

**TOWN OF TICONDEROGA
COUNTY OF ESSEX, STATE OF NEW YORK
PROPOSED LOCAL LAW 1 of 2024**

**A LOCAL LAW AMENDING THE TOWN OF ZONING LAW SCHEDULE 2, TITLED
AREA, BULK AND COVERAGE CONTROLS**

Be it enacted by the Town Board of the Town of Ticonderoga, as follows:

Section 1. Legislative Intent.

The purpose of this local law is to amend the Town of Ticonderoga Zoning Law to correct a typographical error which omitted the controls for the Light Industrial Zone and included those controls as applicable to the Central Commercial zoning district in error.

Section 2. Statement of Authority.

This local law is authorized by the New York State Constitution, the provisions of the New York Municipal Home Rule Law, the provisions of the Statute of Local Governments, the relevant provisions of the Town Law of the State of New York, the laws of the Town of Ticonderoga and the general police power vested with the Town of Ticonderoga to promote the health, safety and welfare of all residents and property owners in the Town.

Section 3. Amendment of Schedule 2, titled Area, Bulk and Coverage Controls
Amended Schedule 2 titled Area, Bulk and Coverage Controls, is attached to this Local Law.

Section 4. Conflict with State Statutes and Authority to Supersede.

To the extent that any provisions of this local law are in conflict with or are construed as inconsistent with the provisions of any local law of the Town of Ticonderoga, or any laws of the State of New York, this local law supersedes, amends and takes precedence over any inconsistent authority in accordance with the Municipal Home Rule Law.

Section 5. Severability.

If any clause, sentence, phrase, paragraph or any part of this local law shall for any reason be adjudicated finally by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation and effect to the clause, sentence, phrase, paragraph or part thereof, directly involved in the controversy or action in which such judgment shall have been rendered. It is hereby declared to be the legislative intent that the remainder of this local law would have been adopted had any such provisions been excluded.

Section 6. Effective Date.

This local law shall become effective upon filing in the office of the Secretary of State.

Town of Ticonderoga							
Schedule 2							
AREA, BULK AND COVERAGE CONTROLS							
ZONE	<u>Minimum</u>				<u>Minimum</u>		
	Lot Dimensions				Yard Dimensions		
	Lot Area	Lot Width	Lot Depth		Front Yard	Rear Yard	Side Yard Coverage %
HISTORIC PRESERVATION/LAND CONSERVATION	80,000	400	400		40	50	20 5
RURAL DENSITY RESIDENTIAL	40,000	200	200		40	50	20 10
MEDIUM DENSITY RESIDENTIAL	20,000	80	125		30	30	10 30
HIGH DENSITY RESIDENTIAL	(5)	---	---		---	---	---
SERVICE BUSINESS	20,000	100	125		60	10(1)	0 40
INDUSTRIAL	40,000	200	200		40	10	10 40
LIGHT INDUSTRIAL	<u>80,000</u>	<u>200</u>	<u>200</u>		<u>(3)</u>	<u>(4)</u>	<u>100(2)</u> <u>40</u>
CENTRAL COMMERCIAL	[80000] ---	[200] ---	[200] ---		[(3)] ---	[(4)] ---	100(2)] -- [40] ---
FOOTNOTES							
(1)	If one is provided						
(2)	Setback applies to other zones						
(3)	Highway setback = 200'						
(4)	Interior of the Industrial Zone Setback from Property Line = 50'						
(5)	5,000 square feet for lots with municipal sewer and water						
	11,000 square feet for lots without municipal sewer and water						

October 2024 Amendment: Explanation: New Material is underlined. Deleted Material is in [brackets and strikethrough.]