

**VILLAGE
OF
BERGEN**

**ZONING
LAW**

**ADOPTED: November 13, 1990
AMENDED THROUGH: September 1, 2000**

VILLAGE OF BERGEN ZONING LAW
TABLE OF CONTENTS

	<u>PAGE</u>
ARTICLE I	
ENACTING CLAUSE, TITLE, PURPOSES, APPLICATION AND DEFINITIONS	1
SECTION 101 ENACTING AND SUPERSEDING CLAUSE	1
SECTION 102 TITLE	1
SECTION 103 PURPOSES	1
SECTION 104 APPLICATION OF REGULATIONS	1
SECTION 105 VALIDITY	2
SECTION 106 NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE	2
SECTION 107 DEFINITIONS	3
 ARTICLE II	
ADMINISTRATION	19
SECTION 201 ENFORCEMENT	19
SECTION 202 DUTIES OF THE ZONING ENFORCEMENT OFFICER	19
A. Inspection and review	19
B. Violations and Written Orders	20
C. Revocation of Certificate of Compliance	20
D. Records	20
1. Property File	20
2. Bimonthly Report	20
SECTION 203 CERTIFICATES AND PERMITS	21
A. Zoning Permit	21
B. Temporary Use Permit	21
C. Special Use permit	21
D. Certificate of Compliance	21
SECTION 204 APPLICATION PROCEDURES	21
A. Application	21
B. Issuance of Zoning Permit	22
C. Installation of Foundation	22
D. Initiation of Construction	22
E. Completion of Construction	22
F. Location of Permit	22
SECTION 205 FEES	23
SECTION 206 CERTIFICATES OF COMPLIANCE	23

6.	Decisions	35
7.	Abandonment of Special Use Permit	35
8.	Standards Applicable for all Special Use Permits	35
SECTION 209	VIOLATION AND PENALTY	36
SECTION 210	COMPLIANT OF VIOLATION	38
SECTION 211	PROCEDURE FOR AMENDMENT	38
SECTION 212	REMEDIES	39
SECTION 213	STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)	39
SECTION 214	PUBLIC HEARING AND NOTICE REQUIREMENTS	40
A.	Legal Advertisement	40
B.	Notice To Surrounding Property Owners	40
C.	Sign Postings	40
D.	Recess or Adjournment of a Public Hearing	41

ARTICLE III ZONING DISTRICT REGULATIONS - ZONING MAP 41

SECTION 301	GENERAL REGULATIONS	41
A.	Buildings, Uses and Lots	41
1.	One Principal Building and Use Per Lot	41
2.	Yard and Open Space for Every Building	42
3.	Established Front Yard	42
4.	Subdivision of a Lot	42
5.	Irregularly Shaped Lots	42
6.	Required Street Frontage	42
7.	Parts of Lot Not Counted Toward Area Requirements	42
8.	Adjacent Lots	43
9.	Corner Lots	43
10.	Supplementary Yard Regulations	43
11.	Open Space - Industrial Districts	44
12.	Excavation	44
13.	Waste Containers/Dumpsters	44
14.	Height Exceptions	44
B.	Location of Accessory Buildings, Structures and Satellite Dishes	45
1.	Accessory Buildings	45
2.	Accessory Structures other than Buildings	45
C.	Nonconforming Uses, Structures and Lots	45
1.	Lawful Existing Uses or Structures	45
2.	Abandonment	46
3.	Restoration and Repair	46
4.	Reversion	46
5.	Alterations	46
6.	District Changes	46
D.	Uses Not Permitted	47

D.	Design Standards	58
1.	Area Requirements	58
2.	Traffic and Circulation	59
3.	Common Open Space	59
4.	Performance and Maintenance Bonds	59
SECTION 314	FLOOD PLAIN OVERLAY ZONE - FPO (Information Only)	59

ARTICLE IV SUPPLEMENTARY REGULATIONS 60

SECTION 401	OFF-STREET PARKING SPACE REQUIREMENTS	60
A.	Residential Uses	60
B.	Home Occupations	60
C.	Motel	60
D.	Places of Public Assembly	60
E.	Professional Offices	60
F.	Commercial	61
G.	Restaurant, Eating and Drinking Establishment(other than drive-in)	61
H.	Industrial, Freight and Trucking Uses	61
I.	Unspecified Uses	61
SECTION 402	OFF-STREET LOADING SPACE REQUIREMENTS	61
SECTION 403	MODIFICATION OF PARKING AND LOADING REQUIREMENTS	61
SECTION 404	LAND ABUTTING A RESIDENTIAL USE	61
SECTION 405	GASOLINE STATION, GASOLINE STATION-MARKET, MOTOR VEHICLE REPAIR SHOP, MOTOR VEHICLE SALES AGENCY, DRIVE-IN BUSINESS	62
SECTION 406	PUBLIC UTILITY FACILITY	62
SECTION 407	SIGNS	63
A.	Permit Required	63
1.	Application Procedure	63
2.	Permit	64
B.	Specific Sign Regulations	64
1.	Exempt Signs (Require No Permits)	64
2.	Prohibited Signs and Acts	66
3.	Temporary Signs	66
4.	Permanent Signs	67
a.	Residential Districts	67
b.	Commercial and Industrial Districts	67
5.	Portable Signs	68
6.	Nonconforming Signs	68
7.	Removal of Signs	68

SECTION 415	MOBILE HOME PARKS	84
A.	Size	84
B.	Construction and Safety Standards	84
C.	Layout and Design	85
D.	Siting of Mobile Homes	87
E.	Required Improvements	88
ZONING SCHEDULE A		93
ZONING MAP (UNOFFICIAL)		94
ZONING/BUILDING PERMIT FEE SCHEDULE (SUBJECT TO CHANGE)		95
PROPERTY ADDRESS ZONING CLASSIFICATION (UNOFFICIAL)		96

ARTICLE I

ENACTING CLAUSE, TITLE, PURPOSES, APPLICATION AND DEFINITIONS

SECTION 101

ENACTING AND SUPERSEDING CLAUSE

Pursuant to the authority conferred by Article 2 of Municipal Home Rule Law and Article 7 of the Village Law of the State of New York, the Village Board of the Village of Bergen hereby adopts and enacts this Local Law.

This Local Law shall supersede and repeal all prior zoning laws and zoning ordinances of the Village of Bergen. This Local Law shall take affect immediately upon filing as required by law.

SECTION 102

TITLE

This Zoning Law shall be known as the "Zoning Law of the Village of Bergen."

SECTION 103

PURPOSES

The purposes of this Zoning Law and zoning districts as outlined on the zoning map are to provide for orderly growth and development, to lessen congestion in streets, to secure safety from fire, flood and other dangers, to provide adequate light and air, to prevent overcrowding, to avoid undue concentration of population, to conserve, enhance and perpetuate special historic sites, places and buildings, to facilitate the adequate provision of transportation, water, waste water, schools, parks and other public requirements, and to promote the health, safety, morals and general welfare of the public.

The Zoning Law has been made with reasonable consideration, among other things, to the character of each district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land.

SECTION 104

APPLICATION OF REGULATIONS

No building shall be erected, constructed, moved, altered, rebuilt or enlarged, nor shall any land, water or building be used, designed or arranged to be used for any purpose except in conformity with this Zoning Law, with the exception of the performance of necessary repairs which do not involve material alteration of structural features, and/or plumbing, electrical or heating/ventilation systems. Such necessary repairs shall include, for example, the replacement of siding and roofing materials. No building, structure or premises shall be used, and no building or other structure shall be erected which is intended, arranged or designed to be used for any trade, industry, business or

SECTION 107

DEFINITIONS

Except where specifically defined herein, all words used in this Zoning Law shall carry their customary meanings. Words used in the present tense shall include the future tense and the plural includes the singular; the word "lot" includes the word "plot", the word "buildings" includes the word "structure", the word "shall" is always mandatory; the words "occupied" or "used" shall be construed to mean and shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied".

The following terms are specifically defined. As used in this Zoning Law the following words shall have these meanings:

Accessory Apartment: A dwelling unit that has been added on to, or created within, an owner occupied one family dwelling.

Accessory Building: A building, subordinate to the principal building on the lot and used for purposes customarily incidental to that of said main building.

Accessory Use: Use of buildings customarily incidental and subordinate to the principal use or buildings, and located on the same lot.

Accessory Use: Use customarily incidental and subordinate to the principal use of buildings, and located on the same lot (i.e. a garden is accessory to a residence). For the purposes of this Zoning Law a Family Day Care Home, Roadside Stand and Home Occupation (as defined herein) shall be considered accessory uses to a principal use on a lot; however, they and other accessory uses may be subject to additional requirements and review provisions set forth in this Zoning Law (i.e. a Home Occupation II requires issuance of a special use permit).

Accessory Structure: A structure the use of which is incidental to the principal use of the main structure and which is attached thereto or located on the same lot.

Adult Care: The provision of temporary or long term residential care and services to adults who, though not requiring continual medical or nursing care as provided by facilities licensed or operated pursuant to Article 28 of the Public Health Law or Articles 19, 23, 29, and 31 of the Mental Hygiene Law, are, by reason of physical or other limitations associated with age, physical or mental disabilities or other factors, unable or substantially unable to live independently.

Adult Care Facility: A facility other than a Family Type Home, which provides adult care. For the purposes of this Zoning Law an Adult Care Facility shall include the following: adult home, enriched housing program, residence for adults, shelter for adults, public home and private proprietary adult-care facility as defined by NYS Department of Social Services Chapter II, Subchapter D, Part 485.

Planning Board through the site plan review process.

Building: A structure wholly or partially enclosed within exterior walls, or within exterior and party walls, and a roof, affording shelter to persons, animals or property.

Building, Front Line Of: The line of that face of the building nearest the street line, or if there are street lines on two or more sides of the building, it is the line of that face of the building frontage on that street line where the principal entrance is located. This face includes covered porches whether enclosed or unenclosed, but does not include steps.

Building, Height Of: The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof.

Building Permit: A permit issued by the Code Enforcement Officer, stating that plans for the proposed construction of a building are in conformance with the New York State Uniform Fire Prevention and Building Code (or its successor, whichever is the effective code at the time in question) .

Building, Temporary: A "temporary building" or "temporary structure" (other than residential occupancy) is one erected, constructed or placed upon the premises, to exist there for a brief or temporary duration of time, not exceeding six (6) months. All other buildings or structures shall be deemed and considered as permanent for the purposes of this Zoning Law.

Certificate of Compliance: A certificate issued by the zoning officer upon completion of construction, alteration or change in occupancy or use of a building or land. Said certificate shall acknowledge compliance with all the requirements of this Zoning Law only and such adjustment thereto granted by the Board of Appeals and/or the Planning Board.

Certificate of Occupancy: A certificate issued by the Code Enforcement Officer upon completion of construction, alteration or change in occupancy or use of a building. Said certificate shall acknowledge compliance with all the requirements of the New York State Uniform Fire Prevention and Building Code.

Child Day Care: Shall mean care for a child on a regular basis provided away from the child's residence for less than twenty-four (24) hours per day by someone other than the parent, stepparent, guardian or relative within the third degree of consanguinity (blood relationship) of the parents or stepparents of such child.

Child day care does not refer to care provided in:

(1) A summer day camp, traveling summer day camp or children's overnight camp as defined in the State Sanitary Code;

Contractor's Yard: Outside storage associated with a businesses engaged in construction of buildings and structures, remodeling and repairs to existing buildings and structures, electrical services, plumbing services, excavation and grading services, roofing and siding services, masonry services, paving services, well drilling, sewage disposal system installation and services, and other similar services

Coverage: That percentage of the lot area covered by the combined area of all buildings or structures on the lot.

Development: Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, utilities, mining, dredging, filling, grading, paving, excavation, or drilling operations, which would lead to increased flood damage, excluding normal maintenance to farm roads.

Disposal: The discharge, deposit, injection, dumping, spilling, leaking, or placing of any solid waste, radioactive, hazardous waste, or wastewater into or on any land or water so that such solid waste, radioactive material, hazardous waste, or wastewater will remain on the land or water and will not be removed.

Disposal Transfer Station: A solid waste management facility, other than a Recyclables Handling and Recovery Facility exclusively handling non-putrescible recyclables, that can have a combination of structures, machinery, or devices, where solid waste is taken from collection vehicles and placed in other transportation units for movement to another solid waste management facility.

Domestic Animal: Animals commonly kept as household pets including, but not limited to: dogs, cats, caged birds, rabbits, guinea pigs, non-poisonous snakes, fish, turtles, frogs, mice, and ferrets. Species of animals which are considered harmful (i.e., poisonous) to humans shall not be considered domestic animals for the purposes of this Zoning Law. Questions as to whether any specific animal will be considered a "domestic animal" will be decided by the Village Zoning Board of Appeals as provided for in Section 207 of this Zoning Law.

Drive-In Service: Building or use where a product is sold to, or a service performed for customers while they are in or near their motor vehicle including, but not limited to, fast food restaurants, drive-up bank tellers, film processing service booths, etc.

Dwelling: A detached building designed or used exclusively as living quarters for one (1) or more families; the term shall not be deemed to include motel, boarding or rooming house, mobile home, recreation vehicle, tourist home or tent.

