

# Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County  City  Town  Village  
(Select one:)

of Lyme

Local Law No. 3 of the year 2015

A local law to establish an Appendix III to the Town of Lyme Zoning Law for a Planned Development

(Insert Title)

District to be known as "Chaumont River RV Park and Campground".

Be it enacted by the Town Board of the  
(Name of Legislative Body)

County  City  Town  Village  
(Select one:)

of Lyme

as follows:

Article 1. - Statement of Authority. The Town Board of the Town of Lyme, pursuant to the authority granted it under Article 16 of the Town Law and Sections 10 and 20 of the Municipal Home Rule Law of the State of New York, hereby enacts as follows:

Article 2. - Statement of Purpose and Findings. The Town Board of the Town of Lyme is in receipt of a request from property owners of Tax Map Parcel Number 62.00-2-3.121 located off of County Route 179 in the Town of Lyme to establish a Campground and RV Park. Currently, Zoning on this property would not permit the same. They have requested the establishment of a Planned Development District pursuant to Section 765 of the Town of Lyme Zoning Law to amend the Zoning Law to allow the Development of above referenced tax parcel in this manner. It is the purpose of this local law to establish a Planned Development District No. 3(PDD3) for that lot.

Article 3. - Enactment. The Town Board of the Town of Lyme does hereby enact an Appendix III to the Town of Lyme Zoning Law to be known as Planned Development District No.3 "Chaumont River RV Park and Campground" as follows:

Change 1989 Town of Lyme Zoning Ordinance as follows:

Table of Contents;

Section 415 Floating Planned Development Overlay District...15

Change; 420&425: See Appendix A (A1 District#1, A2 District#2)

To: 420,425&430: See Appendix A (A1 District#1, A2 District#2, A3 District#3)

(If additional space is needed, attach pages the same size as this sheet, and number each.)

Change Appendix A to:

Appendix A:

- A1 Section 420, Planned Development District I - "The Barges"
- A2 Section 425, Planned Development District 2 - "Sportsmen's Hideaway Charters"
- A3 Section 430, Planned Development District I - "Chaumont River RV Park and Campground".

Add to Section 415:

3). Planned Development District No. 3 - "Chaumont River RV Park and Campground".

(See Appendix A3)

Add to Appendix A

#### APPENDIX A3

Section 430. Planned Development District No.3 - "Chaumont River RV Park and Campground".

- A. Area Included. The property included within PDD3 shall be Town of Lyme Tax Map Parcel #62.00-2-3.121 located off County Route 179 in the Town of Lyme consisting of 19.15 acres. Area of PDD3 is limited to the area defined as of the date of this local law
- B. Project Scope. The permitted uses within PDD3 shall be Campground and RV Park. Specifically excluded are mobile and manufactured homes.
- C. Other Approvals Needed. Prior to commencing any construction of the Planned Development District, the owner must obtain
  1. Special Use Permit approval from the Zoning Board of Appeals of the Town of Lyme.
  2. Sewage system/SPDES permit from the New York State Department of Environmental Conservation.
  3. Water supply/water systems permit from the New York State Department of Health.
  4. Right-of-way approval from the Town/County Highway Department.
  5. A survey map, current within 2 years, shall be provided to the Town Board. Also required is a set of official construction maps which reflect precise locations and identification of all construction and location of all campsites. A single generic drawing of a typical campground area shall be provided. An outline drawing of each common building shall be provided.
  6. Permit for construction in navigable waters from the United States Army Corps of Engineers, if applicable.
  7. Such other and further permits as may be

applicable by other agencies, including further review by the Jefferson County Planning Board pursuant to Section 239-m of the General Municipal Law.

D. Special Conditions. The Zoning Board of Appeals in reviewing any project in Planned Development District No.3 shall consider and provide for the following special conditions. In addition, where not provided for herein, all pertinent requirements of the current Town Of Lyme zoning law applies.

1. The parcel must be delineated from neighboring parcels by an orange nylon rope of at least ½ inch in diameter.
2. Signs must be posted on the property boundaries indicating no trespassing. Signs must be no further apart than fifty (50) feet
3. There must be a thirty (30) foot setback to be considered a buffer zone along the sides of the property to be "forever wild". This is a defined area that cannot be cut or cleared, but left as the natural buffer for sound and view.
4. All RV Sites must be designed to provide a minimum of twenty five (25) foot separation between RV Units with the further understanding that would be no more than fourteen (14) RV Units per acre. Additional requirements of Section 765 of the zoning law shall apply.
5. Prior to occupancy, a proper septic system must be designed in accordance with all applicable New York State Department of Health regulations sized officially for the proposed occupancy of the property.
6. Provision for adequate potable water for all sites must be provided in accordance with all applicable New York State Department of Health regulations.
7. Lighting, if any, shall be approved during Special Permit review by the Zoning Board of Appeals.
8. Signage, if any, shall be approved by the Zoning Board of Appeals during Special Permit Review.
9. The Zoning Board of Appeals shall consider what provisions must be made for fire protection to adequately service the project including the provision for adequate emergency vehicle turn-around areas.
10. The Zoning Board of Appeals may also consider such other factors as it deems appropriate, including potential impacts of the project upon wetland areas and wild life habitats including a SEQR assessment.

11. A quiet hour's time from 10:00 p.m. to 7:00 a.m. shall be posted, observed and enforced by the site owner/operator similar to such provisions at New York State Parks and Campgrounds.

Article 4. - Severability. If any part of this Chapter shall be found to be void, voidable, or unenforceable for any reason whatsoever, it shall not affect the validity or enforceability of any remaining section or provision of this Chapter.

Article 5. - Effective Date. This local law shall take effect immediately upon filing with the Secretary of State.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

**1. (Final adoption by local legislative body only.)**

I hereby certify that the local law annexed hereto, designated as local law No. 3 of 2015 of the ~~(County)(City)(Town)(Village)~~ of Lyme was duly passed by the Town Board on September 9, 2015, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*

~~**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer\*.)**~~

~~I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.~~  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

**3. (Final adoption by referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_.  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

~~**4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)**~~

~~I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.~~  
*(Name of Legislative Body)*  
*(Elective Chief Executive Officer\*)*

\* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

**5. (City local law concerning Charter revision proposed by petition.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20 \_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(3) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20 \_\_\_\_ became operative.

**6. (County local law concerning adoption of Charter.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20 \_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_ 20 \_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

**(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)**

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph, 1 above.

\_\_\_\_\_  
Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: October 8, 2015

(Seal)