

SECTION V

Techniques for Implementation of the Program

5.1 PREEXISTING LOCAL LAWS AND REGULATIONS

A. INCORPORATED VILLAGE OF LLOYD HARBOR

The Village of Lloyd Harbor has adopted a number of local laws and regulations that implement the policies of the LWRP, summarized as follows:

Article 9 of the Village Code (Village Park) establishes a Recreation Commission appointed by the Board of Trustees to administer the Village Park; requires a Village sticker for vehicular access to the Village Park (stickers limited to bona fide Village residents, property owners of two or more acres within the Village, full-time Village employees, and organized groups on special occasions as may be authorized by the mayor or chairman of the Recreation Commission)

Article 12 of the Village Code (Waterways) regulates vessel use, anchoring and mooring in Village waters (see Section 2.3.6.D for further details); prohibits the dumping or discharge of oil, garbage, or refuse of any kind into Village waters or onto Village beach areas.

Article 19 of the Village Code (Freshwater Wetlands) regulates activities within freshwater wetlands and adjacent areas within 100 feet of the wetlands.

The Village Zoning Law regulates all land use and development within the Village, including docks and other structures. Pertinent articles in the Zoning Law are enumerated below:

- Article IV (Area, Perimeter, Frontage, Height, Setback and Drainage Requirements) - establishes requirements for various aspects of the size and bulk of construction in relation to lot size, provides limits on total lot coverage, establishes standards for construction on sloped lands; eliminates wetlands and floodplains from the land area used in computing lot yield, establishes a mechanism to encourage the transfer of development rights from properties located within the floodplain

- Article VII (Regulation of Flood Plain District I and Flood Plain District II) regulates development within coastal flood plains, based on the regulations promulgated by the Federal Emergency Management Agency
- Article VIII (Permit Review) - Establishes the Village Planning Board as the review agency for determining if a proposed new structure would be excessively similar or dissimilar in appearance and exterior design to existing structures or would be improperly sited on the lot, thus protecting the rural visual character of the Village
- Article XII (Excavations and Dumping) - requires a Village permit for excavation, dredging, and dumping
- Article XIII (Cutting of Trees) - regulates the cutting of mature trees and trees in sensitive areas
- Article XXI (Coastal Erosion Hazard Area Management) - adopted pursuant to Article 34 of the New York State Environmental Conservation Law, regulates development within the coastal erosion hazard area, and establishes standards and procedures for such construction to minimize damage to structures from coastal flooding and erosion and to protect natural protective features (including bluffs)
- Article XXII (as amended by Local Law 1-1992) - establishes two coastal overlay districts (COD-1 and COD-2), and regulates the construction and repair of docks

Special Requirements for Slope Lands (Sections 4.10 through 4.14 of the Zoning Law) establishes standards for the protection of steep slopes, defined as lands with horizontal dimensions of at least 25 feet by 25 feet having a slope of 15 percent or greater. Lot yield for parcels containing steep slopes is reduced by specified factors, requiring that the minimal lot size on slope lands exceed the normal two acres (i.e., each acre of land with 15 to 25 percent slopes counts for only one-half acre in calculating yield; each acre of bluffs and land with slopes greater than 25 percent counts for only one-quarter acre in calculating yield), provided that a building site having a minimum contiguous area of 20,000 square feet be available on each lot. A Village permit is required for any construction on steep slope lands.

Designation of Critical Environmental Areas (Village Board of Trustees Resolution Adopted 2/18/86) designates as CEAs all New York State-designated tidal wetlands and all lands within 200 feet of the tidal wetland boundaries

B. Town of Huntington Laws and Regulations

Certain laws and regulations enacted by the Town of Huntington affect activities on Town-owned underwater lands within the Village of Lloyd Harbor. These include the following:

Chapter 137 of the Town Code (Marine Conservation) was established to protect, preserve and maintain the Town watercourses, coastal shorelines, tidal marshes and watersheds. The Marine Conservation Law regulates the removal or deposition of soils or other natural substrates, liquid wastes or chemicals in any watercourse, wetland or upland areas within the Town; and regulates the construction of dams, docks, piers, wharfs or other structures in or across underwater lands owned by the Town, and the alteration of any watercourse in the Town. Recently enacted provisions of this ordinance (effective September 1992) specifies the following: any new or expanded marina facility must provide a pumpout station for the removal of sanitary wastes from boat holding tanks; any marina facility which dispenses fuel, oil, lubricants, etc. must maintain adequate material for the collection and absorption of spilled petroleum products; the installation of pilings shall be conducted in a manner which minimizes turbidity from the resuspension of bottom sediments; and docks are limited to 100 feet in length.