Dwelling Unit: A building, or portion thereof, providing complete housekeeping facilities for one (1) family.

Dwelling, One Family: A dwelling containing one (1) dwelling unit only.

devoted to habitable use, but including the area of roofed porches and roofed terraces. All dimensions shall be measured between exterior faces of walls.

Floor Lowest: Lowest level including basement, cellar, crawl space, or garage of lowest enclosed area.

Frontage: The extent of a building or a lot along one (1) public street as defined herein.

Game Room: A building or place containing five (5) or more amusement games as defined herein (see Amusement).

Garage Private: An enclosed space for the storage of one (1) or more motor vehicles, provided that no business, occupation or service is conducted for profit herein nor space therein for more than one (1) car is leased to a nonresident of the premises.

Garage Public: Any garage, other than a private garage, available to the public, operated for gain, and which is used for storage, repair, rental, greasing, washing, adjusting or equipping of automobiles or other motor vehicles.

Gasoline Station: Any building or land or any part thereof used for sale of motor fuel, oil and motor vehicle accessories, and which may include facilities for lubricating, washing or servicing vehicles, but not including painting or body repairs.

Gasoline Station-Market (Convenience Store): A gasoline station which provides a second commercial service such as a restaurant, dairy bar, beverage market, food or grocery market, or a commercial use which provides for gasoline sales. For the purpose of this definition, sales from vending machines are not considered commercial service.

Group Family Day Care: Shall mean a family home which is a personal residence and occupied as a family residence which provides child day care on a regular basis for more than three (3) hours per day per child for seven (7) to twelve (12) children for compensation or otherwise, as provided for under NYS Department of Social Services. An additional two children who are of school-age may be cared for when done in compliance with NYS Department of Social Services regulations. For the purposes of this Zoning Law, a family day care home shall be considered a home occupation use.

Habitable Floor Area: Any floor usable for living purposes, which includes working, sleeping, eating, cooking, or recreation or combination thereof. A floor used only for storage purposes is not "habitable".

Hazardous Substance: Any substance listed as a hazardous substance in a 6 NYCRR Part 597, List of Hazardous Substances, or a mixture thereof.

metal, glass, fabric, or otherwise, for the purpose of disposing of the same or for any other purpose; such term shall include any place of storage or deposit for any such purposes of used parts or waste materials from motor vehicles and/or material defined as junk by this Zoning Law which, taken together equal in volume one hundred (100) cubic feet. A junkyard shall include any land or structure used for collecting, storage, sale or disposal of junk, scrap metal, or other discarded materials. Not included is a single motor vehicle intended, maintained and used on a seasonal basis (i.e. motorcycles and winter or summer cars) provided such vehicle is intact, located in other than the front yard, and has a NYS Motor Vehicle Inspection sticker which was issued within the previous 12 months.

Kennel: Any building or land or part thereof used for harboring three (3) or more dogs over six (6) months old.

Light Industrial: The processing, fabrication, assembly or packaging of previously prepared or refined materials.

Lot: Land occupied or which may be occupied by a building and its accessory uses, together with required open space, having not less than minimum area, width and depth required for a lot in the district in which such land is situated; and having frontage on a street, or other means of access as may be determined by the Planning Board to be adequate as a condition for issuance of a zoning permit.

Lot Area: Total area within property lines not including area(s) located within any highway or street right-of-ways.

Lot Corner: A lot located at the junction of and fronting on two (2) or more intersecting streets (also see definition "Lot Line Front").

Lot Depth: Mean horizontal distance from street right-of-way line of the lot to its opposite rear line measured at right angles to building line.

Lot Lines: The property lines bounding a lot as defined herein.

Lot Line, Front: In the case of a lot abutting upon only one (1) street, the line separating the lot from the street right-of-way; in the case of a lot abutting more than one (1) street, each street line shall be considered a front lot line.

Lot Line, Rear: The lot line which is generally opposite the front lot line, if the rear lot line is less than ten (10) feet in length, or if the lot comes to a point at the rear, the rear lot line shall be deemed to be a line parallel to the front line, not less than ten (10) feet long, lying wholly within the lot and farthest from the front lot line.

Lot Line, Side: The property line or lines extending from the front lot line to the rear lot line.

full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

Office Building: A building used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity, that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper or candy stand.

Outdoor Recreation: Includes, but is not limited to, golf courses; golf driving range; trap, skeet, and archery range; swimming pool; skating rink; tennis court; recreation stadium; baseball and softball fields; skiing facility; hunting preserve; and similar places of outdoor recreation.

Outdoor Solid Fuel Burning Device: A solid fuel burning device designed and intended for installation outside of the primary building on a lot, and used to produce heat for transfer to the primary or accessory building(s) on such lot.

Owner: An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

Parking Space: An off-street space available for the parking of one (1) motor vehicle on a transient basis and having a width of ten (10) feet, and an area of not less than two hundred (200) square feet, exclusive of passageways and driveways, and having access to a street. Handicapped parking spaces may be larger and therefore require more space; however, regardless of their size, such space shall constitute a single parking space.

Personal Services: Establishments primarily engaged in providing services involving the care of a person or his or her apparel.

Planning Board: That Board appointed by the Village Board to carry out the provisions of New York Village Law and Section 208 of this Zoning Law.

Professional office: The office of a member of a recognized profession maintained for the conduct of that profession recognized by New York State. Professional offices shall include but not be limited to: architect, attorney, dentist, certified counselor, certified public account (CPA), chiropractor, engineer, insurance broker or salesman, message therapist, optometrist, physician or surgeon, physical therapist, psychologist, real estate broker or salesman or surveyor.

Recreational Vehicle: A unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own power or is mounted on or drawn by a motor vehicle (see also Sport Recreational Vehicle). The basic entities are:

A. Travel Trailer: A vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motor vehicle.

educational authorities; and shall exclude commercially operated schools of beauty, culture, business, dancing, driving, music and similar establishment.

School-Age Child Care Program: Care provided on a regular basis to more than six school-age children under 13 years of age or who are incapable of caring for themselves where such children attend a school higher than kindergarten or attend full day (at least six hours) kindergarten at a public or private school whether such care is provided for compensation or otherwise.

Self-Service Storage Facility: A building or group of buildings divided into separate units or compartments used to meet the temporary storage needs of businesses and residential users. A warehouse operated for a specific commercial or industrial establishment shall not be considered a self storage facility.

Shopping Center: A group of businesses occupying adjoining structures, having adequate space for loading and unloading and adequate off-street parking.

Sign - Any structure or part thereof, or any device attached to a structure or painted or represented on a structure, which shall display or include any letter, word, model, banner, flag, pennant, insignia, device or representation used as, or which is in the nature of an announcement, direction or advertisement. A sign includes any billboard, but does not include the flag, pennant, or insignia of any nation, or group of nations, or of any state, city or other political unit or of any political, educational, charitable, philanthropic, civic, professional, religious or like campaign, drive, movement or event. However, a sign as designed herein shall not include a similar structure or device located within a building.

Sign, Advertising - A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the same lot.

Sign, Commercial - A sign which directs attention to a business or profession conducted or to products sold upon the same lot.

Sign, Directional - A sign limited to providing information on the location of an activity, business or event.

Sign, Limited Purpose - A content neutral sign including real estate for sale signs, real estate for rent signs, yard sale signs, garage sale signs, open house signs; community, civic, political, charitable, social, or educational message signs. Such sign shall be treated as a temporary sign.

Sign, Non-Commercial - A sign which identifies a mobile home park, school, church, cemetery, public park or building, or volunteer fire department facility.

Sign, Portable - A sign, whether on its own trailer, wheels, or otherwise designed to

ornamentation, including, but not limited to, buildings, solar collector, mobile homes, towers, wind energy conversion systems (WECS), antennas, satellite dishes, or gas or liquid storage tanks, that are principally above ground.

Substantial Improvement: Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (a) before the improvement or repair is started, or (b) if the structure has been damaged and is being restored, before the damage occurred.

For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (a) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (b) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Swimming Pool: A structure intended for bathing, swimming or diving purposes, made of concrete, masonry, metal or other impervious materials, provided with a recirculating and/or controlled water supply of more than 100 gallons and with a depth of greater than two (2) feet.

Temporary Use: An activity conducted for a specified limited period of time which may not otherwise be permitted by the provisions of this Zoning Law. Examples of such uses are buildings incidental to new construction which are removed after the completion of the construction work.

Tourist Home: Owner-occupied dwelling in which overnight accommodation, with or without meals, is provided for transient guests for profit. Term includes "bed and breakfast" establishments.

Trailer: Any vehicle which may be towed and used for carrying or storing goods, equipment, machinery, construction materials, snowmobiles, boats, all terrain vehicles (ATV), motor vehicles or as a site office.

Use Variance: The authorization by the Zoning Board of Appeals for use of land for a purpose which is not allowed or is prohibited by this Zoning Law.

Utility Public: Any person, firm, corporation or governmental subdivision, duly authorized to furnish to the public, under public regulation, electricity, gas, water, sanitary sewers, storm sewers, steam, telephone, telegraph or cable television.

Veterinary Facility: A facility for the provision of medical care including treatment of illnesses and/or injury of domestic household pets. Boarding of animals is limited to short-term care incidental to their treatment.

ARTICLE II **ADMINISTRATION**

SECTION 201 **ENFORCEMENT**

The duty of administering and enforcing the provisions of this Zoning Law is hereby conferred upon the Zoning Enforcement Officer, who shall have such powers as are conferred upon him/her by this Zoning Law and as reasonably may be implied therefrom. He/she shall be appointed by the Village Board and shall receive compensation as the Village Board shall determine. The Zoning Enforcement Officer shall have such other and further duties as may be assigned by the Village Board pursuant to this Zoning Law or otherwise.

SECTION 202 **DUTIES OF THE ZONING ENFORCEMENT OFFICER**

A. **Inspection and Review**

It shall be the duty of the Zoning Enforcement Officer, or his/her duly authorized assistants, to cause any plans, buildings or premises to be examined or inspected to determine that they are not in violation of the provisions of this Zoning Law.

The Zoning Enforcement Officer and all his/her duly authorized assistants shall be entitled to enter any building or premises (which includes the internal premises such as basement, etc.) for the purpose of inspection, observation, measurement, testing and records examination in performing his/her duties set forth in this Zoning Law, and for the further purpose of ascertaining whether the provisions of this Zoning Law are being met and all requirements are being complied with. Persons or occupants of premises to be entered shall allow the Zoning Enforcement Officer and/or his/her assistants ready access at all reasonable times to all parts of the premises to carry out the actions specified herein. Where any owner or occupant has security measures in force which would require proper identification and clearance before entry into their premises, the owner or occupant shall make necessary arrangements with their security guards so that upon presentation of suitable identification, authorized personnel from the Village will be permitted to enter, without delay, for the purposes of performing their specific responsibilities.

The Zoning Enforcement Officer or any of his/her duly authorized assistants seeking to enter private property pursuant to the provisions of this Zoning Law may enter such property on the consent of the owner or occupant. In the event such consent is denied or if said Zoning Enforcement Officer or assistant determines that it is preferable to obtain a search warrant without first seeking such consent, said Zoning Enforcement Officer or assistant shall be entitled to obtain a search warrant pursuant to the applicable provisions of law from a court of competent jurisdiction to compel the owner or occupant to permit immediate entry and inspection.

Notwithstanding the provisions contained in the immediately preceding paragraph, in the event an emergency situation exists, said Zoning Enforcement Officer and/or assistants shall be entitled to

to the Village Administrator, Board of Assessment, Planning Board and Board of Appeals at the same time it is transmitted to the Village Board.

SECTION 203 **CERTIFICATES AND PERMITS**

The certificates and permits enumerated herein are hereby established for the equitable enforcement and administration of the provisions of this Zoning Law.

A. Zoning Permit

The Zoning Enforcement Officer is hereby empowered to issue a zoning permit for any plans regarding the construction or alteration of any building or structures or part of any building, or the change in the use of any land or building or part thereof, where he/she shall determine that such plans are not in violation of the provisions of this Zoning Law and all other zoning approvals required by the Zoning Law have been obtained..

B. Temporary Use Permit

Upon written direction of the Planning Board, the Zoning Enforcement Officer is hereby empowered to issue a temporary use permit. A temporary use permit shall only be effective for a period not to exceed twelve (12) months; such permit may be extended by the Zoning Enforcement Officer not more than once for an additional period not to exceed six (6) months.

C. Special Use Permit

Upon written direction of the Planning Board, the Zoning Enforcement Officer is hereby empowered to issue any special use permit provided for by this Zoning Law.

D. Certificate of Compliance

The Zoning Enforcement Officer is hereby empowered to issue a certificate of compliance which shall certify that all provisions of this Zoning Law have been complied with in respect to the location and use of the building, structure or premises in question.

SECTION 204 **APPLICATION PROCEDURES**

A. Application

Applications for zoning permits shall be accompanied by a layout sketch, drawn to an acceptable scale, showing the shape and dimensions of the lot to be built upon, the size and location of all buildings or structures proposed as well as those that shall remain, the intended use of each

SECTION 205

FEES

Fees may be charged for permits issued, and processing of applications for amendments, variances, site plan review, special use permits and other administrative and/or enforcement activities. A fee schedule shall be set by resolution of the Village Board and may be changed from time to time in the same manner.

