

Local Law Filing

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Town of Fowler

Local Law No. 1 of the year 2019

A local law Providing for Land Use Law and Regulations for the Town of Fowler.

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

Town of Fowler as follows:

**WHEREAS** the Town of Fowler wishes to ensure that the construction, installation or alteration of buildings, structures or land are beneficial to the residents of the Town and to ensure the purposes set out under Article IIA contained herein; and

**WHEREAS** currently there are prior, inconsistent and/or insufficient provisions or regulations for such projects and the Town seeks to consolidate and update its Land Use Regulations;

**NOW THEREFORE**, it is hereby resolved as follows:

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## **ARTICLE I – TITLE**

This law shall be known and may be cited as “LAND USE LAW AND REGULATIONS FOR THE TOWN OF FOWLER”.

This law is adopted pursuant to NYS Town Law, Sections 261-265 and NYS Municipal Home Rule Law, Article 2.

## **ARTICLE II – GENERAL PROVISIONS**

A. **PURPOSE.** The provisions of these regulations shall be held to be the minimum requirements adopted to promote the health, safety, and general welfare of this community. Such requirements are deemed necessary to achieve the following purposes.

- **PROMOTE ORDERLY DEVELOPMENT** – to protect the character and maintain the stability of residential, recreational, commercial and agricultural areas within the town, and to promote the orderly and beneficial development of such areas.
- **REGULATE INTENSITY OF USE** – to regulate the intensity of use and the size of development lots, and to determine the area of open spaces surrounding buildings necessary to provide adequate light and air, privacy and convenience of access to property, and to protect the public health and safety.
- **REGULATE LOCATION OF BUILDINGS** – to establish building lines, setbacks and the location of buildings designed for residential, recreational, commercial, agricultural, or other uses within such lines.
- **ESTABLISH STANDARDS OF DEVELOPMENT** – to fix reasonable standards to which buildings or structures or the use of the land shall conform.
- **PROHIBIT INCOMPATIBLE USES** – to prohibit uses, buildings or structures which are incompatible with existing or desirable character of development within specified development districts.
- **REGULATE ALTERATIONS OF EXISTING BUILDINGS** – to prevent such additions to, and alterations or remodeling of, existing buildings or structures as would not comply with the restrictions and limitations imposed hereunder.
- **LIMIT CONGESTION IN THE STREETS AND HIGHWAYS** – to limit congestion in the public streets and so protect the public health, safety, convenience and the general welfare by providing for off-street parking of motor vehicles and for the loading and unloading of commercial vehicles.
- **PROTECT AGAINST HAZARDS** – to provide protection against fire, flood, explosion, noxious fumes, and other hazards in the interest of the public health, safety, comfort and general welfare.
- **CONSERVE TAXABLE VALUE OF LAND** – to conserve and enhance the taxable value of land and buildings throughout the Town through an enlightened approach to land development and building location.

B. SCOPE. This Local Law shall apply to the construction, installation or alteration of any building, structure or appurtenant system and any lot, plot or parcel of land used, occupied or otherwise maintained as herein provided for in the Town of Fowler.

C. RELATIONSHIP OF THIS LAW TO OTHER LAWS AND REGULATIONS

1. Conflict with other laws. Whenever the requirements of this Local Law are at variance with the requirement of any lawfully adopted rules, regulations or ordinances, such as the New York State Uniform Fire Prevention and Building Code, the most restrictive of those imposing the highest standards shall govern.
2. Requirement for New York State General Municipal Law 239-m Referral to County Planning Board. Section 239-m requires that certain matters be referred to the St. Lawrence County Planning Board by the Town Board, the Planning Board, or the Town Zoning Board of Appeals, as appropriate, and that the referring board shall not take final action until it has received a recommendation within thirty (30) days from the County Planning Board. The following matters shall be referred to the St. Lawrence County Planning Board:
  - a. Adoption or amendment of a comprehensive plan pursuant to section 272-a of Town Law;
  - b. Adoption or amendment of a land use ordinance or local law;
  - c. Issuance of special use permits;
  - d. Approval of site plans;
  - e. Granting of use and area variances;
  - f. Other authorizations that a referring body may issue under the provisions of any Land Use Regulation or local law.

The proposed actions set forth above shall be subject to referral to the County Planning Board if they apply to real property within five hundred (500) feet of the following:

- a. The boundary of any city, village or town; or
  - b. The boundary of any existing or proposed county or state park or any other recreation area; or
  - c. The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway; or
  - d. The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines; or
  - e. The existing or proposed boundary of any county or state owned land on which a public building or institution is situated; or
  - f. The boundary of any farm operation located in an agricultural district, as defined by Article Twenty-Five-AA of the Agriculture and Markets Law, except this subparagraph shall not apply to the granting of area variances.
3. Agricultural Districts. Notwithstanding any other provision of this Local Law, "farm operations" as defined in Article Twenty-Five-AA of the New York State Agriculture and Markets Law, shall be a permitted principal use in all areas located within an agricultural district adopted by the Town of Fowler and certified by the Commissioner of Agriculture pursuant to said Article Twenty-Five-AA, regardless of what development district such

areas are located within. This provision shall supersede any conflicting provision of this Local Law.