Chapter 166 of the Town Code (Shellfish) regulates the taking of shellfish resources from Town-owned underwater lands, and includes the following primary provisions:

- a permit is required for the taking of any shellfish from Town-owned underwater lands
- regulates the manner of taking and handling shellfish
- regulates the areas and times in which shellfish harvesting may occur
- establishes minimum sizes for the taking of shellfish
- authorizes the Town Board to establish areas of bay bottom for shellfish management projects
- establishes procedures for the leasing and use of Town-owned leased underwater lands for shellfishing
- regulates wholesale commercial buying and selling of shellfish harvested from Town-owned underwater lands

5.2 **ADOPTED LOCAL LAWS AND AMENDMENTS TO LOCAL LAWS AND REGULATIONS NECESSARY TO IMPLEMENT THE LWRP**

The following is a description of the amendments to the Village laws and regulations which were necessary to implement this LWRP.

A. **ADOPTION OF A CONSISTENCY REVIEW LAW**

The Village of Lloyd Harbor adopted a local coastal consistency review law. This law is incorporated into the current SEQRA review process. To provide information necessary for the consistency evaluation, each applicant involved in a Type I or unlisted action within the coastal zone is required to submit a completed coastal assessment form. See Section 5.5 for more details on the administrative process that will be used by the Village to implement this review process.

B. **AMENDMENTS TO THE VILLAGE ZONING ORDINANCE**

The zoning law of the Village was amended to implement this LWRP. The amendments are described below.

Conservation Recreation District - A Conservation Recreation District was established for environmentally sensitive lands and important public recreation areas. The permitted uses in this zoning district include those uses allowed in the Parkland Overlay and the Estuarine Districts (which were included within the Conservation Recreation zoning district - see below), as well as more active forms of public recreation, such as: bathing beaches, sports facilities, picnic areas, playgrounds, museums, etc. Permitted accessory uses include parking areas, garages for municipal equipment and vehicle storage, etc. A requirement for a special use permit was applied to uses that have the potential for causing environmental impacts.

Parkland Overlay District - A Parkland Overlay District was established to preserve and protect lands that have unique or important natural resources or characteristics. The only permitted uses in this overlay district are conservation and low intensity, passive recreation (e.g., hiking trails, bird watching platforms, benches, etc.) and minimal accessory uses (e.g., parking lots, restrooms, nature centers, etc.) that support the primary use of the area as a passive parkland or nature preserve.

Estuarine District - An Estuarine District was created to encompass all underwater lands (below mean high water) within the LWRA. In the past, zoning of these lands was R-1 Residence, which is not appropriate for surface waters and underwater lands. The Estuarine zoning classification limits uses to vessel uses and navigation, boat moorings, docks, piers, swimming, fishing, and similar uses in surface waters and underwater lands. The narrative text of the new law is accompanied by a harbor management map that regulates uses below mean high water, thereby furthering the harbor management objectives of this LWRP.

C. EXCAVATION, EROSION AND SEDIMENT CONTROL LAW

An Excavation, Erosion and Sediment Control Law was adopted to regulate non-point source pollution from development. The law includes the following standards:

- Existing vegetation should be preserved to the maximum extent practicable.
- The removal of existing vegetation should be undertaken in a manner that minimizes the area of soil exposed to erosion and the duration of exposure during and after development.
- Turf areas should be minimized.
- Temporary stabilizing vegetation should be planted in disturbed areas that will be exposed for a period of one month or more.
- Permanent vegetation should be planted and structures should be erected as soon as possible after ground disturbance.
- Suitable management practices (e.g., mulching, silt fences, hay bales, diversion berms, vegetated channels, sediment traps, sedimentation basins, etc.) should be used to prevent untreated runoff from flowing off-site.
- Stormwater runoff should be retained and recharged on-site for all development projects, except where this is not practicable and other suitable management measures or practices are available.