SECTION 206

CERTIFICATES OF COMPLIANCE

No land shall be used or occupied and no building hereafter erected, altered, or extended shall be used or changed in use until a certificate of compliance has been issued by the Zoning Enforcement Officer in accordance with the provisions of this Zoning Law.

SECTION 207

BOARD OF APPEALS

A. Organization

The Board of Appeals shall consist of five (5) regular members including a chairperson and a deputy chairperson, and two (2) alternate member(s) all of whom shall be appointed by the Mayor subject to the approval of the Village Board. The term of office for regular members shall be governed by the applicable provisions of New York Village Law and the term of office for the alternate member(s) shall be one year. The Chairperson of the Board of Appeals may designate an alternate member to substitute for a regular member when such member is unable to participate on an application or matter before the Board. When so designated, the alternate member shall possess all the powers and responsibilities of a regular member. Such designation shall be entered into the minutes of the initial Board of Appeals meeting at which such substitution is made. All provisions of State Law relating to Board of Appeals member eligibility, vacancy in office, removal, compatibility of office and service on other boards, as well as any Village requirements related to training, compensation and attendance, shall also apply to alternate members.

B. Meetings, Minutes and Records

Meetings of the Zoning Board of Appeals shall be open to the public to the extent provided in Article 7 of the Public Officers Law. The Zoning Board of Appeals shall keep minutes of its proceedings, showing the vote of each member upon every question, or if absent or failing to vote, indicating such fact, and shall also keep records of its examinations and other official actions.

by the Planning Board, the secretary of the Zoning Board of Appeals shall transmit to the Planning Board a copy of the notice of hearing and all pertinent information for those appeals involving a use variance. The Planning Board shall inform the Zoning Board of Appeals in writing of its advisory opinion (including recommendations) prior to the hearing. Failure of the Planning Board to inform the Zoning Board of Appeals within the allotted time shall be deemed to signify no recommendation on the application.

G. Time of Decision

The Zoning Board of Appeals shall decide upon an appeal within sixty-two (62) days after the conduct of the public hearing. Prior to rendering its decision the Board shall first complete the SEQOR process. Said time of decision may be extended by mutual consent of the applicant and Zoning Board of Appeals.

H. Filing of Decision and Notice

The decision of the Zoning Board of Appeals on an appeal shall be filed in the office of the Village Clerk within five (5) business days after the day such decision is rendered, and a copy thereof mailed to the applicant by regular mail.

I. Permitted Action by the Zoning Board of Appeals

1. Interpretations, Requirements, Decisions and Determinations

The Zoning Board of Appeals may reverse or affirm, wholly or partially, or may modify the order, requirement, decision, interpretation or determination appealed from and shall make such order, requirement, decision, interpretation or determinations as in its opinion ought to have been made.

2. Use Variances

The Zoning Board of Appeals, on appeal from the decision or determination of the Zoning Enforcement Officer, shall have the power to grant use variances, authorizing a use of land which otherwise would not be allowed or would be prohibited by this Zoning Law.

No such use variance shall be granted by the Zoning Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the Zoning Board of Appeals that for each and every use allowed under the zoning regulations for the particular district where the property is located:

a. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

4. Imposition of Conditions

The Zoning Board of Appeals shall, in the granting of both use variances and area variances, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of this Zoning Law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

J. Solar Access

Pursuant to Chapter 74-2 of the Laws of 1979, the siting of houses to take best advantage of solar energy and/or the construction of residential solar equipment shall be considered in the application of the provisions of this Chapter. Upon appeal pursuant to this Section of this Zoning Law the Zoning Board of Appeals shall consider the specific conditions of the case and may make provisions for, so far as conditions permit, the accommodation of solar energy systems and equipment and access to sunlight necessary thereof when hearing a request for an area variance.

K. Rehearing

A motion for the Zoning Board of Appeals to hold a rehearing to review any order, decision or determination of the board not previously reviewed may be made by any members of the Board. A unanimous vote of all members of the Board then present is required for such rehearing to occur. Such rehearing is subject to the same notice provisions as an original hearing. Upon such rehearing the Board may reverse, modify or annul its original order, decision or determination upon the unanimous vote of all members then present, provided the Board finds that the rights vested in persons acting in good faith in reliance upon the reviewed order, decision or determination will not be prejudiced thereby.

SECTION 208 **PLANNING BOARD**

A. Organization

The Planning Board shall consist of five (5) members including a chairperson and a deputy chairperson and two (2) alternate member(s) all of whom shall be appointed by the Mayor subject to the approval of the Village Board whose term shall be governed by the applicable provisions of New York Village Law. If the Mayor fails to designate a chairperson, the Planning Board may then itself select one. The term of office for regular members shall be governed by the applicable provisions of New York Village Law and the term of office for the alternate member(s) shall be one year. The Chairperson of the Planning Board may designate an alternate member to substitute for a regular member when such member is unable to participate on an application or matter before the Board. When so designated, the alternate member shall possess all the powers and responsibilities of a regular member. Such designation shall be entered into the minutes of the initial Planning Board

(b) Contribute materially to the welfare and well-being of the Village.

b. Permits shall be conditioned upon an agreement by the applicant to remove the use upon expiration of the permit.

c. Permits may be reissued a maximum of one (1) time for an additional period of up to six (6) months.

4. Other Powers and Duties

The Planning Board shall have such other powers and duties as are provided by law including this Zoning Law or as are otherwise assigned to it by the Village Board.

C. Site Plan Review

The Planning Board, at a regular or special meeting, shall review and approve, approve with modification, or disapprove a site plan in connection with any application for a zoning permit other than those for single family dwellings and their accessory uses and/or buildings.

1. Notice and Public Hearing

The Planning Board shall notify all property owners within the Village of Bergen which own land that is either contiguous or directly across from the involved property. Such notice shall be sent by regular mail, at least ten (10) days before the meeting. In those instances when the Planning Board holds an optional public hearing (see following paragraph) on a site plan review, this notice to contiguous property owners is not required.

The Planning Board may, in its sole discretion, hold a public hearing as part of the site plan review process. When a public hearing is held as part of the site plan review, the public hearing shall be held at a time fixed within sixty-two (62) days from the date of the application for site plan review is received by it and such public hearing shall be advertised in accordance with Section 214 of this Zoning Law. When necessary under Section 239 of the General Municipal Law, the Planning Board shall forward the site plan to the Genesee County Planning Board for its review prior to taking any final action.

2. Submission of Site Plan and Data

The applicant shall submit to the Village Clerk ten (10) copies of a site plan and supporting data in a form satisfactory to the Planning Board, including, but not limited to, the following information presented in graphic form and accompanied by a written text.

a. Survey of property showing existing features, including contours, utility

3. Site Plan Review Criteria

The Village Planning Board shall review the site plan and supporting data before approval, approval with modifications, or disapproval of such site plan, taking into consideration the following:

- a. Harmonious relationship between proposed uses and existing adjacent uses.
- b. Maximum safety of vehicular circulation between the site and street including emergency vehicle access.
- c. Adequacy of interior circulation, parking and loading facilities with particular attention to pedestrian safety and emergency vehicle access.
- d. Adequacy of landscaping and setbacks to achieve compatibility with, and protection of, adjacent residential uses.
- e. Adequacy of municipal facilities to serve the proposal including, but not limited to, streets, electric service, water supply and wastewater treatment systems, storm water control systems, and fire protection.

4. Area Variances

Notwithstanding any provisions of law to the contrary, where a proposed site plan contains one (1) or more features which do not comply with the zoning regulations, applications may be made to the Zoning Board of Appeals for an area variance pursuant to NYS Village Law Section 7-725-a, without the necessity of a decision or determination of an administrative official charged with the enforcement of the zoning regulations.

5. Modifications and Conditions

The Planning Board may require changes or additions in relation to yards, driveways, landscaping, buffer zones, etc., to insure safety, to minimize traffic difficulties and to safeguard adjacent properties. Should changes or additional facilities be required by the Planning Board, final approval of site plan shall be conditional upon satisfactory compliance by applicant in making the changes or additions.

The Planning Board shall have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to a proposed site plan. Upon its approval of said site plan, any such conditions must be met in connection with the issuance of permits by applicable enforcement agents or officers of the Village.

8. Performance Bond or Letter of Credit as a Condition of Site Plan Approval

The Planning Board may require as a condition of site plan approval that the applicant file a performance bond or Letter of Credit in such amount as the Planning Board determines to be in the public interest, to insure that proposed development will be built in compliance with accepted plans. Any such bond must be in a form acceptable to the Village Attorney for an amount approved by the Village Board.

9. Performance Standards

In all districts, uses are not permitted which violate applicable county, state and/or federal codes and regulations pertaining to environmental issues. The Planning Board, under its powers of site plan review and approval, may in its discretion reject any uses if it determines that insufficient evidence has been submitted to show compliance with these environmental standards. However, final responsibility for compliance with all environmental laws and regulations lies with the applicant.

10. Decisions

The Planning Board shall decide any matter referred to it under this Subsection within sixty-two (62) days after the first regular monthly meeting of the Planning Board at least ten (10) days prior to which the site plan and all supporting data required by this Article are submitted to the Village Clerk. Such time may be extended by mutual consent of the Planning Board and the developer. Prior to rendering its decision the Board shall first complete the SEQR process. In those instances where due to the location of the affected property, a variance request is subject to review under General Municipal Law Section 239m, a majority plus one vote of the entire Planning Board is necessary to override a County Planning Board recommendation of disapproval or approval with modification. The decision of the Planning Board shall be filed in the office of the Village Clerk within five (5) business days after such decision is rendered, and a copy mailed to the applicant by regular mail.

11. Changes and Revisions

Any applicant wishing to make changes in an approved site plan shall submit a revised site plan to the Planning Board for review and approval.

D. Special Use Permit

The Planning Board, at a regular or special meeting, shall review and approve, approve with modification, or disapprove an application for a special use permit. Uses requiring a special use permit are those which are compatible with the general spirit of the Zoning Law if certain standards and conditions are met. Each such use is listed in this Zoning Law as a use permitted within a zoning district upon the issuance of a special use permit. All provisions of this Zoning Law shall be followed

approval. Any such waiver, which shall be subject to appropriate conditions set forth in this Zoning Law, and may be exercised in the event any such requirements are found not to be requisite in the interest of the public health, safety or general welfare or inappropriate to a particular special use permit.

6. Decisions

The Planning Board shall decide any matter referred to it under this Subsection within sixty-two (62) days after the public hearing. Such time may be extended by mutual consent of the Planning Board and the applicant. Prior to rendering its decision the Board shall first complete the SEQR process. In those instances where due to the location of the affected property, a special use permit request is subject to review under General Municipal Law Section 239m, a majority plus one vote of the entire Planning Board is necessary to override a County Planning Board recommendation of disapproval or approval with modification. The decision of the Planning Board shall be filed in the office of the Village Clerk within five (5) business days after such decision is rendered, and a copy mailed to the applicant by regular mail.

7. Abandonment of Special Use Permit

A special use permit shall expire when there occurs a cessation of such use or activity, for which said special use was originally issued, for a period of one (1) year. Upon evidence that a special use permit has been abandoned the Zoning Enforcement Officer shall issue a notice of abandonment to the owner of record for the property by registered mail. If after sixty (60) days the owner has not provided satisfactory proof that the special use did not cease, the Planning Board shall revoke the special use permit.

8. Standards Applicable for all Special Use Permits

The Planning Board may issue a special use permit only after it has found that all the following standards and conditions have been satisfied, in addition to any other applicable standards and conditions contained elsewhere in this Zoning Law.

a. The location and size of such use and intensity of the operations involved in or conducted therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous and shall be in harmony with the orderly development of the district.

b. The location, nature and height of buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings, nor impair their value.

c. The operation of any such use shall not be more objectionable to nearby properties than would be operation of any permitted use.

approved zoning permit or certificate of compliance.

B. Any person violating any provision of this Zoning Law shall be served by the Zoning Enforcement Officer with a written Notice of Violation and Correction Order stating the nature of the violation found to exist, the remedy ordered and providing a time limit for the satisfactory correction thereof. Unless a different time limit is provided by this Zoning Law for the correction of any violation, which alternate time limit shall prevail, said Notice of Violation and Correction Order shall provide a time limit of thirty (30) days for the satisfactory correction of the violation. The Notice of Violation shall further inform the violator of his/her right to appeal the Zoning Enforcement Officer's interpretation to the Zoning Board of Appeals.

Service of the Notice of Violation/Correction Order shall be sufficient if directed to the owner, operator or occupant of a residence, commercial or industrial facility, as the case may be, violating this Zoning Law. Service of said Notice of Violation/Correction Order shall be made personally upon the alleged violator, if said violator can be found with due diligence; otherwise, service of said Notice of Violation/Correction Order shall be sufficient if service is completed by delivering the same to a person of suitable age or discretion at the actual residence, commercial or industrial facility at which said violation is occurring and by mailing the Notice to the person to be served at his/her last known residence or business address; or, where service cannot otherwise be made with due diligence, by affixing said Notice of Violation/Correction Order to the door of the residence, commercial or industrial facility at which said violation is occurring and by mailing said Notice to such person at his/her last known residence or place of business. It shall be unlawful for any person to fail to comply with a written Notice of Violation/Correction Order of the Zoning Enforcement Officer within the time fixed for compliance therewith.