D. APPROVAL. Should the County Planning Board fail to report its recommendations and reason therefore within thirty (30) days, or at such other time as may be agreed upon by the referring body, the referring body may take final action on the proposed action without such report.

E. FEES. Permit fees shall be paid according to the fee schedule as may, from time to time, be established by resolution of the Town Board.

F. EXTRAORDINARY VOTE. Upon recommendation of modification or disapproval, if such County Planning Board or regional planning council recommends modification or disapproval of a proposed action, the referring body shall not act contrary to such recommendation except by a vote of a majority plus one of all the members thereof. Within thirty (30) days after final action, the referring body shall file a report of the final action it has taken with the County Planning Board or regional planning council.

G. STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)

1. The State Environmental Quality Review Act requires that local government examine the environmental impact of all actions they permit, fund, or construct. Article (VIII) and Part 617 of Title 6 of the New York Code of Rules and Regulations (6 NYCRR Part 617) are hereby adopted by reference.
2. All "Type I" and unlisted actions (6 NYCRR Part 617) shall require the submission and review of an Environmental Assessment Form.
3. The Board that is empowered to approve the action shall be the lead agency.
4. If the opinion of the lead agency after review of the Environmental Assessment form is that there appears to be the potential for a significant environmental impact, such lead agency shall cause the applicant to prepare a Draft Environmental Impact Statement (DEIS). Review, notice, and action on the DEIS shall be conducted according to 6 NYCRR, Part 617.

### ARTICLE III – Definitions

■**accessory building:** A building subordinate to the principal building on a lot and used for purposes customarily incidental to those of the principal building.

■**accessory use:** A use customarily incidental and subordinate to the principal use of a building and located on the same lot with such principal building.

■**adult use, adult bookstore:** An establishment having as a substantial or significant portion of its stock-in-trade, books, magazines, and other periodicals or photographs, drawings, slides, films, video tapes, recording tapes, and novelty items which are distinguished by or relating to specified sexual activities or specified anatomical areas, or an establishment with a segment or section devoted to the sale or display of such material. Such establishment or the segment or section devoted to the sale or display of such material in an establishment is customarily not open to the public generally, but only to one or more classes of the public, excluding any minor by reason of age.

■**alley:** A service way which affords public means of vehicular access to abutting property.

■**alternative energy systems:** Structures, equipment, devices or construction techniques used for the production of heat, light, cooling, electricity or other forms of energy on site and may be attached to or a stand-alone system.

■**airport:** Any area of land or water designed and set aside for the landing and take-off of aircraft, including all necessary facilities for the housing and maintenance of aircraft.

■**alteration:** Any change, addition or modification in construction other than cosmetic or decorative, or any change in the structural members of buildings such as bearing walls, columns, beams or girders.

■**animal hospital:** A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-time boarding and shall be only incidental to such hospital use.

■**automobile body shop:** A facility which provides collision repair services, including body frame straightening, replacement of damaged parts, and painting.

■**auto wash:** A structure designed or intended primarily for the washing of automobiles including conveyor, drive-through and self-service types.

■**automobile sales lot:** Premises on which new or used passenger automobiles, trailers, manufactured homes, or trucks in operating condition are displayed in the open for sale or trade. Vehicles on these lots must be able to pass state vehicle inspection requirements.

■**automobile service station:** That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. Accessory activities may include automotive repair and maintenance, car wash service, and food sales.

■**bar:** An area primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.

■**basement:** A space of full story height partly below grade and having at least half of its height, measured from floor to ceiling, above the established grade of the street center line or, if no grade has been officially established on the street, measured from the average level of the proposed finished grade across the front of the building, and which space is not designed or used primarily for year-round living accommodations.

■**bed-and-breakfast (B&B):** A transient lodging establishment, generally in a single-family dwelling or detached guesthouses, primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals for compensation.

■**boathouse:** A non-floating building, anchored to an approved foundation, ancillary to a dwelling, containing slips used exclusively for non-commercial dockage or storage of motor boats, sailboats and similar watercraft. Not to be used as a dwelling unit or habitable space.

■**body shop:** General repair, rebuilding or reconditioning of engines, motor vehicles, trailers; collision service including body, frame or fender straightening or repair, overall painting or paint job and vehicle steam cleaning.

■**building:** A structure used or intended for supporting or sheltering any use or occupancy.

■**building area:** The total ground floor area of a principal building and accessory buildings exclusive of uncovered porches, steps and terraces.

■**building coverage:** That portion of the plot or lot area covered by a building.

■**building, detached:** A building surrounded by open space on all sides on the same lot.

■**building floor area:** The sum of the gross horizontal area of the several floors of a building and its accessory building on the same lot, including basement areas devoted to residential use and the area of bays, dormers, roofed porches and roofed terraces. All dimensions shall be measured between exterior faces of walls.

■**building height:** The overall height of a building as measured from the established grade at street center line or, if no grade has been officially established on the street, measured from the average level of the proposed finished grade across the front of the building to (1) the top of the



roof for flat roofs, (2) the deck lines for mansard roofs, and (3) the average height between eaves and ridge for gable, hip, and gambrel roofs.

■**building-integrated photovoltaic systems** A solar energy system that consists of integrating photovoltaic modules into the building structure, such as the roof or the façade and which does not alter the relief of the roof.