D. DESIGNATION OF CRITICAL ENVIRONMENTAL AREAS

Upland areas and coastal waters lying outside the limits of NYSDEC-designated tidal wetlands in the three State-designated Significant Coastal Fish and Wildlife Habitats in the LWRA (i.e., Lloyd Point, Lloyd Harbor, and Cold Spring Harbor) were designated as critical environmental areas by the Village so that all unlisted actions within or contiguous to these areas will automatically be classified as Type I actions for the purpose of

environmental quality review pursuant to SEQRA. NYSDEC-designated tidal wetland areas throughout the Village, including these three Habitats, were previously designated as critical environmental areas pursuant to a Village Board resolution in February 1986.

The Village also designated locally important habitats as critical environmental areas, in the same manner as above for the Significant Coastal Fish and Wildlife Habitats. Lefferts Mill Tidal Pond merits inclusion on the Village's initial list of locally important habitats.

E. HISTORIC PRESERVATION LAW

A law should be adopted by the Village to establish a procedure for officially designating historic structures and sites, and to regulate actions that may affect designated historic resources.

5.3 ZONING CHANGES ADOPTED TO IMPLEMENT THE LWRP

In addition to the amendments to the zoning law described above, zoning changes for specific properties were required to implement this LWRP. The adopted zoning is listed in Table 5-1 and is shown in Map 5-1.

All lands that are acquired within the Village by public agencies subsequent to the adoption of this LWRP should promptly be evaluated for rezoning to Conservation/Recreation district. Newly acquired properties that possess important environmental features which merit preservation should be included in the Parkland overlay district.

5.4 OTHER PUBLIC AND PRIVATE ACTIONS NECESSARY TO IMPLEMENT THE LWRP

A number of public and private projects have been identified that would advance the policies and objectives of the LWRP. These projects are described in Section 4.3.

5.5 MANAGEMENT STRUCTURE NECESSARY TO IMPLEMENT THE LWRP

LWRP consistency review was appended to the environmental review process that is conducted within the Village under the requirements of SEQRA. A determination of consistency shall be included in each Negative declaration and statement of SEQRA findings issued by the Village subsequent to the adoption of this LWRP.

The Village may **not** issue a negative SEQRA declaration or a finding of no significant impact for any action that is determined to be inconsistent with this LWRP. No action that is determined to be inconsistent with this LWRP may be directly undertaken, funded, or approved by the Village.

The Village or private applicant can propose modifications for any action that is determined to be inconsistent with this LWRP. If the reviewing agency deems that the modifications are sufficient to result in LWRP consistency, said modifications shall become conditions to project approval. All such conditions shall be incorporated into the Conditioned Negative Declaration or the Statement of SEQRA Findings, whichever applies.

Initial information for each proposed action subject to consistency review shall be obtained by means of the completed Coastal Consistency Assessment Form (CCAF), which will be an addendum to the long Environmental Assessment Form (EAF). Additional information can be obtained by specific requests made to the applicant by the reviewing agency, similar to the process that presently applies during the SEQRA review.

Note that an "action", as defined herein, is identical to the term as it is applied under SEQRA, and includes: any project directly undertaken or funded by the Village; any project requiring the issuance of a permit or approval by the Village; any planning activity by a Village agency that commits the Village to a future course of action; and any municipal rules, regulations and policy making decisions.

A. VILLAGE AGENCY INVOLVEMENT

The responsibility for conducting SEQRA reviews within the Village presently lies with the respective lead agency, which may include the Board of Trustees, Planning Board, Environmental Review Board (ERB), Zoning Board of Appeals, Building Department, and Harbor Control Commission, depending on the nature of a given action. Henceforth, the ERB shall assume the responsibility of conducting all SEQRA reviews within the Village, and shall make recommendations to the applicable lead agency. The lead agency in any

given action shall retain ultimate responsibility for rendering any actual decisions pursuant to SEQRA, based on the recommendations rendered by the ERB. The following is a list of lead agency responsibilities for actions that involve the Village:

- ***Village Board of Trustees*** - issues final determination/findings for all actions involving Village Board of Trustees approval (e.g., applications for zoning changes, special use permits, allocation of Village funds, adoption of planning documents and policy statements, amendments to Village law, etc.)
- ***Village Planning Board*** - issues final determination/findings for all subdivision applications
- ***Village Environmental Review Board*** - issues final determination/ findings for all coastal related matters
- ***Zoning Board of Appeals*** - issues final determination/findings for all zoning variances
- ***Village Building Department*** - issues final determination/findings for all building permit applications
- ***Harbor Control Commission*** - issues permits on Harbor uses