C. It shall be unlawful for any owner, builder, architect, tenant, contractor, subcontractor, construction superintendent or their agents, or for any person taking part or assisting in the construction, repair or use of any land, building or structure to violate any of the applicable provisions of this Zoning Law, or any lawful order, notice, directive, permit or certificates of the Zoning Enforcement Officer made hereunder.

D. Any violation of this Section and/or this Zoning Law is hereby declared to be an offense, punishable by a fine not exceeding three hundred and fifty (350) dollars or imprisonment not to exceed fifteen days, or both for a conviction of a first offense; for conviction of a second offense both of which were committed within a period of five years, punishable by a fine not less than three hundred fifty (350) dollars nor more than seven hundred (700) dollars or imprisonment not to exceed fifteen days, or both; and upon conviction for a third or subsequent offense all of which were committed with a period of five years, punishable by a fine not less than seven hundred (700) dollars nor more than one thousand (1000) dollars or imprisonment for a period not to exceed fifteen days, or both. However, for the purpose of conferring jurisdiction upon courts and judicial officers generally, violations of this Zoning Law shall be deemed misdemeanors and for such purposes only all provisions of law relating to misdemeanors shall apply to such violations. Each week's continued violation shall constitute a separate additional violation.

E. In case of a protest against such change signed by the owners of twenty (20) per centum or more, either of the area of the land included in such proposed change, or of that immediately adjacent extending one hundred (100) feet therefrom or of that directly opposite thereto, extending one hundred (100) feet, from the street frontage of such opposite land, such amendment shall not become effective except by the favorable vote of at least three-fourths (3/4) of the members of the Village Board.

SECTION 212 REMEDIES

In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained; or any building, structure, or land is divided into lots, blocks or sites in violation of this act, or of any Zoning Law or other regulation made under authority conferred thereby, the proper local authorities of the village, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, use or division of land, to restrain, correct or abate such violation, to prevent the occupancy of said building, structure or land or to prevent any illegal act, conduct, business or use in or about such premises. All issues in any action or proceeding for any of the purposes herein stated shall have preference over all other civil actions and proceedings.

SECTION 213 STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)

A. The State Environmental Quality Review Act (SEQR) requires that local government examine the environmental impact of all actions they permit, fund, or construct. Article 3 and Part 617 of Title 6 of the New York Code of Rules and Regulations (8 NYCRR Part 617) sets forth the SEQR regulations in detail and should be reviewed for compliance prior to undertaking any of the above mentioned activities.

B. As set forth in 8 NYCRR Part 617, determination of lead agency status is one of the initial steps in the SEQR process. When the Village is designated lead agency for a particular zoning action, the following boards (agencies) may typically be the lead agency for the actions identified below:

Zoning text amendment	Village Board
Zoning district amendment	Village Board
Site Plan Review	Planning Board
Special permit Planning Board	Planning Board
Zoning permit (if necessary)	Planning Board
Variance	Zoning Board of Appeals

When a project involves two (2) or more separate zoning actions, the board (agency) having the final (last) approval would typically be the lead agency. Nothing in this Section shall be interpreted to override the process for designation of lead agency status as set forth in 8 NYCRR Part 617.

period prior to the date of the public hearing may result in the tabling of the application until the next regular meeting of the appropriate board. All signs posted pursuant to this section shall be removed by the applicant within five (5) days after the conclusion of the public hearing.

6. The sign shall be posted in such a manner so as to not blow or fall down and to not be obscured by grass, shrubs, snow, trees, vehicles etc. nor shall it impair traffic safety.

D. Recess or Adjournment of a Public Hearing

The Planning Board, Village Board or Zoning Board of Appeals may recess a hearing in order to obtain additional information or to serve further notice upon other property owners or to persons it decides may be interested in the proposal being considered. Upon recessing or adjournment, the time and date when the hearing is to be resumed shall be announced. No further notice of publication will be necessary.

ARTICLE III **ZONING DISTRICT REGULATIONS - ZONING MAP**

SECTION 301 **GENERAL REGULATIONS**

The provisions of this Zoning Law shall be subject to such exceptions, additions, or modifications as herein provided by the following general supplementary regulations. The dimensional requirements and restrictions set forth in Schedule "A" annexed hereto are incorporated herein and made a part of this Zoning Law. No building or structure shall be erected and no land used in violation of those dimensional requirements and restrictions.

A. Buildings, Uses and Lots

1. One Principal Building and Use Per Lot

There shall not be more than one (1) principal structure and one (1) principal use on any lot in the residential districts (R-1, R-2 and R-3), except as provided for in the following:

- a. An approved multifamily dwelling project,
- b. A single family dwelling accompanying a non-residential use, or uses, permitted on a lot in the R-1, R-2 or R-3 Districts, if approved by the Planning Board as part of the Special Use Permit Application Process, provided there is only one use of a non-residential nature on the lot.

8. Adjacent Lots

Where two (2) or more adjacent lots are at the time of the effective date of this Zoning Law in the same ownership, they shall not be considered a single lot, unless they are described as one parcel in a deed recorded at the Genesee County Clerk's Office.

9. Corner Lots

Corner lots shall have two (2) front yards (those along public streets) and the remaining two (2) yards will be considered side yards for the purposes of applying the yard regulations contained in this Zoning Law.

10. Supplementary Yard Regulations

a. Porches, Decks

A porch and/or deck shall be considered a part of the building in determining the yard requirements or amount of lot coverage.

b. Projecting Horizontal Architectural Features

Architectural features, such as window sills, belt courses, chimneys, cornices, eaves or bay windows, shall not project more than three (3) feet into any required yard.

c. Visibility at Intersections

On a corner lot in any district, no fence, wall, hedge, or other structure or planting more than three (3) feet in height shall be erected, placed or maintained within the triangular area formed by the intersecting street lines and a straight line joining said street lines at points which are twenty (20) feet distant from the point of intersection, measured along said street lines. This paragraph shall not apply to existing trees, provided that no branches are closer than six (6) feet to the ground.

d. Swimming Pools

All swimming pools, attached decks and associated equipment shall be located behind the principal building and set back from any lot line a minimum distance of 15 feet. Pools shall be fenced and protected by an appropriate gate as set forth in the New York State Uniform Fire Prevention and Building Code.

e. Buffer Strip

Wherever a buffer strip is required by this Zoning Law (see also Section 504)

antennas and commercial communications towers provided such structure(s) poses no hazards to aircraft operations.

B. Location of Accessory Buildings, Structures and Satellite Dishes

1. Accessory Buildings are Permitted as Follows:

a. A one (1) story accessory building having a total floor area of one hundred fifty (150) square feet or less and a building height of not more than nine (9) feet shall not be located in the front yard nor closer than five (5) feet to the rear and side lot lines in the rear yard areas.

b. The location of accessory buildings having a total floor area greater than one hundred fifty (150) square feet or a building height of greater than nine (9) feet shall be located in compliance with the required yard areas of the respective district and shall not be located in front of the principal building, i.e., the front yard.

2. Accessory Structures, other than Buildings, are Permitted as Follows:
(for Fences see Section 408)

a. Accessory structures equal to or less than fifteen (15) feet in height, shall not be located closer than three (3) feet to the rear and side lot lines in the rear yard area.

b. Accessory structures greater than fifteen (15) feet in height, shall be located in compliance with the required yard areas of the respective district and shall not be located in front of the principal building, i.e., the front yard.

c. Antennas, including satellite dishes shall be permitted as follows:

(1) Satellite dish antennas with a diameter of forty (40) inches or less may be located anywhere on a lot provided the minimum front and side yard setbacks are maintained along with a minimum five (5) foot setback from the rear property line.

(2) Satellite dish antennas with a diameter of thirteen (13) feet or more or with a height of fifteen (15) feet or more shall not be located in front of the principal building and shall comply with the minimum required rear and side yard setbacks of the respective district (according to Schedule A of this Zoning Law).

C. Nonconforming Uses, Structures and Lots

1. Lawful Existing Uses or Structures

Except as otherwise provided in this Section, the lawful use of land or structures existing at the effective date of this Zoning Law may be continued, although such use or structure

D. Uses Not Permitted

Uses which are not specifically allowed by this Zoning Law are prohibited.

E. Dwelling Front Yard Grade

Surface grade of front yards of dwellings measured at the midpoint of the front wall, shall be at least one foot above the elevation of the street center line, unless adequate site drainage is provided otherwise and approved by the Village Superintendent of Public Works.

F. Minimum Dimensional Criteria

All one (1) and two (2) family dwelling units located on individual lots shall have a minimum outside width of at least twenty (20) feet. This provision shall not prohibit the construction of smaller additions or projections from larger units (less than twenty (20) feet wide) provided a twenty (20) foot minimum width is clearly established for the overall unit.

G. Minimum Enclosed Living Area

1. One (1) family dwellings shall have a minimum enclosed living area (not including garage but also not limited to only habitable floor area) as follows:

- a. One (1) story dwellings 950 square feet on the first floor.
- b. Two story (2) dwellings 750 square feet on the first floor.

2. Two (2) family dwellings shall have a enclosed living area of at least seven hundred fifty (750) square feet per unit.

3. Multiple family dwellings shall have a enclosed living area per unit as follows:

<u># of Bedrooms Per Unit</u>	<u>Minimum Square Footage</u>
Efficiency	300
1 bedroom	550
2 bedroom	650
3 bedroom	800
4 bedroom	1,000
5+ bedroom	As determined by Planning Board

H. Stabling Farm Animals and Storage of Fertilizer, Agricultural Chemicals and Manure

1. There shall be no stabling of farm animals or storage of manure within the Village.

SECTION 304 ZONING MAP

The zoning districts are shown, defined and bounded on the zoning map accompanying this Zoning Law which map is made a part of this Zoning Law. The zoning map is hereby made a part of this Zoning Law and shall be on file in the Village Clerk's Office.

SECTION 305 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

A. Questions concerning the exact location of district boundary lines as shown on the zoning map shall be resolved by the Zoning Enforcement Officer with the option of appeal of such determination to the Zoning Board of Appeals pursuant to the provisions of Section 207 of this Zoning Law.

B. Where a district boundary line divides an existing lot of record, the regulations for the less restricted part of such lot shall extend to the lot line in the more restrictive district or fifty (50) feet or whichever is less, provided the lot has frontage on a street in the less restricted district.

SECTION 306 EXISTING LOTS OF RECORD

A single family dwelling and/or customary accessory buildings may be placed on any lot of record existing prior to the effective date of this Zoning Law and having a minimum of fifty (50) feet in width and six thousand (6,000) square feet in area. This provision shall apply even though such lot fails to meet the requirements for area, width or yard size, provided that the yard requirements of this Section and the other requirements of this Zoning Law are met. The minimum yard requirements for single family dwelling on an existing lot shall be established by the Zoning Board of Appeals:

1. Front...twenty (20) feet.
2. Side....eight (8) feet
3. Rear....thirty-five (35) feet

SECTION 307 RESIDENTIAL R-1

The R-1 District is designed to accommodate primarily single-family residential uses on lots with a minimum area of 20,000 square feet. The primary purpose of this district is to encourage quality residential development in those newly developed or still undeveloped areas of the Village.

A. The following uses are permitted in R-1 Districts:

1. Single family dwelling
2. Accessory building
3. Swimming pool (noncommercial)

SECTION 309

RESIDENTIAL R-3

The R-3 District is designed to accommodate primarily single and two (2) family dwellings on lot with a minimum lot size of 8,000 - 10,000 sq. ft., respectively. The primary purpose of this district is to encourage the retention of a positive community character within those developed residential areas of the Village.

A. The following uses are permitted in R-3 Districts:

1. Single family dwelling
2. Two family dwelling
3. Accessory building
4. Swimming pool (noncommercial)

B. The following uses are permitted in R-3 Districts upon the issuance of a special use permit:

1. Multifamily dwelling(s)
2. School, including nursery and preschool
3. Church
4. Volunteer fire department/ambulance service
5. Funeral home
6. Social organization/club
7. Boarding/rooming house
8. Home occupation
9. Day care center
10. Bed and breakfast
11. Community center
12. Professional office
13. Governmental use
14. Mobile home park
15. Self-service storage facility
16. Accessory apartment (see Section 414)
17. Cluster residential development (see Section 411)

5. Bank
6. Social organization/club
7. Church
8. Medical facility
9. Veterinary facility
10. Adult uses (see Section 410)
11. Accessory building

B. The following uses are permitted in C-2 Districts upon the issuance of a special use permit:

1. Drive-in establishments
2. Commercial recreation
3. Motor vehicle sales and service
4. Night club/tavern
5. Residential uses
6. Hotel/motel
7. Gasoline station
8. Gasoline station/market
9. Arcade
10. Warehouse (no hazardous materials)
11. Self-service storage facility

SECTION 312 INDUSTRIAL DISTRICT I

The I District is designed to accommodate industrial uses. Site plan review is required of all uses in the I District.