■**building line:** A line parallel with the front, side, or rear property lines respectively, beyond which a structure may not extend as determined by these regulations.

■**building, principal:** A building in which is conducted the main or predominant use of the lot on which it is located.

■**camp:** A tent, trailer, shelter, cottage or other accommodation for seasonal or other more or less temporary living accommodations, regardless of whether such structure or accommodation is actually used seasonally or otherwise; or

A parcel of land on which is located two or more cottages, shelters, recreational vehicles, tents or other accommodation for seasonal or other more or less temporary living arrangements; or

A parcel of land, including buildings and facilities thereon, used for the assembly of children or adults for what is commonly known as 'day camp' purposes; or

A parcel of land, including buildings and facilities thereon, used for overnight, weekend or longer periods of camping by organized groups.

■**campground:** A lot used for the parking and use on individual camping sites by travel trailers, tent-trailers, tents or similar transportable accommodations, together with all yards, sanitary facilities, roadways, open space and other requirements as defined by this local law. A campground shall not include use by manufactured homes or other residential appurtenances on a permanent year-round basis, except where required for operation, maintenance or security of the campground.

■**cellar:** that space of a building that is partly or entirely below grade which has more than half its height, measured from floor to ceiling, below the established grade at the street center line or if no grade has been officially established on the street, measured from the average level of the proposed finished grade across the front of the building, and which space is not designed or used primarily for year-round living.

■**commercial service:** Retail establishments that primarily render services rather than goods. Such services may include, but not be limited to, copy shops, printing services, package and postal services, photo processing, janitorial services and similar operations.

■**condominium:** A multiple unit residential complex, the units of which are individually owned, each owner receiving a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc. that unit and sharing in joint ownership of any common grounds, passageways, and so on.

■ **convenience store:** A retail commercial establishment that supplies groceries and other daily household necessities to the immediate surrounding area. It may sell gasoline or oil or other motor vehicle fuel and lubricating products but does not include facilities for lubricating, washing, cleaning or otherwise servicing motor vehicles.

■ **daycare, home:** A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for eight or fewer children. Children under the age of ten (10) years who reside in the home count as children served by the daycare facility.

■ **drive-in restaurant or refreshment stand:** Any place or premises used for sale, dispensing, or serving of food, refreshments or beverages to persons in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments or beverages on the premises.

■ **dwelling, single-family:** A detached building designed for year-round occupancy by one family only, including a sectional dwelling or a modular home located on a permanent continuous masonry foundation, other than a manufactured home, recreational vehicle, or any temporary structure.

■ **dwelling, two-family:** A detached building, designed for year-round occupancy by two families living independently of each other, other than a manufactured home, recreational vehicle, or rooming house.

■ **dwelling, multiple-family:** An apartment building or other residential building or portion thereof designed for year-round occupancy, containing separate dwelling units for three or more families living independently of each other, other than hotels, motels, and rooming houses.

■ **dwelling, condominium:** Any residential building portion thereof, involving a combination of two kinds of ownership of real property:

- a. Fee simple ownership of the individual dwelling unit; and
- b. Undivided ownership together with other purchasers of the common elements of the structure, land and appurtenances, the management thereof controlled by a property owners' association'.

■ **dwelling, town house:** Three or more attached dwelling units designed for year-round occupancy and containing separate dwelling units for occupancy by one family per unit, with each unit making its own footprint on the ground and involving fee simple ownership of the individual units.

■ **dwelling unit:** A building or portion thereof, providing complete housekeeping facilities for one family, including living, cooking, sanitary and sleeping facilities.

■**essential services:** Services provided by public and private utilities, necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface, or overhead gas, electrical, steam, water, sanitary sewage, storm water drainage, and communication systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations and hydrants, but not including buildings used or intended to be used for human habitation.

■**family:** One or more persons occupying the premises related by blood, marriage or adoption, living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging home, club, fraternity, hotel or commune.

■**farm:** The land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including a commercial horse-boarding operation. Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other.

■**flush mounted solar panel:** Photovoltaic panels and tiles that installed flush to the surface of the roof and which cannot be angled or raised.

■**freestanding or ground-mounted solar energy system:** A solar energy system that is directly installed in the ground and is not attached or affixed to an existing structure.

■**funeral home:** A building used for the preparation of the deceased for burial and display of the deceased and rituals connected therewith before burial or cremation. A funeral home, as defined for purposes of this code, includes a funeral chapel.

■**garage sale:** The sale of miscellaneous used items commonly associated with residential use. Garage sales shall not be for the sale of primarily a single commodity. The term 'garage sale' includes 'sidewalk sale', 'yard sale', 'basement sale' and 'estate sale'.

■**garage, private:** A roofed space for the storage of one or more motor vehicles, provided that no business, occupation or service is conducted for profit therein or space for more than one car is leased to a non-resident of the premises.

■**garage, public:** A building or part thereof operated for gain and used for the storage, hiring, selling, greasing and washing, servicing or repair of motor driven vehicles.

■**gas station:** A property where flammable or combustible liquids or gases used as fuel are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. Such an establishment may offer for sale at retail other convenience items as a clearly secondary activity and may also include a freestanding automatic car wash.

■**holding area:** The portion of a farm where cattle or other livestock are held and bulk fed commercially in a restricted area.