B. LWRP CONSISTENCY REVIEW PROCEDURES

The ERB shall assume responsibility for conducting LWRP consistency reviews of actions within the LWRA, in accordance with the procedures that are outlined below:

- 1) The action shall be classified by the appropriate Village agency according to SEQRA. Type II and exempt actions are not subject to LWRP consistency review.
- 2) Since the LWRA corresponds to the Village boundary, all Type I and unlisted actions are subject to LWRP consistency review.
- 3) The ERB shall require the completion of a CCAF, in addition to a long EAF as may be required, for each action subject to LWRP consistency review. For any action involving a private development application, the applicant shall be required to prepare the EAF/CCAF. The ERB shall prepare the EAF/CCAF for any direct action by the Village.

- 4) Upon receipt of the EAF/CCAF submission, the ERB shall determine if the documentation constitutes a complete statement for the purpose of determining consistency with the LWRP. The ERB may request any additional material necessary to complete the review.
- 5) If it is determined that there are other involved agencies that must review the materials, a copy of the EAF/CCAF, the application, and any supporting material shall be forwarded to each such involved agency. Additional copies shall be forwarded to interested parties, as deemed appropriate by the ERB.
- 6) The ERB shall make a consistency determination based upon its review of the EAF/CCAF and any input received from other involved and interested agencies.
- 7) The ERB shall maintain a file for each action made the subject of a consistency determination. This file shall be made available for public inspection upon request, subject to the requirements of the Freedom of Information Law.

Procedures to Review State Actions for Consistency with the LWRP

1. *Notification Procedure*

- a) When a State agency is considering an action in the LWRA, the State agency shall notify the Mayor ("the Mayor") of the Incorporated Village of Lloyd Harbor ("the Village").
- b) Notification of a proposed action by a State agency:
 - shall fully describe the nature and location of the action;
 - shall be accomplished by use of either the State Clearinghouse, other existing State agency notification procedures, or through any alternative procedure agreed upon by the State agency and local government; and
 - shall be provided to the Mayor as early in the planning stages of action as possible, but in any event, at least 30 days prior to the agency's decision on the action.

- c) If the proposed action will require the preparation of a draft environmental impact statement, the filing of this draft document with the Mayor will serve as the State agency's notification to the local government.

2. Local Government Review Procedure

- a) Upon receipt of notification from a State agency, the Village will be responsible for reviewing the proposed action for consistency with the policies and purposes of the Village's approved LWRP.
- b) If the Village cannot identify any conflicts between the proposed action and the applicable policies and purposes of the approved LWRP, the Village should inform the State agency in writing of its finding. Upon receipt of the findings, the State agency may proceed with its consideration of the proposed action in accordance with 19 NYCRR Part 600.
- c) If the State agency does not receive written notification of the Village's findings within the established review period, the State agency may then presume that the proposed action does not conflict with the policies and purposes of the Village's approved LWRP.
- d) If the State agency does receive written notification that the proposed action conflicts with the policies and/or purposes of the Village's approved LWRP, the State agency shall not proceed with the action for a period of 90 days or until the identified conflicts have been resolved, whichever is earlier. A copy of the identified conflicts will be forwarded by the Village to the Secretary of State at the time that the State agency is notified. When notifying the State agency, the Village must identify the specific policies and purposes of the LWRP with which the proposed action conflicts.

3. Resolution of Conflicts

In accordance with procedural guidelines issued by the Department of State (DOS), the following procedure will apply whenever the Village has notified the Secretary of State and State agency that a proposed action conflicts with the policies and purposes of its approved LWRP.

