. It will allow a current restoration project to proceed.
- E. It is in line with the proposed, new zoning code, soon to be adopted

Section 6. This Local Law shall take effect immediately upon filing with the New York Department of State.