■**holding tank:** An approved structure for the temporary storage of sewage for off site disposal requiring regular cleanout.

■**home occupation:** An occupation carried on in a dwelling unit by the resident thereof; provided that the use is limited in extent and incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character of the neighborhood.

■**hospital, animal:** see animal hospital

■**hotel or motel:** Any building or group of buildings having six or more guest rooms which are used, rented, or hired for sleeping purposes by transient guests.

■**junkyard:** Any lot or parcel, building, or structure used in whole or in part for the storage, collection, processing, salvaging, scrapping or disposal of junk.

■**kennel:** A commercial establishment for the keeping, breeding, boarding or training of four or more mature dogs, cats, or other domestic animals, excluding common farm animals (horses, cows, pigs, goats, sheep, etc.).

■**laundromat:** A business premises equipped with individual clothes washing or cleaning machines for use by retail customers, exclusive of laundry facilities provided in an apartment, fraternity, sorority, residential hotel or club.

■**lot:** A parcel of land considered as a unit, occupied or capable of being occupied by a principal building or use and accessory buildings or uses, or by a group of buildings united by a common use or interest; and including such open spaces, and parking spaces required by this law and having its principal frontage upon a street or upon an officially approved place.

■**lot area:** The computed area contained within the lot lines.

■**lot, corner:** A lot situated at the intersection of two or more streets, which streets have an angle of intersection of not more than 135 degrees.

■**lot depth:** The mean horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

■**lot, interior:** A lot other than a corner lot.

■**lot line:** The property line bounding the lot.

a. lot line, front: the line separating the lot from the street right-of-way.

b. lot line, rear: the line opposite to and most distant from the front lot line.

c. lot line, side: any lot line other than a front or rear lot line which intersects a front lot line.

■ **lot, through:** A lot having frontage on two approximately parallel or converging streets

■ **lot line, common:** A line dividing one lot from another.

■ **lot width:** The horizontal distance between side lines measured along a line that is parallel to the front lot line and located the minimum exterior setback distance from the front lot line.

■ **manufactured home court:** A parcel of land which has been planned and improved for the placement of two or more mobile homes or manufactured homes for dwelling purposes. The term shall include Mobile Home Park, Manufactured Home Park, or other area planned and/or improved for two or more mobile homes or manufactured homes.

■ **manufactured home:** A structure transportable in one or more sections that, in the traveling mode, is 8 feet or more in width or 40 feet or more in length or, when erected on site, is 320 square feet minimum, and that was built on or after June 15, 1976 on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein. The term "manufactured home" shall also include any structure that meets all the requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the federal department of housing and urban development and complies with the standards established under the national manufactured housing construction and safety act of 1974, as amended. The term "manufactured home" shall not include any self-propelled recreational vehicle.

■ **marina:** Waterfront establishments whose business is offering the sale or rental of boats and marine sporting equipment and the servicing, repair, or storage of same. Such establishments may also provide travel lift services, slip rental, gasoline, sanitary pump-out service and food, drink and transient lodging accommodations.

■ **medical clinic:** a facility providing primary health services and/or day treatment/medical care or services to persons with either acute or long-term medical conditions.

■ **mobile home:** A moveable or portable dwelling unit that was built prior to June 15, 1976 and designed and constructed to be towed on its own chassis, comprised of frame and wheels, connected to utilities, and designed and constructed without a permanent foundation for year-round living, excluding travel trailers. It does not include a recreational vehicle.

■ **modular home:** A structure designed primarily for residential occupancy and constructed by a method or system of construction where by the structure or its components are wholly or in substantial part manufactured in manufacturing facilities, intended or designed for permanent installation, or assembly and permanent installation.

■**net-metering:** A billing arrangement that allows solar customers to receive a credit for excess electricity that they generate and deliver to the power grid, so that they only pay for their net electricity usage at the end of a given month.

■**nursing home:** A proprietary facility, licensed by the State of New York for the accommodation of convalescents or other persons who are not acutely ill or not in need of hospital care, but who require skilled nursing and related medical services which are prescribed by or performed under the direction of a person or persons licensed to provide such care or services in accordance with the laws of the State of New York.

■**nonconforming use:** See 'use, nonconforming'

■**office:** A room or group of rooms used for conducting the affairs of a business, profession, service industry, or government.

■**parking space:** An off-street space available for the parking of one motor vehicle conforming to the typical lot standards.

■**permit granting authority:** The Town authority charged with granting permits for the operation of solar energy systems.

■**personal service shop:** A business where non-medical professional or personal services are provided for gain and where the sale of retail goods, wares, merchandise, articles or things is only accessory to the provision of such services. Including but not limited to the following: barber shops, beauty shops, tailor shops, laundromats, shoe repair shops, etc.

■**photovoltaic system:** A solar energy system that produces electricity by the use of semiconductor devices, called photovoltaic cells that generate electricity whenever light strikes them.

■**planned development:** A tract of land in single ownership or controlled by an individual, partnership, cooperative or corporation, designed for and capable of being used for one or more residential, commercial, industrial or recreational uses which have certain facilities in common and which have been designed as in integrated unit.

■**plat:** A map representing a tract of land showing the boundaries and location of individual properties and streets.

■**private club or lodge:** Building and facilities owned or operated by a corporation, association, person or persons for a social, educational or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business.

