

**LOCAL LAW NO. 1 OF 2023
VILLAGE OF AIRMONT**

**A LOCAL LAW AMENDING CHAPTER 210 OF THE VILLAGE ZONING CODE
REGARDING USES IN THE NS AND VC ZONING DISTRICTS**

BE IT ENACTED by the Board of Trustees of the Village of Airmont, Rockland County, New York as follows:

Section 1. Legislative Intent.

It is the intent of this local law to amend Chapter 210 of the Village Zoning Code of the Village of Airmont concerning permissible uses in the Neighborhood Shopping District to include personal services, commercial recreation, and schools with no accessory housing.

Section 2. Authority.

This local law is adopted pursuant to Municipal Home Rule Law § 10(1)(ii)(a)(12).

Section 3. Title and Amendment.

This local law shall be known as and may be cited as the “Amendment to Chapter 210 (NS District) of the Village of Airmont Zoning Code.”

Consistent with the Village’s Comprehensive Plan, the Village desires to amend Chapter 210 (NS District) in the Village of Airmont Zoning Map as follows:

The Village proposes to amend Zoning Code, Chapter 210, Attachment 10, Table 7 entitled “Table 7, titled “NS Neighborhood Shopping Zoning District Bulk Requirements” as set forth in the annexed amended chart.

Section 4. SEQRA.

Enactment of this local law was determined by the Village Board to be a Type I action under SEQRA and the Village Board conducted SEQRA review of this action and _____.

Section 5. Severability.

If a court of competent jurisdiction determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm, corporation or circumstance is invalid or unconstitutional, the court’s order or judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision or part of this local law or in its application to the person, individual, firm, corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 6. Code Preparation

The Village's Code preparation contractor is authorized, without further action of the Village Board, to correct typographical errors, numbering and other related technical changes that do not affect or alter the substantive provisions of this local law.

Section 7. Effective date.

This local law shall be effective immediately upon filing with the Secretary of State.

EXHIBIT "A"

ZONING
210 Attachment 10
Village of Airmont

Table 7: NS Neighborhood Shopping District Bulk Requirements

Uses	Minimum Lot Area	Lot Width (ft)	Front Setback (ft)	Req'd Front Yard (ft)	Side Setback (ft)	Total Side Setback (ft)	Req'd Side Yard (ft)	Rear Setback (ft)	Req'd Rear Yard (ft)	Street Frontage (ft)	Maximum Height (ft)	Development Coverage (%)	Floor Area Ratio (FAR)
· Underground, surface or overhead utilities	None	n/a	30	0	30	60	0	50	0	15	15	5%	n/a
· Public Utility buildings	40,000 sq. ft.	150	75	20	40	80	35	35	35	50	35	50%	0.3
· Child day-care center	40,000 sq. ft.	150	75	20	30	60	20	35	35	50	35	65%	0.4
· Local convenience commercial uses · Local Convenience Shopping Center* · Local Office - business use · Medical and dental offices and clinics · Libraries, museums and art galleries* · Self-service laundromats · Personal Services including salons, barber shops, small appliance or jewelry repair · Specialty Shops · Temporary Structures*	20,000 sq. ft.	100	30	20	10	20	10	25	10	100	30	75%	0.3
· Gasoline service stations* · Automotice repair and maintenace shops*	60,000 sq ft	250	30	20	40	80	20	50	20	150	25	75%	0.3
· Neighborhood restaurnts* · Indoor commercial recreation including fitness center, sports fields or courts, mini golf, arcade, yoga, martial arts, gymnastics, or dance studio*	30,000 sq ft	150	30	20	40	80	10	25	10	100	35	75%	0.3
· Local convenience shopping center > 10 acres*	10 acres	200	50	20	10 ¹	20 ¹	10 ¹	25 ¹	10 ¹	200	35	75%	n/a
· Educational instutions with accessory housing**	10 acres	250	n/a	100	200	n/a	100	n/a	200	200	2 stories/ 30 ft	25%	n/a
· Educational institutions with no accessory housing	2 Acres	250	30	20	40	80	20	35	35	100	35	65%	n/a

Notes:

¹If adjoining a residence district and the plan includes a store of greater than 35,000 square feet, then a one-hundred-fifty-foot buffer is required which replaces side and rear yard and setback requirements.¹

* Permitted subject to special use permit approval by the Planning Board. Refer to § 210-20 and Article XII Special Permit Use Standards

** Development coverage to include parking lots.

ZONING
210 Attachment 10
Village of Airmont

Table 8: VC Village Center District Bulk Requirements

Uses	Minimum Lot Area	Lot Width (ft)	Front Setback (ft)	Req'd Front Yard (ft)	Side Setback (ft)	Total Side Setback (ft)	Req'd Side Yard (ft)	Rear Setback (ft)	Req'd Rear Yard (ft)	Street Frontage (ft)	Maximum Height (ft)	Development Coverage (%)	Floor Area Ratio (FAR)
· Underground, surface or overhead utilities	None	n/a	30	0	30	60	0	50	0	15	15	5%	n/a
· Public Utility buildings	40,000 sq. ft.	150	75	20	40	80	35	35	35	50	35	50%	0.4
· Child day-care center	40,000 sq. ft.	150	75	20	30	60	20	35	35	50	35	65%	0.4
· Restaurants and taverns * · Medical and dental offices · Temporary structures · Retail stores and service establishments · Office professional and business · Libraries, museums and art galleries* · School of special instruction	20,000 sq. ft.	100	30	20	0 ¹	0	0	25	10	100	30	75%	0.4
· Gasoline service stations* · Automotive repair and maintenance shops*	60,000 sq ft	250	30	20	40	80	20	50	20	150	25	75%	0.4
· Catering facility* · Social halls and meeting rooms* · Animal kennels and veterinary hospital* · Indoor commercial recreation including fitness center, sports fields or courts, mini_golf, arcade, yoga, martial arts, gymnastics, or dance studio*	40,000 sq ft	200	35	20	20	40	10	35	10	200	35	75%	0.4
· Shopping centers* · Hotels and motels* · Freestanding fast-food restaurants*	2 acres	300	60	20	50	100	20	60	30	150	35	75%	0.4
· Educational institutions with accessory housing ^{2*}	10 acres	250	n/a	100	200	n/a	100	n/a	200	200	2 stories/ 30 ft	25%	n/a
· Educational institutions with no accessory housing	2 Acres	250	30	20	40	80	20	35	35	100	35	65%	n/a

NOTES:

¹No Side Setback required, but if provided must be at least 10 feet

* Permitted subject to special use permit approval by the Planning Board. Refer to §210-21 and Article XII Special Permit Use Standards