- a) Upon receipt of notification from the Village that a proposed action conflicts with its approved LWRP, the State agency should contact the Mayor to discuss the content of the identified conflicts and the means for resolving them. A meeting of State agency and Village representatives may be necessary to discuss and resolve the identified conflicts. This discussion should take place within 30 days of the receipt of a conflict notification from the Village.
- b) If the discussion between the Village and the State agency results in the resolution of the identified conflicts, the State agency can then proceed with its consideration of the proposed action in accordance with 19 NYCRR Part 600. The Village will notify the State agency in writing, with a copy forwarded to the Secretary of State, that all of the identified conflicts have been resolved.
- c) If the consultation between the Village and the State agency does not lead to the resolution of the identified conflicts, either party may request, in writing, the assistance of the Secretary of State to resolve any or all of the identified conflicts. This request must be received by the Secretary of State within 15 days following the discussion between the Village and the State agency. The party requesting the assistance of the Secretary of State will forward a copy of their request to the other party.
- d) Within 30 days following the receipt of a request for assistance, the Secretary of State or a DOS official or employee designated by the Secretary will discuss the identified conflicts and circumstances preventing their resolution with appropriate representatives from the State agency and the Village.
- e) If agreement among all parties cannot be reached during this discussion, the Secretary shall notify both parties within 15 days of his/her findings and recommendations.
- f) The State agency shall not proceed with the proposed action until either the Secretary's findings and recommendations have been received, or 90 days from the date a notification of a conflict was received from the Village, whichever is earlier.

Procedures for the Review of Federal Actions for Consistency with the LWRP

1. *Permits and Licenses*

- a) The DOS will acknowledge the receipt of an applicant's consistency certification and application materials, and at that time forward a copy of the submitted documentation to the Mayor.
- b) Within 30 days of receiving such information, the Village will contact the assigned DOS reviewer to discuss the need to request additional information for review purposes and any possible problems pertaining to the consistency of a proposed action with local coastal policies.
- c) When the DOS and the Village agree that additional information is necessary, the DOS shall request the applicant to provide the information. A copy of this information shall be provided to the Village upon receipt by the State.
- d) Within 30 days of receiving the requested additional information or discussing the potential problems of the proposed action with the DOS reviewer (whichever is later), the Village will notify DOS of the reason(s) why the action may be inconsistent or consistent with Village coastal policies.
- e) After such notification, the Village will submit written comments and recommendations on the proposed action to the DOS before or at the conclusion of the official comment period. If such comments and recommendations are not forwarded to DOS by the end of the public comment period, DOS will presume that the Village has "no opinion" on the consistency of the proposed action with Village coastal policies.
- f) If the DOS does not fully concur with and/or has any questions on the comments and recommendations submitted by the Village, DOS will contact the Mayor to discuss any differences of opinion prior to issuing a letter of "concurrence" or "objections" to the applicant.
- g) A copy of DOS "concurrence" or "objections" letter will be forwarded to the Mayor.

2. Direct Actions

- a) After acknowledging the receipt of a consistency determination and supporting documentation from a Federal agency, DOS will forward copies of the

determination and supporting documentation and any other descriptive information on the proposed direct action to the Mayor and other interested parties.

- b) This notification will state the date by which all comments and recommendations must be submitted to DOS and will identify the assigned DOS reviewer.
- c) The review period will last approximately 25 days. If comments and recommendations are not received by the end of the established review period, DOS will presume that the Village has "no opinion" on the consistency on the proposed direct Federal agency action with Village coastal policies.
- d) If DOS does not fully concur with and/or has any questions on the comments and recommendations submitted by the Village, DOS will contact the Mayor to discuss any differences of opinion or questions prior to agreeing or disagreeing with the Federal agency's consistency determination on the proposed direct action.
- e) A copy of DOS agreement or disagreement letter to the Federal agency will be forwarded to the Mayor.

3. *Financial Assistance*

- a) DOS will request information on a proposed financial assistance action from the applicant (State or Village agency) for consistency review purposes. A copy of this letter will be forwarded to the Mayor and will serve as notification that the proposed action may be subject to review.
- b) If the applicant is a Village agency, the Mayor will contact the agency and request copies of any application documentation for consistency review purposes. If the proposed action has already been reviewed by the Village for consistency with the LWRP, the Mayor will notify the DOS of the outcome of the review.
- c) The Village will acknowledge receipt of the requested information and send a copy to the DOS.
- d) If the applicant is a State agency, DOS will request the agency to provide a copy of the application documentation to the Mayor.