■**public firing range:** An area equipped with targets for practice in shooting weapons which is available to the public, including firing ranges operated by clubs which require membership to use the range.

■**qualified solar installer:** A person who has skills and knowledge related to the construction and operation of solar electrical equipment and installations and has received safety training on the hazards involved.

Persons who are on a list of qualified photovoltaic installers maintained by the New York State Energy Research and Development Authority (NYSERDA), or who are certified as solar installers by the North American Board of Certified Energy Practitioners (NABCEP), shall be deemed to be qualified solar installers for the purposes of this definition.

Persons not on either of these lists may be deemed to be qualified solar installers if the Town's Code Enforcement Officer determines that such persons have had adequate training to determine the degree and extent of the hazards and personal protective equipment and job planning necessary to perform the installation safely. Such training shall include the use of special precautionary techniques and personal protective equipment as well as the skills and techniques necessary to distinguish exposed energized parts from other parts of electrical equipment and to determine the nominal voltage of exposed live parts.

■**recreation vehicle (RV):** A mobile recreational unit including travel trailer, pickup, camper, converted bus, tent-trailer, camper trailer, tent or similar device used for temporary portable housing.

■**restaurant:** A building where food and beverages are offered for sale to the public for consumption at tables or counter either inside or outside the building on the lot. As an accessory use, take-out service of food and beverages for off-site consumption may be provided.

■**retail sales establishment:** A commercial enterprise that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser.

■**roadside stand:** A semi-permanent structure, stand or location for the sale of any product or material on a temporary, part-time or seasonal basis.

■**rooftop or building mounted solar systems:** A solar power system in which solar panels are mounted on top of the structure of a roof either as a flush mounted system or as modules fixed to a frame which can be tilted toward the south at an optimal angle.

■**setback, front:** A distance to be measured from the center line of the principal street adjoining the parcel and the building line. Uncovered decks of thirty (30) inches in height or less shall be allowed to encroach into setbacks up to thirty percent of the stated setback.

■**setback, rear:** A distance to be measured from the rear line of the lot to the building line. If the rear line of the lot is a shoreline, the rear line is to be determined using the lot dimensions in the deed and measuring from the front line to the rear lot line. Where terrain prohibits measurement by this method, the lot line along the shoreline is to be determined by a licensed surveyor. Uncovered decks of thirty (30) inches in height or less shall be allowed to encroach into setbacks up to thirty percent of the stated setback.

■**setback, side:** A distance to be measured from the lot line which is perpendicular or approximately perpendicular to the front lot line and which separates two lots. Uncovered decks of thirty (30) inches in height or less shall be allowed to encroach into setbacks up to thirty percent of the stated setback.

■**sign:** Any device (including but not limited to letters, words, numerals, figures, emblems, pictures, or any part or combination) used for visual communication intended to attract the attention of the public and visible from the public right of way or other properties. The term "sign" shall not include any flag, badge, or insignia, of any governmental unit, nor shall it include any item of merchandise normally displayed within a show window of a business.

■**sign, advertising:** A sign which directs attention to a business, commodity, service or entertainment sold or offered elsewhere than upon the premises where such sign is located or to which it is affixed and only incidentally on the premises if at all. A commercial billboard shall be construed to be an advertising sign.

■**sign, business:** A sign directing attention to a business or profession conducted or to a commodity, service, or entertainment sold or offered on the premises on which such sign is located or to which it is affixed. A "For Sale" or "To Let" sign relating to the lot on which it is displayed shall be deemed to be a business sign.

■**sign, flashing:** Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color always when such is in use. Any moving, illuminated sign shall be considered a "flashing sign".

■**small-scale solar:** Photovoltaic systems that produce up to ten (10) kilowatts (kw) per hour of energy, or solar thermal systems which serve the buildings to which they are attached, and do not provide energy for other buildings.

■**solar access:** Space open to the sun and clear of overhangs or shade including the orientation of streets and lots to the sun so as to permit the use of active and/or passive solar energy systems on individual properties.

■**solar collector:** A solar photovoltaic cell, panel, or array or solar hot air or water collector device which relies upon solar radiation as an energy source for the generation of electricity or the transfer of stored heat.



■**solar energy equipment/system:** Solar collectors, controls, energy storage devices, heat pumps, heat exchangers and other materials, hardware or equipment necessary to the process by which solar radiation is collected, converted into another form of energy, stored, protected from unnecessary dissipation and distributed. Solar systems include solar thermal, photovoltaic and concentrated solar.

■**solar panel:** A device for the direct conversion of solar energy into electricity.

■**solar storage battery:** A device that stores energy from the sun and makes it available in an electrical form.

■**solar-thermal systems:** Solar thermal systems directly heat water or other liquid using sunlight. The heated liquid is used for such purposes as space heating and cooling, domestic hot water and heating pool water.

■**story:** That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story.

■**story, half:** That portion of a building between a pitched roof and the uppermost full story and having a floor area at least half as large as the floor below. Space with less than five feet clear headroom shall not be considered as floor area.

■**street:** A public thoroughfare, including road, highway, drive, lane, avenue, place, boulevard, and any other thoroughfare that affords the principal means of access to abutting property.

■**structure:** Anything constructed or erected that requires location on the ground or attached to something having location on the ground.