A. The following uses are permitted in I Districts:

1. Enclosed manufacturing industry
2. Enclosed warehouse or wholesale use
3. Public utility
4. Enclosed service and repair
5. Machinery and transportation equipment, sales, service and repair
6. Enclosed industrial processes and service
7. Freight or trucking terminal
8. Contractor's yard
9. Public garage
10. Adult uses (see Section 410)
11. Accessory building and use

4. Common Open Space

Common open space in a Planned Unit Development may be one (1) or more sites for use in common by all of the occupants within the project area or by the residents of the Village as a whole, depending upon dedication of such sites. Such common open space may be retained in private ownership or received in dedication by the Village. If the open space remains in private ownership, arrangements for the operation, maintenance, improvement and liability of such common property and facilities must be approved by the Village Board. No common open space, so designated by the proposal and approved by the Village Board, may be thereafter developed or disposed of except with the approval of the Village Board.

5. Permitted Uses

Any uses identified as permitted uses or uses allowed by special permit as set forth in this Zoning Law may be permitted in a Planned Unit Development.

6. Mix of Uses

The mix of permissible uses shall be determined by the Village Board.

C. Application Procedure and Approval Process

1. Conceptual Review

Before submission of a petition for rezoning as a Planned Unit Development, the developer is encouraged to meet with the Village Planning Board to determine the feasibility and suitability of his proposal before entering into any binding commitments or incurring substantial expenses of site plan preparation and the required documentation.

2. Rezoning Procedure

a. Submission of Petition

All petitions for the establishment of Planned Unit Development districts shall be submitted to the Village Clerk (see Paragraph d. of this Subsection).

b. Notification and Referral

Within five (5) working days, the Village Clerk shall notify the Village Board of the petition and shall refer the petition and all supporting documentation to the Village Planning Board for their review and recommendations.

3. Final Plan

a. Ownership

Before final approval of the Planned Unit Development, the applicant must show evidence of the full legal ownership in the land.

b. Submission of Final Plan

Upon approval of the zone change, the applicant has one (1) year in which to submit a final plan to the Village Clerk.

c. Notification and Referral

Within five (5) working days, the Village Clerk shall notify the Village Board of the petition and shall refer the petition and all supporting documentation to the Village Planning Board for their review and recommendation.

d. Planning Board Review

Within sixty-two (62) days of receipt of the application, the Village Planning Board shall review the petition and shall recommend approval, approval with modifications or disapproval. Failure to act within 62 days or such longer period as may be consented to shall cause such application to be forwarded to the Village Board without a recommendation.

e. Submission Requirements

The applicant shall submit a minimum of four (4) complete sets of the final plan and drawings (additional sets may be required). These four (4) sets shall be submitted to the Village Clerk. The applicant shall submit detailed site plans comparable to the requirements for final approval of a subdivision plat. The final plan shall be accompanied by a detailed justification for the proposal including such maps, charts and written material necessary for the Village to make an impartial judgement on the suitability and impact of the proposed Planned Unit Development on the Village. Such material shall include, but not be limited to, the following:

(1) A mapped development plan of the property covered by the petition showing the approximate size and location of the various development areas (road rights-of-way, single-family housing areas, multifamily housing areas, commercial and open space areas, etc.), the number of residential structures and dwelling units within each residential area, the approximate square footage of nonresidential use within each nonresidential area and the amount of open space.

(2) A written description of the proposal including the major planning assumptions and objectives, the probable effect on adjoining properties, the effect on the overall

requirements shall be comparable to minimum requirements in appropriate zoning districts for each specific use, except where the Planning Board finds that it is in the public interest to modify these requirements and the Village Board approves such modifications.

2. Traffic and Circulation

All proposed public roads shall meet the design and construction specifications set forth by the Village. Special consideration should be given to pedestrian movement from the standpoint of safety, convenience and amenity. Sidewalks, curbs and gutters should be considered in the design of the overall circulation system.

3. Common Open Space

All common open space should be preserved and maintained for the intended purpose through one or more of the following methods:

- a. Public dedication
- b. Establishment of a Home Owners Association
- c. Retention of responsibilities, control and maintenance by the developer.

4. Performance and Maintenance Bonds

Performance and maintenance bonds may be required at the discretion of the Village Board.

SECTION 314 **FLOOD PLAIN OVERLAY ZONE - FPO (Information only)**

The Flood Plain Overlay Zone is shown on the zoning map of the Village of Bergen for information purposes only to identify potential areas of special flood hazard, to insure coordinated review of zoning and flood damage prevention regulations, and to minimize the threat of flood damages. The actual boundaries of the special flood hazard areas can be found on the Federal Emergency Management Agency's (FEMA) most current Flood Insurance Rate Map (FIRM), or equivalent map for the Village of Bergen Community Number 361497A.

In addition to the Zoning Law, areas within special flood hazard areas are regulated by Local Law #1 of 1982 (as amended by Local Laws No. 1 of 1987 and No. 1 of 1989) for the Village of Bergen together with any amendments thereto. These requirements are in addition to those contained in the underlying zoning district.

F. Commercial

One (1) parking space for every motor vehicle used directly in the business, plus one (1) parking space for every two hundred (200) square feet of business area.

G. Restaurant, Eating and Drinking Establishment (other than Drive-In)

One (1) parking space for every one hundred (100) square feet of floor area.

H. Industrial, Freight, and Trucking Uses

One (1) parking space for every motor vehicle used directly in the business, plus additional parking as required by the Planning Board.

I. Unspecified Uses

As required by the Planning Board, based upon use intensity, turnover, customers, employees and vehicles used.

SECTION 402 **OFF-STREET LOADING SPACE REQUIREMENTS**

Every building occupied for the purpose of business or industry shall provide adequate space for off-street loading and unloading vehicles.

SECTION 403 **MODIFICATION OF PARKING AND LOADING REQUIREMENTS**

The Planning Board, under its powers of site plan review and approval, may modify requirements for parking and loading spaces.

SECTION 404 **LAND ABUTTING A RESIDENTIAL USE**

Where in any district a commercial or industrial use is created adjacent to an existing residential use, a buffer strip shall be established by the nonresidential use along the lot line adjacent to the residential use.

SECTION 407

SIGNS

The purpose of this Section is to promote and protect the public health, welfare and safety by regulating existing and proposed outdoor advertising signs and outdoor signs of all types. It is intended to protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the community, preserve the scenic and natural beauty and provide a more enjoyable and pleasing community. It is further intended hereby to reduce sign or advertising distractions and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, provide more visual open space, and curb the deterioration of the community's appearance and attractiveness.

This Section is intended to promote attractive signs which clearly present the visual message in a manner that is compatible with its surroundings. The appearance, character and quality of a community are affected by the location, size, construction and graphic design of its signs. Therefore, such signs should convey their messages clearly and simply to enhance their surroundings.

A. Permit Required

It is unlawful for any person to erect, alter or relocate any sign other than those identified as exempt in Subsection B of this Section, within the Village without first obtaining a sign permit, paying the fee therefor as provided in this Zoning Law and complying with all applicable regulations.

1. Application Procedure

Applications shall be made in writing to the Zoning Enforcement Officer on forms prescribed and provided by the Village and shall contain the following information:

- a. Name, address and telephone number of:
 - (1) Applicant
 - (2) Owner of the property
- b. Location of the building, structure or land upon which the sign now exists or is to be erected.
- c. If a new sign is to be erected, elevation and plan drawings to scale shall be included.

In addition, a full description of the placement and appearance of the proposed sign shall be included and shall cover the following:

- (1) Location on the premises, specifically, its position in relation to

e. One (1) on-premises sign, either freestanding or attached, in connection with any residential building in any zoning district, for permitted professional office or home occupation, not exceeding two (2) square feet and set back at least ten (10) feet from any property line or public right-of way. Such sign shall state name and vocation only. Illumination shall not produce a direct glare beyond the limits of the property line.

f. Number and name plates identifying residents, mounted on house, apartment or mailbox, not exceeding one (1) square foot in area.

g. Lawn signs identifying residents, not exceeding one (1) square foot (per side). Such signs are to be nonilluminated except by a light which is an integral part of a lamp post if used as a support, with no advertising message thereon.

h. Private-owner merchandise sale signs for garage sales and auctions, not exceeding four (4) square feet for a period not exceeding four (4) days within a given month.

i. Temporary nonilluminated "For Sale", "For Rent", real estate signs and signs of similar nature, concerning the premises upon which the sign is located. In a residential zoning district, one sign not exceeding ten (10) square feet per side. In a commercial or industrial zoning district, one (1) sign not exceeding fifty (50) square feet set back at least fifteen (15) feet from any property lines or public right-of-way. All such signs shall be removed within three (3) days after the sale, lease or rental of the premises, or cessation of an approved temporary use permit.

j. Temporary, nonilluminated window signs and posters not exceeding twenty-five (25) percent of the window surface, when such signs are located within eighteen (18) inches of the window surface.

k. Holiday decorations of a noncommercial nature, including lighting, are exempt from the provisions of this Zoning Law and may be displayed in any district without a permit.

l. Temporary directional signs for meetings, conventions, and other assemblies.

m. One (1) sign, not exceeding six (6) square feet in the residential districts nor sixteen (16) square feet in the nonresidential districts, listing the architect, engineer, contractor and/or owner, on premises where construction, renovation or repair is in progress.

n. Political posters, banners, promotional devices and similar signs, not exceeding four (4) square feet in the residential districts nor sixteen (16) square feet in nonresidential districts. Such signs shall be removed within forty-eight (48) hours of the election or event.

o. Signs required by Federal, State, County or Village regulations (i.e., NYS registered motor vehicle shop and NYS inspection stations).

at the address provided to the Zoning Enforcement Officer on the permit application, and shall be sent to the owner by regular first-class mail.

4. Permanent Signs

a. Residential Districts

(1) Signs advertising a use in a Residential District such as a public or quasi-public building or buildings used solely for nonprofit, church, school, hospital or other like purposes shall be permitted provided such sign is located on the same premises as the use that it advertises. No such sign shall exceed twelve (12) square feet in area and such sign shall be located not less than ten (10) feet from property lines.

(2) For large scale multifamily developments one (1) project identification sign shall be permitted which shall not exceed twelve (12) square feet in area and shall be situated not less than ten (10) feet from the property lines. The sign may include only the name of the property, the street address, and the presence or lack of vacancies.

b. Commercial and Industrial Districts

(1) The total number of permitted signs on a single business or industrial lot shall not exceed one (1) sign per wall per use and one (1) freestanding for the building.

(2) The total cumulative sign area of all signs permitted on such lot shall be calculated at the rate of two (2) square feet of sign area per lineal foot of building frontage, but in no case shall exceed one hundred fifty (150) square feet, whichever is less, except as provided for in subparagraph S below. In calculating the total cumulative sign area, only one (1) side, or wall, of a building, shall be used.

(3) The surface area of a freestanding sign shall be calculated as follows: freestanding sign area up to twenty-five (25) square feet (per side) shall be deducted from the total sign area permitted on a one (1) to one (1) basis; freestanding sign area between twenty-five (25) and forty (40) square feet (per side) shall be deducted from the total sign area permitted on a four (4) to one (1) basis; freestanding sign area over forty (40) square feet shall be prohibited except as set forth in subparagraph 5 below.

(4) Where groups of two (2) or more contiguous stores are located together in a shopping center (mall or plaza) or where a lesser number of stores total not less than twenty thousand (20,000) square feet of gross leasable area, one (1) common freestanding sign denoting the name of the shopping facility shall be permitted, not exceeding fifty (50) square feet (per side) and with bottom panel not less than eight (8) feet above grade. All other signs shall be attached to buildings, of a wall or soffit type, and coordinated in material, shape, lettering, color and/or decorative elements. Total sign area permitted for the entire shopping center shall be calculated at

Section is not used, does not advertise a current product or service available on the property, is abandoned, unsafe or insecure, or is a menace to the public, the Zoning Enforcement Officer shall give written notice to the named owner of the land upon which it is located, who shall remove or repair the sign within thirty (30) days from the date of the notice. If the sign is not removed or repaired within said time period, the Zoning Enforcement Officer shall revoke the permit issued for such sign and may remove or repair the sign and assess the owner for all costs incurred for such service.

b. The Zoning Enforcement Officer may cause any sign which is a source of immediate peril to persons or property to be removed immediately and without notice.

8. Construction Standards

All signs shall be constructed and installed in conformance with the NYS Uniform Fire Prevention and Building Code.

a. Wall Signs

(1) Wall signs shall not extend beyond the ends or over the top of the walls to which attached, and shall not extend above the level of the second floor of the building. Such signs shall be limited to three (3) feet in height.

(2) Wall signs shall not extend more than nine (9) inches from the face of the buildings to which attached, except that copy-change signs may extend fifteen (15) inches.

(3) Any part of a sign extending over pedestrian traffic areas shall have a minimum clearance of eight (8) feet.

(4) Copy-change wall signs shall be permitted on theaters only.

b. Free-Standing Signs

(1) No freestanding sign shall be located less than ten (10) feet from the front property line nor less than five (5) feet from the side property line. No freestanding sign may be located less than fifty (50) feet from any other freestanding sign.