- e) The DOS will acknowledge the receipt of the requested information and provide a copy of this acknowledgement to the Mayor.
- f) The review period will conclude 30 days after the date of the Village's or DOS' letter of acknowledgement.
- g) The Village must submit comments and recommendations on the proposed action to the DOS within 20 days from the start of the review period. If comments and recommendations are not received within that 20 day period, DOS will assume that the Village has "no opinion" on the consistency of the proposed financial assistance action with Village coastal policies.
- h) If the DOS does not fully concur with or has any questions on the comments and recommendations submitted by the Village, the DOS will contact the Mayor to discuss any differences of opinion prior to agreeing or objecting to the Federal agency's consistency determination on the proposed financial assistance or action.
- i) A copy of the DOS no objection or objection letter to the applicant will be forwarded to the Mayor.

5.6 FINANCIAL RESOURCES NECESSARY TO IMPLEMENT THE LWRP

A. PROPOSED NEW FACILITIES

Establishment of a marine education center	\$ _____
Establishment of a skiff at Gold Star Battalion Beach to provide public water-side access to Lefferts Mill Dam	\$ _____

B. PROPOSED ENVIRONMENTAL/PLANNING STUDIES

Lloyd Harbor siltation investigation	\$ _____
Pond siltation investigation	\$ _____

C. Proposed Public Education Programs

Enhanced education regarding household hazardous wastes and vessel wastes, excessive application of fertilizer and turf chemicals, and the feeding of waterfowl \$_____

Enhanced education regarding shorebird nesting colonies, increased efforts at roping off sensitive areas, and intensified enforcement \$_____

Promotion of the educational use of the LWRA's passive parks and preserves \$_____

5.7 SUMMARY CHART OF ACTIONS WHICH IMPLEMENT LWRP POLICIES

Table 5-2 summarizes the LWRP policies that are implemented or enforced by each of the actions described in Sections 5.1 through 5.3

