

A LOCAL LAW AMENDING CHAPTER 140 OF THE CODE OF THE VILLAGE OF HARRIMAN ENTITLED “ZONING” TO AMEND THE OFFICIAL ZONING MAP

BE IT ENACTED by the Board of Trustees of the Village of Harriman, New York as follows:

SECTION 1. LEGISLATIVE FINDINGS, PURPOSE AND INTENT.

A. The purpose of this local law is to make a change to the Official Zoning Map of the Village of Harriman by amending a portion of the boundary between the I-Industrial Zoning District and the PAD – Planned Area Development Districts. The amendment is necessary to ensure that permitted uses and special permitted uses will be substantially similar to, and compatible with, the objectives and characteristics of the appropriate zone, encourage development in a manner that is compatible with neighborhood character and density and to maintain the objectives of, and consistency with the development of the surrounding area.

B. In furtherance of these objectives, the Village has determined to rezone tax map parcel 108-1-10, also known as Lot B-12, ICC Site B, located on Commerce Drive in the Village of Harriman consisting of approximately 7.8 +/- acres. As currently zoned, approximately two-thirds of the subject property is currently located in the I-Industrial Zoning District and the remaining one-third is currently located in the PAD-Planned Area Development Zoning District rendering development of the parcel difficult and impractical. The Amendment will designate the entire parcel within the I-Industrial District and encourage economic development in the Village by allowing development of the property that is consistent with the surrounding area and the development pattern as it currently exists on Commerce Drive.

C. The Village of Harriman Official Zoning Map will be amended to reflect this zoning change.

SECTION 2. AUTHORITY.

This Local Law is enacted by the Board of Trustees of the Village of Harriman pursuant to its authority to adopt local laws under Article IX of the New York State Constitution, Section 10 of the Municipal Home Rule Law and Articles I and X of Chapter 140 of the Village Code pertaining amendments to zoning regulations and the zoning map.

SECTION 3: ZONING AMENDMENTS.

A. The parcel designated as tax map no. 108-1-10, also known as Lot B-12, ICC Site B, located on Commerce Drive, in the Village of Harriman

consisting of approximately 7.8 +/- acres, is rezoned, so that the entire parcel is designated within the I-Industrial Zone.

- B. The Zoning Map of the Village of Harriman is hereby amended by rezoning the following lot from the I-Industrial District and the PAD – Planned Area Development District to the I-Industrial District: Town of Woodbury (Harriman) Tax Map no. 108-1-10, also known as Lot B-12, ICC Site B on Commerce Drive, Village of Harriman.

SECTION 4. EFFECTIVE DATE.

This local law shall take effect upon posting and filing with the Secretary of State of New York.