(2) If for any reason the property line is changed at some future date, any freestanding sign made nonconforming thereby must be relocated within ninety (90) days to conform with the minimum setback requirements.

(3) No freestanding sign shall be more than twenty-five (25) feet in height above finished grade. Such height shall be measured vertically from the established average grade directly below the sign or entry level of the building or structure, whichever is less, to the highest

several business enterprises, but shall contain no promotion advertising.

(3) Awning Signs

- (a) No sign shall project from an awning.
- (b) Awning graphics may be painted or affixed flat to the surface of the front or sides, and shall indicate only the name and/or address of the enterprise or premises.
- (c) Awning graphics shall be a single line of lettering not exceeding six (6) inches in height.

C. Appeal Procedures

Any person aggrieved by a decision of the Zoning Enforcement Officer relative to the provision of this Section may appeal such decision in writing to the Board of Appeals as provided in Section 207 and shall comply with all procedural requirements prescribed by the Board of Appeals.

At least thirty (30) days prior to hearing such appeal, the Board of Appeals shall refer the application to the Planning Board for its review and recommendation. The Planning Board shall review such application at a regular meeting and forward its recommendation to the Board of Appeals. Failure on the part of the Planning Board to forward a recommendation within the allotted time shall be deemed to signify no recommendation on the application.

In granting any variance for the provision of this Section, the Board of Appeals must find that the variance is necessary for the reasonable use of the land or buildings, that granting the variance is in harmony with the general purposes and intent of this Section, that such will not be injurious to the neighborhood character or otherwise detrimental to the public welfare, and that denial of the variance would result in practical difficulty or unnecessary hardship to the applicant.

SECTION 408 **FENCES**

The installation, or replacement, of a fence within the Village does not require a permit provided the following criteria are met:

A. All Fencing

1. All fencing must be installed, or replaced, in conformance with the NYS Uniform Code. Fencing shall be located on an individual's own property and not on adjoining property or directly upon a property line.

2. No fencing shall be installed, or replaced, which poses a potential hazard to either

and general welfare of a community. In order to promote the health, safety, morals and general welfare of the residents of the Village of Bergen, this Section is intended to control those secondary affects of adult uses by restricting adult uses to non-residential areas of the Village, and otherwise regulating their operation.

B. Definitions

As used in this Section, the following terms shall have the meanings indicated:

1. Adult Establishment - A commercial establishment including but not limited to adult book store, adult eating or drinking establishment, adult theater, adult motel, adult message establishment, nude model studio or other adult commercial establishment, or any combination thereof, as defined below:

a. An adult bookstore is a bookstore which has as a "substantial portion" (equal to or greater than 25%) of its stock-in-trade and/or floor area as hereinafter defined any one or more of the following:

(1) Books, magazines, periodicals or other printed matter which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical area"; or,

(2) Photographs, films, motion pictures, video cassettes, slides or other visual representations which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."

b. An adult eating or drinking establishment is an eating or drinking establishment which regularly features any one or more of the following:

(1) Live performances which are characterized by an emphasis upon the depiction or description of "specified anatomical areas" or "specified sexual activities"; or,

(2) Films, motion pictures, video cassettes, slides or other visual representations which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas", and

(3) Employees who as part of their employment, regularly expose to patrons "specified anatomical areas", and which is not customarily opened to the general public during such features because it excludes minors by reason of age.

c. An adult theater is a theater which regularly features one or more of the following:

"Specified anatomical areas" are: (i) less than completely and opaquely concealed (a) human genitals, pubic region, (b) human buttock, anus or (c) female breast below a point immediately above the top of the areola; or (ii) human male genitals in a discernibly turgid state, even if completely and opaquely concealed.

For the purpose of determining whether a "substantial portion" of an establishment includes an adult bookstore the following factors shall be considered: (1) the amount of floor area and cellar space accessible to customers and allocated to such uses; and (2) the amount of floor area and cellar space accessible to customers and allocated to such uses as compared to the total floor area and cellar space accessible to customers in the establishment.

For the purpose of determining whether a bookstore has a "substantial portion" (equal to or greater than 25%) of its stock in materials defined in paragraphs (a) (1) or (a) (2) hereof, the following factors shall be considered: (1) the amount of such stock accessible to customers as compared to the total stock accessible to customers in the establishment; and (2) the amount of floor area and cellar space accessible to customers containing such stock; and (3) the amount of floor area and cellar space accessible to customers containing such stock as compared to the total floor area and cellar space accessible to customers in the establishment.

2. Person - A person, firm, partnership, corporation, association or legal representative, acting individually or jointly.

3. Substantial - For the purposes of the Section the term "substantial" shall mean an amount equal to or greater than 25 percent of the total

C. Restrictions Affecting Adult Uses

Adult uses, including but not limited to adult bookstore, adult motion-picture theater, adult mini-motion-picture theater, and adult entertainment cabaret shall be permitted subject to the following restrictions:

1. No such adult uses shall be within one hundred (100) feet of another existing adult use.

2. No such adult use shall be located within one hundred (100) feet of the boundaries of any Residential Zoning District (R-1, R-2 or R-3).

3. No such adult use shall be located within one thousand (1,000) feet of a pre-existing school, place of worship, children's playground, park, or community center.

4. No such adult use shall be located in any zoning district except the Central Commercial, Neighborhood Commercial or Industrial Districts (C-2, C-1, I).

affecting surrounding property values.

B. Process

A Home Occupation shall require the issuance of a special use permit by the Planning Board. Expansion of an existing Home Occupation beyond the parameters of its original permit/approval shall require the issuance of a special use permit by the Planning Board.

C. Conditions

The following conditions are intended to insure both that the home occupation is secondary to the residential use and that it is compatible with the residential character of the neighborhood:

1. The home occupation shall be carried on inside the principal dwelling and/or inside a building or other structure accessory thereto.
2. No alteration to the exterior of the principal dwelling and/or the accessory building or structure shall be made which changes the residential character thereof.
3. Not more than one (1) nonresident person shall be employed actually on-site at the residence in a Home Occupation.
4. Not more than 25% of the floor area of the principal dwelling may be used for the home occupation and the total floor area to be utilized (not including accessory buildings and structures) shall not exceed 500 sq. ft.
5. There shall be no exterior advertising of the home occupation, except for a sign no larger than four (4) square feet for which a permit has been obtained pursuant to the provisions of Section 407.
6. There shall be no exterior storage of materials used in the home occupation.
7. No home occupation shall result in:
 - a. Dissemination of noise, vibration, smoke, observable gas or fumes, or other atmospheric pollutant beyond the boundaries of the immediate site of the building in which such use is conducted.
 - b. Hazard of fire, explosion, release of toxic or harmful substances (including solvents and waste products) or other physical hazard to any person, building, vegetation, or ground water.
 - c. Radiation or interferences with radio or television reception beyond the boundaries of the immediate site of the building in which such use is conducted, or the testing of

The applicant shall be required to submit a site plan in accordance with Section 208 for all commercial communication towers that are proposed to be erected, moved, reconstructed, changed or altered. Site Plan review will also be required in those instances when antenna(s) are being added to existing structures not in compliance with the criteria set forth in Subsection A of this Section. In addition to Section 208, the site plan shall show all existing and proposed structures and improvements including roads, buildings, tower(s), guy wire anchors, parking and landscaping and shall include grading plans for new facilities and roads.

C. Supporting Documentation

The Planning Board shall require that the site plan include a completed Visual Environmental Assessment Form (Visual EAF - SEQR); and documentation on the proposed intent and capacity of use as well as a justification for the height of any tower or antenna and justification for any required clearing. The applicant must provide a coverage/interference analysis and capacity analysis that location of the antennas as proposed is necessary to meet the frequency reuse and spacing needs of the cellular system and to provide adequate portable cellular telephone coverage and capacity to areas which cannot be adequately served by locating the antennas in a less restrictive district. The Planning Board may require submittal of a more detailed visual analysis based on the results of the Visual EAF in addressing this Subsection and Subsections J and K of this Section.

D. Shared Usage of Site with New Tower

Where shared usage of an existing tower/structure is found to be impractical, as determined by the sole discretion of the Planning Board, the applicant shall investigate shared usage of an existing tower/structure site for its ability to accommodate a new tower and accessory uses. Documentation and conditions shall be in accordance with Subsection B, Paragraphs 1 and 2 of this Section. Any new commercial communication tower approved for an existing tower/structure site shall be subject to the standards of Subsections F through N of this Section.

E. New Tower at a New Location

The Planning Board may consider a new commercial communication tower on a site not previously developed with an existing tower/structure when the applicant demonstrates that shared usage of an existing tower site is impractical, as determined by the sole discretion of the Planning Board, and submits a report as described in Subsection B of this Section.

the sole discretion of the Planning Board, at the pre-submission conference to be appropriate.

1. Assessment of "before and after" views from key viewpoints both inside and outside of the Village, including state highways and other major roads, from state and local parks, other public lands; from any privately-owned preserves and historic sites normally open to the public, and from any other location where the site is visible to a large number of visitors or travelers.

2. Assessment of alternative tower designs and color schemes, as described in Subsection I below.

3. Assessment of visual impact of the tower base, guy wires, accessory buildings and overhead utility lines from abutting properties and streets.

I. New Tower Design

Alternate designs shall be considered for new towers, including lattice and single pole structures. Plans should show that the owner of the commercial communication tower has agreed to permit other persons to attach other communication apparatus which do not interfere with the primary purposes of the commercial communication tower, provided that such other persons agree to negotiate a reasonable compensation to the owner from such liability as may result from such attachment. The design of a proposed new tower shall comply with the following:

1. Unless specifically required by other regulations, all towers shall have a neutral, earth tone, sky tone or similar finish that will minimize the degree of visual impact that the new tower may have. Artificial lighting, including strobes, beacons and other hazard avoidance lighting, shall be limited to that required by the Federal Aviation Administration (FAA) or other governmental agency, recognized safety guidelines and the Planning Board.

2. Any new tower shall be designed and constructed to have the minimum height and carrying capacity needed to provide future shared usage (co-locating of a minimum of two additional antennae).

3. The Planning Board may request a review of the application by the Village Engineer, or other engineer selected by the Planning Board, for evaluation of need for and design of any new tower. The costs associated for such review shall be borne by the applicant.

4. Accessory facilities shall maximize use of building materials, colors and textures designed to blend with the natural surroundings.

5. No portion of a tower may be used for signs or advertising purposes, including company name, banners, streamers, etc.

6. The applicant shall provide documentation acceptable to the Planning Board that certifies the operation of the proposed commercial communication tower facility will not interfere

O. Maintenance and/or Performance Bond

Prior to approval of any application, the Planning Board, in its sole discretion, may require the applicant and/or owner to post and file with the Village Clerk a maintenance and/or performance bond or other form of security acceptable to the Village Attorney, in an amount sufficient to cover the installation, maintenance and/or construction of said tower during its lifetime and provide for its removal. The amount required shall be determined in the sole discretion of the Planning Board, based upon the unique characteristics of the tower and site. In furtherance of the foregoing, the applicant and/or owner shall cooperate with the Planning Board in supplying all necessary construction and maintenance data to the Board prior to approval of any application to accomplish the foregoing.

P. Removal of Obsolete/ Unused Facilities

Approval of a new commercial communication tower facility shall be conditioned upon the applicant's agreement to remove such facility once it is no longer used. Removal of such obsolete and/or unused commercial communication towers facilities shall take place within twelve (12) months of cessation of use. The applicant shall submit an executed removal agreement with their application to ensure compliance with this requirement.

SECTION 414 **ACCESSORY APARTMENTS**

A. Purpose

The purpose of this provision is to allow for accessory apartments which are compatible with the neighborhoods in which they are located. Accessory apartments can be instrumental in allowing senior citizens to remain somewhat independent while living in close proximity to family or close friends who are concerned about their well-being. It is recognized that the potential investment required for the establishment of an accessory apartment will in all likelihood result in its occupancy by subsequent individuals who may not share the family and/or close friend relationship that may have been the case for the initial occupant(s). At all times, at least one of the two units must be occupied by the property owner.

B. Process

An applicant shall apply to the Planning Board for a special use permit in compliance with Section 208, to establish an accessory apartment in the R-1, R-2 or R-3 District. In reviewing a special use permit application for an accessory apartment, the Planning Board shall consider the conditions set forth in Subsection C of this Section in addition to those set forth in Section 208.

feet.

2. Solid fuel burning devices shall not be permitted within any mobile home in a mobile home park.

C. Layout and Design

1. Double Access

All mobile home parks containing twenty (20) or more units shall have access to a public highway at two (2) points, with such points being separated by at least one hundred (100) feet. This provision may be waived by the Planning Board if the applicant's proposal contains acceptable alternatives for emergency access.

2. Buffer Zone

The site shall be located and laid out so that no mobile home is located within 100 feet of any adjacent public highway right-of way or within 35 feet of any other adjoining property line. Additional buffer areas may be required by the Planning Board if deemed necessary in order to avoid potential conflicts with existing or planned land uses.

3. Sales Area

Commercial areas may be provided for the display and sales of mobile homes within the confines of the mobile home park, except on the frontage established in the buffer zone. Model units shall only be placed upon individual lots, limited to one (1) unit per lot.