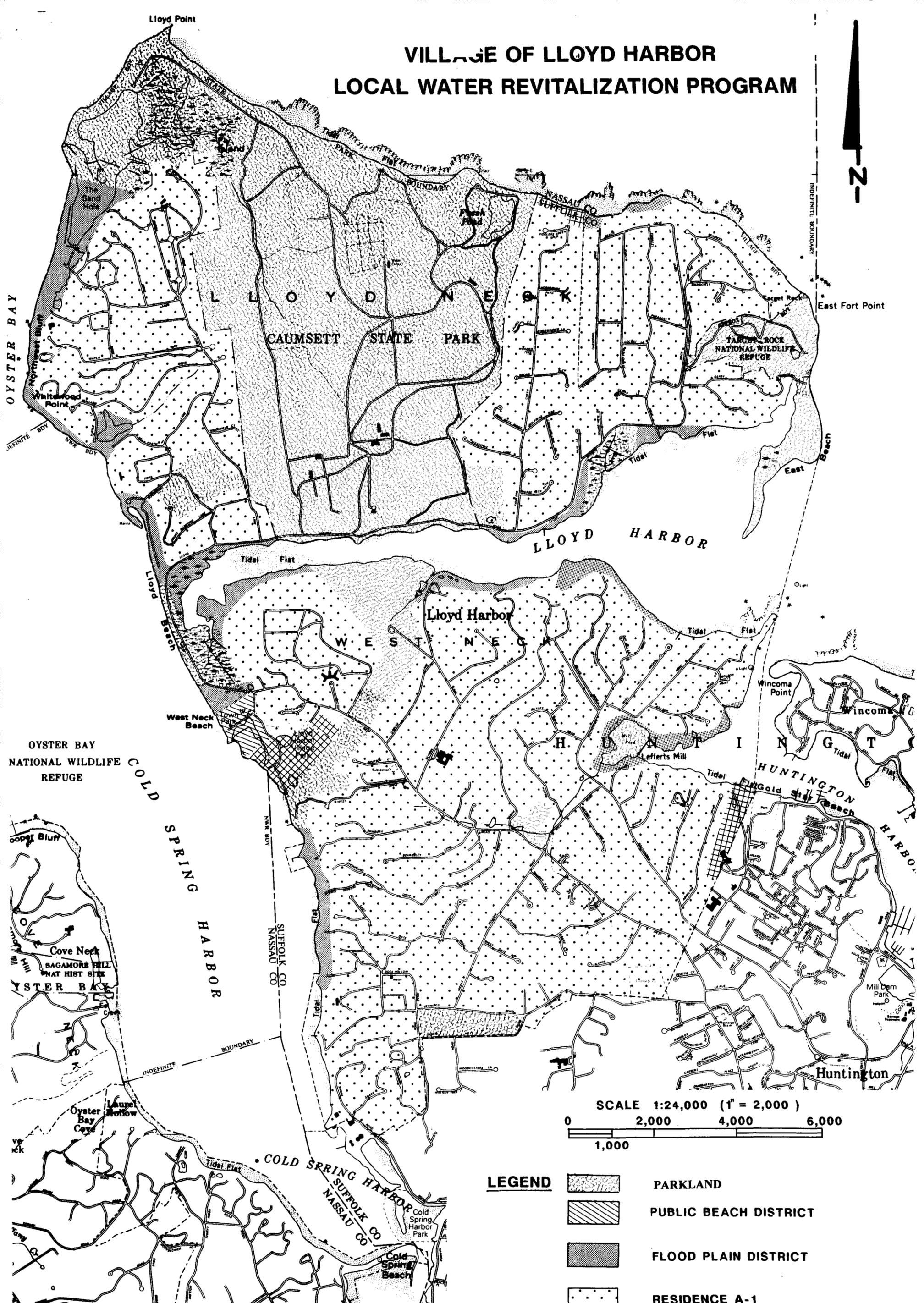
Table 5-1**ZONING**

Property Description	Public Parcel Number (I)	Preexisting Zone	Adopted Zone	Tax Map Designation (Section-Block-Lot)
Caumsett State Park	3	A-1 Residence	Cons/Rec (PP)	002-01-1.1
Caumsett Cemetary	4	A-1 Residence	Cons/Rec (PP)	002-01-3
Coindre Hall (part)	24	A-1 Residence	Cons/Rec	014-02-73
Cold Spring Harbor School Dist.	6a	A-1 Residence	Cons/Rec (PP)	0134-03-28
East Beach	9,10	A-1 Residence	Cons/Rec (PP)	008-03-4,5
Finch Marsh	7	A-1 Residence	Cons/Rec (PP)	008-01-22
Fiske Bird Sanctuary	21,22	A-1 Residence	Cons/Rec (PP)	013-04-22,29
Fiddlers Green Beach	N/A	A-1 Residence	Cons/Rec	003-02-1
Jennings Field	26	A-1 Residence	Cons/Rec (PP)	017-03-2
Lloyd Harbor Village Beach/Park	15	A-1 Residence	Cons/Rec	012-02-14
Lloyd Harbor Village misc. lands	8,11	A-1 Residence	Cons/Rec (PP)	008-02-24,25; 009-02-2.1
Lloyd Harbor Village wetlands	12	A-1 Residence	Cons/Rec (PP)	009-02-6.1
Lloyd Point wetlands	1,2	A-1 Residence	Cons/Rec (PP)	001-02-1; 001-03-1,2,4
Lefferts Mill Pond Preserve	23	A-1 Residence	Cons/Rec (PP)	014-02-16
Nature Conservancy preserve	6	A-1 Residence	Cons/Rec (PP)	006-02-35.1; 006-03-20.3
N.Y. State Right-of-Way	13,16,19	A-1 Residence	Cons/Rec (PP)	010-01-1; 012-02-17; 013-02-8
Target Rock N.W.R.	5	A-1 Residence	Cons/Rec (PP)	004-02-4,7

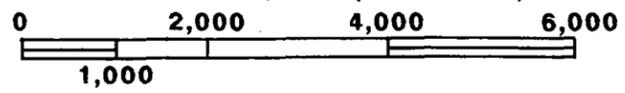
NOTES

- Cons/Rec = Conservation Recreation District
 Cons/Rec (PP) = Conservation Recreation District, Parkland Overlay
 (I) = number from Table 2-1 and Map 2-5 (Publicly-owned lands)
 N/A = not applicable, parcel is privately owned

VILLAGE OF LLOYD HARBOR LOCAL WATER REVITALIZATION PROGRAM



SCALE 1:24,000 (1" = 2,000')



LEGEND	
	PARKLAND
	PUBLIC BEACH DISTRICT
	FLOOD PLAIN DISTRICT
	RESIDENCE A-1
	CONSERVATION RECREATION

MAP SOURCE: NEW YORK STATE DEPARTMENT
TRANSPORTATION, URBAN AREA SERIES, 1991

CASHIN ASSOCIATES, P.C.

FIGURE 5-1

ADOPTED ZONING