■**structural alteration:** Any change, addition or modification in construction other than cosmetic or decorative, or any change in the structural members of buildings such as bearing walls, columns, beams or girders.

■**tavern:** A building or part thereof where, in consideration of payment therefore, liquor, beer, wine, or any combination thereof is served for consumption on the premises, with or without food.

■**tourist cottages:** Residential buildings offered for rent for short terms, typically for vacations.

■**town house:** One of a row of houses joined by common sidewalls, the units of which are individually owned, each owner receiving a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc. that unit.

■**truck terminal:** The use of land, buildings or structure for the purpose of maintenance, servicing, storage or repair of commercial vehicles. The term does not include automobile service stations or transportation sales or rental outlets.

■ **use, nonconforming:** A use that was valid when brought into existence but, by subsequent regulation, becomes no longer conforming. "Nonconforming use" is a generic term and includes (1) nonconforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) nonconforming use of a conforming building, (3) nonconforming use of a nonconforming building, and (4) nonconforming use of land.

■ **utility-scale photovoltaic system:** A commercial solar collection system that produces a minimum of one (1) megawatt (MW) per hour of energy for the purpose of sale on the power grid.

■ **variance:** An authorized departure by the Development Board of Appeals from the terms of this local law where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of these regulations would result in unnecessary and undue hardship. As used in these regulations, a variance is authorized only for height, area and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance.

■ **yard:** An open space on the same lot or parcel of land that is unoccupied and unobstructed from the ground upward, except as otherwise permitted by this Law.

■ **yard, front:** An open space extending across the full width of a lot that abuts the principal street side of a parcel.

■ **yard, rear:** An open, unoccupied space, except for accessory buildings as permitted, extending across the rear of a lot from one side lot line to the other side lot line.

■ **yard, side:** An open space area extending from the front yard to the rear yard between the building and the nearest side lot line unobstructed from the ground upward except for steps and unenclosed porches.

## ARTICLE IV – ESTABLISHMENT OF DISTRICTS

A. DESIGNATION OF DISTRICTS. For the purpose of this Local Law, the Town of Fowler is divided into the following districts:

R-A	Residential-Agricultural District
S	Shoreline District

B. DISTRICTS AND THEIR PERMITTED USES.

1. R-A Residential-Agricultural District

a. Purpose. The purpose of the Residential-Agricultural District is to delineate agriculture, rural and open land areas, to include acceptable, compatible residential and business uses and growth, yet maintain a rural character.

b. Primary uses allowed with no Site Plan Review or Special Permit.

- i. Agricultural and agri-business.
- ii. One- and two-family dwellings.
- iii. Manufactured homes.

c. Prohibited uses: Unless a use is listed as permitted, it is prohibited.

d. Permitted accessory uses

- i. Uses and structures customarily incidental to primary uses, special permit and site plan review uses and structures.
- ii. Accessory uses are not to be used on a commercial basis except for home occupations and agriculture.

e. Uses allowed with either Site Plan Review (SPR) or SPR and Special Permit

- i. Home occupations / Bed and Breakfast operations.
- ii. Airports & Helicopter landing sites.
- iii. Camping grounds
- iv. Small rural businesses (retail, restaurants, taverns, contracting and construction businesses, personal and professional services, professional offices, funeral homes, etc.) compatible with the surrounding character and aesthetics of the neighborhood.
- v. Multiple family dwellings.
- vi. Kennels and Animal hospitals
- vii. Institutional Uses, Clubs, and Day-care Centers
- viii. Recreational Facilities
- ix. Telecommunications Towers and Wind Energy Generator Towers
- x. Public Firing Ranges
- xi. Condominiums and Town Houses.
- xii. Convenience Stores and Gas Operations
- xiii. Automobile sales, rental, repair, service, and body shop
- xiv. Churches
- xv. Plumbing, Building or Electrical Contracting or Supplies businesses.
- xvi. Distribution facilities.
- xvii. Adult use, adult bookstore.
- xviii. Junkyards/Salvage Operations.

- xix. Medical Clinics or Nursing Homes.
- xx. Solar energy equipment/system.

f. Specifications.

- i. Setbacks.
  - (a) Front: Fifty (50) feet.
  - (b) Side: Fifteen (15) feet.
  - (c) Rear: Fifteen (15) feet.
- ii. Road Frontage: two hundred (200) feet.
- iii. Height: forty-five (45) feet, except for agricultural buildings.
- iv. Minimum lot size: one (1) acre.
- v. See Article V – Regulations Applicable to All Zones, B. Non – Conforming Uses, especially Existing Lots of Record.

2. S Shoreline District

- a. Purpose. The purpose of this district is to delineate areas where residences are mixed with water-related businesses along a shoreline, yet protect the water quality and other environmental issues and maintain the scenic appeal of the shoreline.
- b. Primary uses allowed with no Site Plan Review or Special Permit.: Single family dwelling units including manufactured homes.
- c. Prohibited uses: Unless a use is listed as permitted, it is prohibited.
- d. Permitted accessory uses. Uses and structures customarily incidental to primary, special permit & site plan review uses and structures.
- e. Specifications.
  - i. Setbacks:
    - (a) Front: Minimum Fifty (50) feet.
    - (b) Side: Minimum Twenty (20) feet.
    - (c) Rear: Minimum Twenty (20) feet measured from three (3) feet above the high water mark.
  - ii. Road Frontage:
    - (a) Existing property: fifty (50) feet.
    - (b) New property: one hundred (100) feet.
  - iii. Height: forty-five (45) feet.
  - iv. Minimum lot size: one-half (1/2) acre.
  - v. See Article V – Regulations Applicable to All Zones, B. Non –Conforming Uses, especially Existing Lots of Record.