4. Other Principal Structures

A private conventional residence may be located within the confines of the mobile home park. Lot location and minimum distances shall be fixed by the Planning Board after due consideration of each case.

5. Interior Roadways

The layout of interior roadways, driveways, and walkways shall be designed and maintained in such a manner as to provide for safe, efficient and orderly vehicular and pedestrian traffic acceptable to the Planning Board. In addition, all interior roadways shall be clearly identified by signs at each intersection. Such signs shall be acceptable to the Planning Board.

6. Roadway (or Driveway) Clear Zone Width

All roadways shall have a minimum clear zone width of forty (40) feet which is completely clear of obstructions to a height of twelve (12) feet.

areas.

14. Walkways

Walkways shall be laid out so as to connect service buildings, dry yards, and storage lockers with roadways. Walkways shall also provide access to recreation areas if such areas are not located adjacent to a roadway. Each roadway shall have a walkway running parallel to it, separated from the roadway by a minimum distance of seven (7) feet.

Additional walkways may also be placed along the rear of each lot. All walkways shall be a minimum of three (3) feet wide and thickness of four (4) inches and shall be provided with joints so designed as to minimize cracking. All walkways shall be made of concrete or blacktop or other similar material approved by the Planning Board.

15. Recreation Areas

Recreation areas shall be provided in central locations at an amount equal to ten percent (10%) of the total park area. Recreational areas shall include playgrounds for children and separate areas for more passive enjoyment by adults. The playgrounds shall be equipped with play equipment for children under ten (10) years of age and should be away from traffic.

16. Public Telephone

If public telephones are provided within the court, they shall be located directly adjacent to service buildings.

17. Mailboxes

Mailboxes shall be located in compliance with U.S. Postal Service regulations and shall not be placed in any location where they constitute a safety hazard to pedestrians or to vehicles.

18. Trees

All existing trees shall be preserved insofar as possible in the design of the park.

D. Siting of Mobile Homes

Mobile homes shall be so situated within the mobile home park in conformance with the following:

1. The following minimum distances shall be maintained when providing specific locations of mobile homes as related to each other within the park:

a. Laterally - (side of mobile home facing the side of another) thirty (30) feet.

3. Artificial Lighting

Artificial lighting shall be provided from dusk to dawn to illuminate walks, driveways, roadways and parking spaces for the safe movement of pedestrians and vehicles. Specifically, roadway lighting standards shall be provided as follows:

a. Overhead roadway lighting standards shall be placed no farther than one hundred (100) feet apart, have a minimum clearance above the pavement of twelve (12) feet and shall have a minimum capacity of 100 watts or as specified by the Planning Board.

b. Service buildings shall have sufficient exterior lighting fixtures so as to properly illuminate entrances and drying yards connected therewith.

4. Refuse Disposal

It shall be the responsibility of the park owner to insure that garbage and rubbish shall be collected and properly disposed of outside the park as frequently as may be necessary to insure that garbage receptacles do not overflow. This responsibility shall include either the provision of garbage cans with tight fitting covers to each unit or dumpsters which service a number of units. Exterior property areas shall be maintained free from organic and inorganic material that might become a health, incident or fire hazard. Suitable screening shall be provided for all community refuse (dumpster) areas.

5. Roadway Paving

All roadways within the park shall be paved for a minimum width of twenty (20) feet in accordance with specifications acceptable to the Planning Board.

6. Parking Area Paving

Areas for motor vehicle parking and access driveways shall be surfaced with asphalt or concrete.

7. Mobile Home Lot

Each mobile home lot shall contain a mobile home stand to provide adequate support for the placement and tiedown of the mobile home. The stand shall not heave, shift, or settle unevenly under the weight of the mobile home as a result of any frost action, inadequate drainage, vibration or other such forces. The material used in constructing the stand should be durable and capable of supporting the expected load regardless of the weather, and shall be constructed in compliance with the NYS Uniform Code. In addition, the footings and the load-carrying portion of the ground anchors shall extend below the frost line.

such buildings shall be of concrete and supplied with drains.

12. Additional Structures on Mobile Home Lots

Additional structures on mobile home lots are subject to the following:

- a. No non-integral structural addition or other accessory building or structure in excess of one hundred (100) square feet shall be permitted on any mobile home lot.
- b. Structural additions, accessory buildings, car ports and awnings shall conform to distance separations, lot setbacks and percent lot coverage requirements.
- c. Accessory buildings shall not be placed in front yards

13. Mobile Home Park Owner Obligations

In general, mobile home parks shall be properly maintained so as to insure the desirable residential character of the property. Specifically, the following shall apply:

a. Yard Maintenance

Mobile home parks shall be maintained reasonably free from holes and excavations, sharp protrusions, and other objects or conditions which might be a potential cause of personal injury. Walks, steps, driveways and roadways that contain holes or tripping hazards shall be filled, repaired, or replaced as the need indicates. Trees, or limbs of trees, that constitute a hazard, shall be removed. Snow removal is the responsibility of the mobile home park owner.

b. Noxious Weeds

Ragweed and other noxious weeds considered detrimental to health such as a poison ivy or poison sumac shall be completely eliminated from all areas of the mobile home park. Open areas shall be maintained free of heavy undergrowth of any description.

c. Accessory Structures

All accessory buildings or structures shall be kept in good repair, free from health, fire and accident hazards. They shall be of durable construction and appropriate for intended use and location, exterior wood surface of all structures that are not inherently resistant to deterioration shall be periodically treated with a protective coating or paint or other suitable preservative.

d. Gravel Areas

All areas surfaced with gravel shall be kept clear of all forms of vegetation.

VILLAGE OF BERGEN Zoning Schedule A

ZONING DISTRICT	PERMITTED USES	MINIMUM LOT SIZE (sq. ft.)	MINIMUM FRONTAGE (FEET)	MINIMUM YARDS (FEET)			MAX. HEIGHT (FEET)	MAXIMUM LOT (%) COVERAGE	SITE PLAN REQ.
				FRONT ^①	REAR	SIDE			
R-1	SINGLE-FAMILY	20,000	100	60	40	15	30	20	NO
	NON-RESIDENTIAL	80,000	200	50	50	50	30	15	YES
R-2	SINGLE-FAMILY	16,000	80	50	40	12	30	20	NO
	TWO-FAMILY	20,000	80	40	40	12	30	20	YES
	MULTI-FAMILY ^②	+2,000	100	40	40	25	35	20	YES
	NON-RESIDENTIAL	40,000	200	50	50	25	35	15	YES
R-3	SINGLE-FAMILY	8,000	50	40	40	10	30	20	NO
	TWO-FAMILY	10,000	60	40	40	10	30	20	YES
	MULTI-FAMILY ^②	+2,000	80	40	40	15	35	20	YES
	NON-RESIDENTIAL	20,000	100	50	50	20	35	15	YES
C-1	NON-RESIDENTIAL ^③	20,000	100	80	40	20	35	30	YES
C-2	NON-RESIDENTIAL ^③	④	④	④	④	④	④	80	YES
I	INDUSTRIAL	40,000	200	50	50	50	45	35	YES

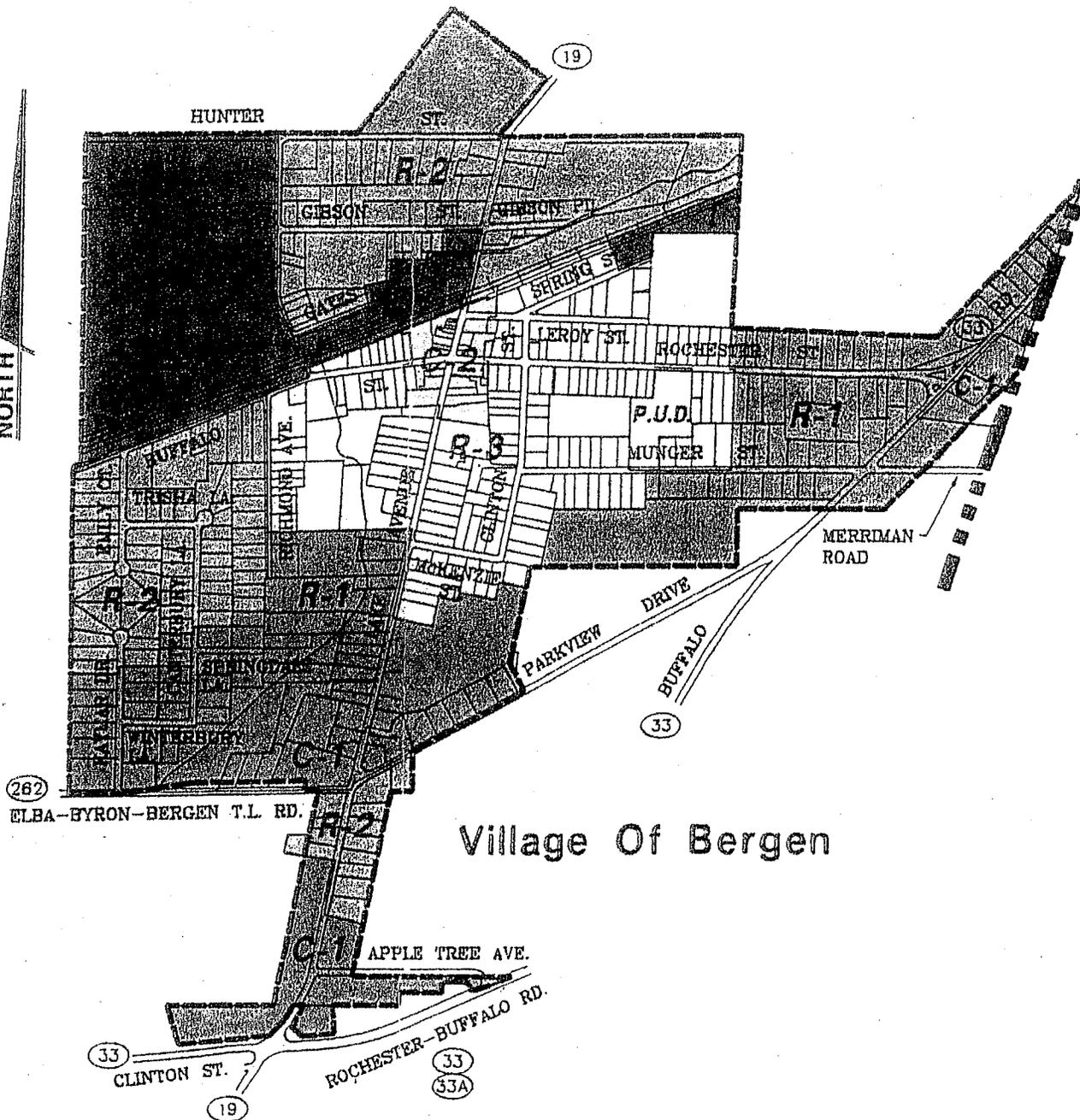
NOTES: ① Established front yard - see Section 301, Subsection A.3

② Two Family minimum lot size plus 2,000 sq. ft. per family for each additional unit over two.

③ Dimensional Criteria for residential uses determined through site plan review process.

④ Dimensional criteria determined through site plan review process.

NORTH



Village Of Bergen

VILLAGE OF BERGEN

LOCAL LAW NO. 1

OF 2009

Section I: Section 107 of the Village of Bergen Zoning Law shall be amended by adding the following definitions:

i. "Sign, Inflatable:

Any sign capable of being expanded by air or other gas and used on a temporary basis to advertise a product, event, or business."

ii. "Carport:

A roofed structure providing space for the parking of motor vehicles and enclosed on not more than three sides."

i. "Outside Solid Fuel Burning Devices:

Any equipment, device or apparatus which is installed, affixed or situated outdoors for the purpose of combustion of solid fuel to produce heat or energy for a building or other structure."

Section II: The definition for Building contained in Section 107 of the Village of Bergen Zoning Law shall be amended and replaced in its entirety with the following:

"Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind."

Section III: Section 208, Subsection C(2)(a) shall be amended and replaced in its entirety with the following:

"Survey of property showing existing features, including contours, utility easements, large trees, buildings, uses, structures, streets, rights-of-way, zoning, the boundary and buffer area surrounding any State or Federally regulated wetlands, flood hazard area, and ownership of surrounding property."

Section IV: Section 301 Subsection I shall be amended and replaced in its entirety with the following:

"Outside Solid Fuel Burning Devices: Outside solid fuel burning devices shall not be installed in any Residential District (R-1, R-2 and R-3) or within 500 feet of such district. The installation of such units outside the Residential Districts (and the required 500 foot buffer), shall require a special use permit and shall be installed and operated in accordance, with the manufacturers instructions so as to not allow smoke or fumes to enter buildings on surrounding properties and in accordance with applicable Federal and State Rules and Regulations."

