

**LEGAL NOTICE
TOWN OF CLARENDON**

TAKE NOTICE that the Clarendon Town Board will hold a Public Hearing on August 21, 2018 at the Clarendon Historical Society Museum Barn, 16426 Fourth Section Road, Clarendon, NY at 7:00 PM to consider amendments to the Town Zoning Ordinance; as follows:

Remove from ARTICLE V, SECTION 510-5 – Minimum Specifications for Residential Structures in the Residential/Agricultural (RA) District the following: C. Minimum Lot Size If Served by Public Water Supply – Thirty Thousand (30,000) Square Feet ; D. Minimum Lot Size If Served by Public Water Supply & Public Sewer/Package Plant – Twenty Thousand (20,000) Square Feet . *Revise* ARTICLE VI, Regulations applicable to all Zoning Districts: SECTION 601 – Permitted Uses/Accessory uses to read: B. An Accessory Building or Structure may be allowed to be placed on a lot without a residence provided the following conditions are met: 1. The accessory structure is for personal use by the owner. No renting or subletting shall be permitted. 2. All exterior areas of the property and premises shall be maintained in accordance with the latest edition of the Property Maintenance Code of New York State. C. Accessory structures/uses shall comply with the setback requirements and all regulations applicable to the zoning district in which it is located, unless otherwise specified in this Ordinance. *Add the following to* ARTICLE VI, SECTION 608- FLAG LOTS : A. PURPOSE: Whereas, failure of compliance to the zoning regulations could create unreasonable building lot configurations, and whereas unregulated flag lots can have serious impact on land development, traffic, emergency access, fire protection and overall character of a neighborhood, the Planning Board has the discretion to approve residential flag lots within minor or major subdivisions within all zoning districts which permit residential uses. B. All Flag lots shall be subject to Subdivision review by the Planning Board and shall conform to all standards set by the latest Zoning Ordinance and the Subdivision Regulations of the Town of Clarendon. C. Miscellaneous Requirements: 1. Exclusive of the flagpole portion, the flag portion of the lot shall meet all minimum dimensional specifications for the zoning district in which it is located. Exception: There shall be no front yard frontage requirements. (See Article V-DISTRICT REGULATIONS). 2. A minimum flagpole frontage of 30 feet shall be provided; however, the Planning Board may require that the minimum flagpole width be increased on a parcel that is 10 acres in size or larger where it finds that the lot has the potential to be further subdivided. 3. No structure or accessory structure shall occupy any part of the flagpole portion of the lot. 4. Driveways for flag lots shall comply with Article VI, Section 607- RESIDENTIAL DRIVEWAYS of the Zoning Ordinance, and ARTICLE V- GENERAL REQUIREMENTS AND DESIGN STANDARDS of the Subdivision regulations. 5. The need for buffering shall be determined by the Planning Board as part of the Site Plan review. 6. The minimum building setback line shall be no closer to the flagpole than 25 feet. *Revise* ARTICLE VI, SECTION 612 Motor Vehicles to read: See Local Law No. 3 of the year 1997 and Local Law No. 3 of the Year 2007 Regulating the Outside Storage of Unlicensed Vehicles in the Town of Clarendon. (Rev. 8/19/2008). *Revise* ARTICLE VI, SECTION 613 Refuse to read: See Local Law No. 1 of the Year 2015: Regulating the Outside Storage of Junk Materials in the Town of Clarendon, as adopted by the Town Board on 11/18/2014. *Revise* SECTION 650 Non-Conforming Uses, Lots and Structures to read: 1. Enlargement – USE or STRUCTURE: No use or structure on a Non-Conforming lot of record shall be enlarged or increased, nor extended, to occupy a greater area of land than was occupied at the effective date of this Ordinance. LOT: Nothing shall prevent a Non-Conforming lot of record from being enlarged or increased to occupy a greater area of land than was occupied at the effective date of this Ordinance. If the lot size increases sufficiently to comply with the required land area requirements the Non-Conforming status will be discontinued.

All persons wishing to be heard in favor of or in opposition to the foregoing items will be heard at this meeting.

ALSO BE ADVISED that the regular monthly meeting of the Clarendon Town Board will commence immediately following the said public hearing.