C. TEMPORARY USES. The following temporary uses are allowed without a building permit, provided that they meet the requirements established for each of the following:

- 1. Garage Sales. Sales of tangible personal property shall be held on the premises of an owner of goods for sale or on the property of a charitable organization. Such retail sales shall be conducted for no more than fourteen (14) days in any calendar year.
- 2. Town-sponsored or approved uses. Temporary uses or events sponsored, supported or approved by the Town Board shall be permitted for no more than fourteen (14) days in any calendar year.

D. DEVELOPMENT DISTRICT MAP. The location and boundaries of said districts are hereby established in the Development District Map of the Town of Fowler. Said map, as may be amended from time to time, with all notations, references and designations shown thereon, is hereby made a part of these regulations as if incorporated herein.

E. INTERPRETATION OF DISTRICT BOUNDARIES. The district boundary lines are intended generally to follow the centerline of streets and highways; the centerline of railroad right-of-way; existing lot lines; the centerline of rivers, streams, and other waterways; and Town boundary lines. Where a district boundary line does not follow such a line, its position shall be shown in the Development District map by a dimension expressing its distance in feet from a street line or other boundary line as indicated; or by use of the scale appearing on the Development District map. Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be said boundary. Where district boundaries are so indicated that they are approximately parallel to the centerline of streets or highways, such district boundaries shall be construed to be parallel thereto and at such distance therefrom as indicated on the Development District map. In case of uncertainty as to the true location of a district boundary line in a particular instance, the Board of Appeals shall render a determination with respect thereto.

F. MANUFACTURED HOMES ON SINGLE LOTS

a. Purpose. The purpose of this section is to establish regulations for manufactured homes on a single lot in a manner that protects adjacent landowners and the safety and the general welfare of the Town. In all cases in this document when the term "manufactured home" is used, it also includes the term "mobile home". These regulations are further intended to recognize manufactured homes as a legitimate source of affordable housing appropriate to certain areas of the community. Because quality and appearance varies greatly among manufactured homes the regulations of this section are designed to insure that newly located manufactured homes are compatible with the surrounding neighborhood and that Town property values are protected.

b. Exterior Covering. The exterior covering material of the manufactured home shall be similar or closely compatible to that found on conventionally built residential structures in the surrounding area.

c. No more than one (1) manufactured home may be placed on a lot.

d. Storage. A closed, secure storage area outside the manufactured home with a minimum footprint of twenty five (25) square feet is required. That storage may be in the form of a garage, barn, storage shed, or other accessory building.

## ARTICLE V – Regulations Applicable to All Developmental Districts

### A. ACCESSORY BUILDINGS.

1. On any lot intended or used for residential purposes, accessory buildings may include a garage, non-commercial home workshop or other accessory building or use in connection with principal dwelling and use or for use as a home occupation.
2. Height: as allowed in the zone.
3. Location: Accessory buildings which are not attached to a principal building may be erected in accordance with the setback requirements for the zone applicable to the principal building.
4. Non-residential accessory building. Nonresidential accessory buildings shall comply with front, rear and side yard requirements.
5. Truck bodies, trailers, buses, campers, manufactured homes, etc. shall not be used as accessory buildings.
6. Boat Houses

Maximum Height – Boathouse shall be no more than 15 feet in height. The 15 foot maximum height starts at the top of the dock and terminates at the peak of the roof or top of the rail of a roof top deck, if so constructed.

Maximum Length- The maximum allowed length for boathouses is 35 feet. Side Setback-Each side setback is 15 feet for R-1 and 10 feet for Shoreline.

Distance from Shore - Boathouses must start no more than 8 feet from the high water mark as established by the Code Enforcement Office.

Minimum Dock Width- The minimum established width for docks supporting a boathouse is 6 feet on all sides.

Structural Soundness of Foundation - Foundation structural soundness will be certified by a registered NYS engineer or architect who will provide a signed and sealed report stating that the dock structure is sufficient to support the proposed boathouse.

Supporting Structure-Boathouse must be on permanent non-floating docks for all bodies of water in the town.

B. NONCONFORMING USES, LOTS AND STRUCTURES. Any use commenced after the effective date of the Local Law shall comply with its provisions. Any legal use commenced prior to the effective date of this Local Law shall be permitted; however, expansion of such use shall be subject to this Local Law. Lots of record which are smaller in area than the minimum required size as of the date of this Local Law shall be deemed to be in conformance with the minimum lot sizes specified herein but not automatically with respect to the minimum required setbacks.

1. A nonconforming building or use which has been damaged by fire or other natural causes may be restored, reconstructed or used as before, provided that the non-conforming area requirements shall not exceed that which existed before said damage. Said restoration must have a building permit issued and work started within five years unless an extension is granted by the appropriate Town or Planning Board for due cause. In-kind replacement of existing elements shall be permitted in nonconforming uses.