Section 301 shall also be amended by adding a new Subsection "K" as follows:

K. Other Enclosed Storage Is Permitted As Follows:

Semi-trailers, cargo containers and/or motor vehicles or portions thereof (i.e. truck bodies) may be used for accessory storage purposes related to a permitted principal use in the C-1, C-2 and I Districts. When used in a C-1, C-2 and I District for a period of more than 60 days, such trailers and/or motor vehicles or portions thereof shall be placed or parked in compliance with the provisions of Subsection B of this Section. Semi-trailers, cargo trailers and/or motor vehicles or portions thereof, shall not be used for storage purposes for longer than 60 days in any Residential Districts (R-1, R-2, R-3). In no instance shall semi-trailers, cargo trailers and/or motor vehicles or portions thereof be placed in such a manner as to interfere with, or pose a hazard to, traffic circulation. Mobile homes shall not be used for storage purposes.

Section V: Section 407, Subsection B to be amended by adding as follows:

Sign, Inflatable:

a. All inflatable signs shall be permitted for a period not exceeding fourteen (14) days prior to the activity or event nor exceeding fourteen (14) days after the activity or event. Such signs shall not exceed sixteen (16) square feet in commercial or industrial districts nor eight (8) square feet in residential districts, nor be attached to fences, trees, utility poles, rocks or other facets of the natural landscape, nor be placed in a position that will obstruct or impair traffic or in a manner create a hazard or disturbance to the health, safety and welfare of the general public.

b. The dimensions of the inflatable sign will be obtained by converting the sign to a two dimensional scaled image and/or scaled drawing of the largest surface displayed that can be viewed from a single location at grade and then proceeding as a conventional sign. The sign area shall include the entire inflatable object and is not limited to those areas with a commercial logo or text. The scaled drawing and/or scaled image shall be provided by the applicant.

c. A cash deposit equal to the **permit fee** shall be deposited with the Zoning Enforcement Officer to insure removal of such signs upon expiration of the permit period. The Zoning Enforcement Officer, after seven (7) days written notice to the permit holder to remove such signs, and after the failure of the permit holder to do so, shall cause said signs to be removed, and the cash deposit shall be forfeited to help defray the cost of removal. The seven (7) days written notice provided herein shall be computed from the date of mailing said notice. Said notice shall be directed to the permit holder as the address provided to the Zoning Enforcement Officer on the permit application, and shall be sent to the owner by regular first class mail.

Section VI: Effective Date.

This Local Law shall become effective upon filing with the Secretary of State's Office pursuant to Section 27 of the Municipal Home Rule Law.

Tax#	Property Address	Zoning
0-0-000-0	27 Kaymar Drive	
1-1-10	18 Buffalo Street	R-3
1-1-11	20 Buffalo Street	R-3
1-1-12	22 Buffalo Street	R-3
1-1-13	24 Buffalo Street	R-2
1-1-14	26 Buffalo Street	R-3
1-1-14	23 Gibson Street	R-2
1-1-15	28 Buffalo Street	R-3
1-1-16	30 Buffalo Street	R-3
1-1-17	10 Gates Street	I
1-1-18	15 Church Street	I
1-1-18.999	Church Street	I
1-1-21.1	13 Hunter St.	R-2
1-1-21.212	20 Gibson Street	R-2
1-1-21.22	22 Gibson Street	R-2
1-1-22.1	26 Gibson Street	R-2
1-1-22.2	24 Gibson Street	R-2
1-1-24.1	37 Gibson St.	R-2
1-1-25	22 Church Street	R-2
1-1-26	18 Church Street	R-2
1-1-27	16 Church St.	R-2
1-1-28	14 Church Street	R-2
1-1-29	12 Church St.	R-2
1-1-3	27 North Lake Ave	C-2
1-1-30	10 Church St.	R-2
1-1-31	11 Gates Street	I
1-1-32	14 Gates Street	I
1-1-34	16 Gates Street	I
1-1-38	31 North Lake Ave	C-2
1-1-39	33 North Lake Ave	I
1-1-4	23 North Lake Ave.	R-3
1-1-40	15 Gibson Street	R-2
1-1-41	17 Gibson Street	R-2
1-1-42.2	19 Gibson Street	R-2
1-1-43	21 Gibson Street	R-2
1-1-45	25 Gibson Street	R-2
1-1-47	16 Gibson Street	R-2
1-1-48	14 Gibson Street	R-2
1-1-49	12 Gibson Street	R-2
1-1-50	10 Gibson Street	R-2
1-1-51	39 North Lake ave	R-2
1-1-52	41 North Lake Ave	R-2
1-1-53.1	45 North Lake Ave	R-2
1-1-54	11 Hunter Street	R-2
1-1-55	29 North Lake Ave	R-2
1-1-59	10 Gates Street(land)	I
1-1-6	19 North Lake Ave	R-2
1-1-61	15 Hunter Street	R-2
1-1-62	17 Hunter Street	R-2
1-1-63	19 Hunter Street	R-2
1-1-64	21 Hunter Stret	R-2
1-1-65	23 Hunter Street	R-2
1-1-66	25 Hunter Street	R-2

2-2-12	17 Buffalo Rd	R-1	
2-2-13	12 Buffalo Rd	R-1	
2-2-14	77 Rochester Street	R-1	
2-2-15	75 Rochester St.	R-1	
2-2-16	73 Rochester Street	R-1	
2-2-17	71 Rochester Street	R-1	
2-2-18	69 Rochester Street	R-1	
2-2-19	67 Rochester Street	R-1	
2-2-2	63 Rochester Street	R-1	
2-2-20	65 Rochester Street	R-1	
2-2-21	14 E. Buffalo Rd	R-1	
2-2-22	79 Rochester Street	R-1	
2-2-23	75A Rochester Street	R-1	
2-2-3.11	Rochester St (2)	R-3	
2-2-3.2	10 Buffalo Rd.	R-1	
2-2-4	16 Buffalo Rd.	R-1	
2-2-5	18 Buffalo rd	R-1	
2-2-6	20 Buffalo Rd.	R-1	
2-2-7	22 Buffalo Rd.	R-1	
2-2-8	Buffalo Rd (2)	R-1	
2-2-9	Buffalo Rd (3)	R-1	
3-1-1	10 Richmond Ave	R-2	
3-1-10	17 Richmond Ave	R-2	
3-1-11	19 Richmond Ave	R-3	
3-1-12	21 Richmond Avenue	R-3	
3-1-13	23 Richmond Ave	R-2	
3-1-14.1	27 Richmond Ave	R-3	
3-1-14.2	25 Richmond Ave	R-3	
3-1-15.1	Buffalo Street	R-3	
3-1-15.2	Richmond Ave (rear)	R-2	
3-1-16.11	46 South Lake Ave	R-3	
3-1-16.21	31 Richmond Ave	R-1	
3-1-17.2	50 South Lake Ave	R-1	
3-1-18	54 South Lake Ave	R-1	
3-1-19	48 South Lake Ave	R-2	
3-1-2	45 Buffalo Street	R-2	
3-1-20	44 South Lake Ave	R-1	
3-1-21	42 South Lake Ave	R-2	
3-1-22	40 South Lake Ave.	R-2	
3-1-25	32 South Lake Ave	R-3	
3-1-26	30 South Lake Street	R-3	
3-1-27	28 South Lake Ave	C-2	
3-1-28	26 South Lake Ave	R-3	
3-1-29	24 South Lake Ave	R-3	
3-1-3	41 Buffalo Street	R-3	
3-1-30	22 South Lake Ave	R-2	
3-1-31	20 South Lake Ave	R-3	
3-1-33	31 Buffalo Street	R-3	
3-1-35	25 Buffalo St.	R-3	
3-1-36	23 Buffalo Street	R-3	
3-1-37	21 Buffalo St.	R-3	
3-1-38	19 Buffalo Street	R-3	
3-1-39	17 Buffalo St.	R-3	
3-1-4	39 Buffalo Street	R-3	
3-1-40	18 South Lake Ave	R-3	

3-2-13	23 Canterbury Lane	R-1	
3-2-14	21 Canterbury Lane	R-1	
3-2-15	19 Canterbury Lane	R-1	
3-2-16	17 Canterbury Lane	R-1	
3-2-17	15 Canterbury Court	R-1	
3-2-18	13 Canterbury Court	R-2	
3-2-19	11 Canterbury Court	R-2	
3-2-2	12 Richmond Ave.	R-2	
3-2-20	15 Trisha Lane	R-2	
3-2-21	13 Trisha Lane	R-2	
3-2-22	11 Trisha Lane	R-2	
3-2-23	13 Emily Court	R-2	
3-2-24	11 Emily Court	R-2	
3-2-25	12 Emily Court	R-2	
3-2-26	14 Emily Court	R-2	
3-2-27	16 Emily Court	R-2	
3-2-28	18 Emily Court	R-2	
3-2-29	20 Emily Court	R-2	
3-2-3	14 Richmond Ave	R-2	
3-2-30	22 Emily Court	R-2	
3-2-31	24 Emily Court	R-2	
3-2-32	26 Emily Court	R-2	
3-2-33	28 Emily Court	R-2	
3-2-34	30 Emily Court	R-2	
3-2-35	28 Kaymar Drive	R-1	
3-2-36	30 Kaymar Drive	R-1	
3-2-37	29 Kaymar Drive	R-1	
3-2-38	27 Kaymar Drive	R-1	
3-2-39	23 Emily Court	R-2	
3-2-4	16 Richmond Ave	R-1	
3-2-40	21 Emily Court	R-2	
3-2-41	19 Emily Court	R-2	
3-2-42	17 Emily Court	R-2	
3-2-43	15 Emily Court	R-2	
3-2-44	18 Canterbury Lane	R-1	
3-2-45	20 Canterbury Lane	R-1	
3-2-46	22 Canterbury Lane	R-1	
3-2-47	24 Canterbury Lane	R-1	
3-2-48	26 Canterbury Lane	R-1	
3-2-49	28 Canterbury Lane	R-1	
3-2-50	30 Canterbury Lane	R-1	
3-2-51	36 Richmond Ave	R-2	
3-2-52	34 Richmond Ave	R-2	
3-2-53	32 Richmond Avenue	R-2	
3-2-54	28 Richmond Ave.	R-2	
3-2-55	24 Richmond Ave	R-2	
3-3-1	48 Kaymar Drive	R-1	
3-3-10	12 Winterbury Lane	R-1	
3-3-11	41 Kaymar Drive	R-1	
3-3-12	14 Winterbury Lane	R-1	
3-3-13	40 Canterbury Lane	R-1	
3-3-14	38 Canterbury Lane	R-1	
3-3-15	36 Canterbury Lane	R-1	
3-3-16	35 Kaymar Dr.		
3-3-17	34 Canterbury Lane	R-1	

4-1-39	61 South Lake Ave	R-3	
4-1-4	78 South Lake Avenue	R-2	
4-1-40	63 South Lake Ave	R-1	
4-1-41	65 South Lake Ave.	R-2	
4-1-42	67 South Lake Ave	R-1	
4-1-43	69 South Lake Ave	R-2	
4-1-44	71 South Lake Ave.	R-2	
4-1-45	73 South Lake Ave	R-2	
4-1-46	75 South Lake Ave.	R-2	
4-1-47	79 South Lake Ave	R-1	
4-1-48.11	83 South Lake Ave	C-2	
4-1-48.12	Appletree Ave	C-1	
4-1-48.2	Appletree Ave (1)	C-1	
4-1-49	8073 Clinton St Rd	C-1	
4-1-50	8121 Buffalo Road	R-1	
4-1-6	74 South Lake Ave.	C-1	
4-1-7.121	22 Townline Rd	C-1	
4-1-7.2	Townline Rd	C-1	
4-1-9.1	72 South Lake Ave	C-1	
4-1-9.2	70 South Lake Ave	C-1	
5-1-1	18 Rochester Street	R-3	
5-1-10	34 Rochester Street	R-3	
5-1-11	36 Rochester St.	R-1	
5-1-12	38 Rochester St.	R-3	
5-1-13	40 Rochester St.	R-3	
5-1-14.11	42 Rochester Street	P.U.O	
5-1-14.12	25 B Munger Street	R-3	
5-1-14.2	25A Munger Street	R-3	
5-1-15	44 Rochester Street	R-3	
5-1-16	46 Rochester Street	R-3	
5-1-17	48 Rochester Street	R-3	
5-1-18	50 Rochester Street	R-1	
5-1-19	52 Rochester Street	R-3	
5-1-2	20 Rochester Street	R-3	
5-1-20	54 Rochester Street	R-1	
5-1-21	56 Rochester Street	R-3	
5-1-22	60 Rochester Street	R-3	
5-1-23	64 Rochester Street	R-1	
5-1-24	68 Rochester Street	R-1	
5-1-25	74 Rochester Street	R-1	
5-1-26	76 Rochester Street	R-1	
5-1-27	78 Rochester Street	R-1	
5-1-28.1	21 Buffalo Rd	C-1	
5-1-28.2	23 Buffalo Rd	R-1	
5-1-3	20A Rochester St.	R-1	
5-1-30	14 Buffalo Rd.	R-1	
5-1-31	61 Buffalo Road	R-1	
5-1-32	57 Munger Street	R-1	
5-1-33	51 Munger Street	R-1	
5-1-34	47 Munger Street	R-1	
5-1-35	45 Munger Street	R-1	
5-1-36	43 Munger Street	R-1	
5-1-37	41 Munger Street	R-1	
5-1-38	39 Munger Street	R-3	
5-1-39	37 Munger Street	R-3	