2. Existing lots of record: A one-family dwelling may be constructed on any lot of record at the time of the passage of these regulations in any permitted district even if said lot is less than the minimum area required for building lots in the district in which it is located, providing the following conditions exist or are met:
  - a. Adjoining vacant land – The owner of said lot owns no adjoining vacant land which would create a conforming lot if combined with the lot which is deficient in area.
  - b. Front and Rear yards – Any structure erected on a nonconforming lot shall have front and rear yards conforming to the minimums required for the Residence District in which said property is located, except where conditions make it impossible, and then such as shall be determined by the Board of Appeals.
  - c. Side yards – Any structure erected on a non-conforming lot shall have a minimum side yard of ten (10) feet, except that it shall be twenty (20) feet adjacent to any street.
  - d. The Planning Board shall determine the yards and building width of a lot of record at the time of the passage of these regulations, if the yard requirements would result in a residential structure less than twenty-four (24) feet wide.
3. The Planning Board may issue a Special Permit allowing replacement of a nonconforming manufactured home destroyed by catastrophe with a unit of the same size or the next larger available size. The replacement must still meet setback requirements and other specifications for the zone to the same degree as the original structure.

C. PARKING. This section is designated to reduce problems caused by inadequate or poorly designed parking facilities.

1. Off Street Parking. All uses shall provide off-street parking for all vehicles parked during typical peak use periods. Parking shall be designed to eliminate the need to back out into any public or private road. Multiple dwellings and commercial developments must comply with general requirements for facilities for physically handicapped in the New York State Uniform Fire & Building Code.
2. Parking Spaces. A parking space shall not be less than ten by twenty (10 by 20) feet, exclusive of access ways and driveways. Single-family residences need not exclude driveway area.
3. Access to Parking. Off-street parking areas for nonresidential uses shall provide access to parking spaces.
4. Minimum Parking Standards. Minimum standards supplementary to the basic standard cited above are as follows:
  - a. One (1) parking space for every three (3) seats in a public meeting place.
  - b. One (1) parking space for each employee in the largest shift at places of employment.
  - c. One (1) parking space for every three-hundred (300) square feet of gross floor area for commercial and retail uses.

- d. Two (2) parking spaces for the first one-thousand (1000) square feet of gross floor area, plus one (1) parking space for every four-hundred (400) square feet over the one-thousand (1000) square feet of gross floor area in business and professional offices.
- e. Two (2) parking spaces per dwelling unit must be provided.

D. SIGNS. Signs shall be permitted only according to standards listed as follows, unless otherwise stated in this local law.

1. No sign attached to a building shall be higher than the principal building, and shall not exceed twenty five (25) feet in height above average grade of the site.
2. No free standing sign shall be higher than ten (10) feet above the finished grade of the site.
3. No general advertising signs unrelated to the authorized use of the premises are allowed.
4. No sign shall project into a public right-of-way.
5. No sign shall be erected on a public utility pole or traffic control structure.
6. All existing signs at the enactment of this local law shall be allowed to remain as long as they are properly maintained and their use remains current.
7. Temporary unlighted signs erected by and for non-profit organizations, such as churches, American Legion, scouts, political organizations and/or for political candidates, etc. advertising suppers, banquets, benefits, fund-raising sales, etc. may be erected for a forty-day period without permit in any zone, provided that the sign will not constitute a traffic hazard, and the property owner has given permission. Said sign shall be removed within two-weeks after the advertised event.
8. Signage per site permitted: two (2) free standing signs with a total of sixty square feet with no side to exceed thirty square feet. In lieu of one (1) freestanding sign, sign/signs on the building, not to exceed a total of forty (40) square feet are permitted.
9. Home Occupation: One (1) attached or one (1) free standing sign having no more than six (6) square feet per side with a maximum of two (2) sides and a maximum height of eight (8) feet.
10. Any sign adjacent to a residentially used property must be at least fifteen (15) feet from the adjoining property line.

E. FENCES.

1. A "fence" is defined for the purposes of this chapter, as an artificially constructed barrier of any material or combination of materials erected to enclose or screen an area of land or water.
2. All open, solid or opaque fences, no taller than six (6) feet in height on the side and rear yards or four (4) feet in height on the front yard and, if a corner lot on the said yard, are permitted without a building permit, provided that such fencing:
  - a. Does not block visibility of on-coming traffic at intersections or driveways; and
  - b. Projects a finished side outward towards adjoining lots; and



- c. Is not a commercial project.
- 3. Property owners may apply to the Development Board of Appeals for a variance for a higher fence which will require a building permit and is subject to Site Plan Review.
- 4. The provisions of this section will not apply to agricultural operations in an Agricultural District.

#### F. OUTDOOR WOOD FURNACES

##### 1. Regulations and Standards

- a. No person shall, from the effective date of this local law, construct, install, establish, operate or maintain an Outdoor Wood Furnace other than in compliance with the applicable sections of Town of Fowler Zoning Code.
- b. No person shall, from the effective date of this local law, operate an Outdoor Wood Furnace unless such operation conforms with the manufacturer's instructions regarding such operation and the requirements of the Town of Fowler Zoning Code regarding fuels that may be burned in an Outdoor Wood Furnace as set forth in Sections 3(A) and 3(B) of this ordinance and chimney height as set forth in Sections 3(D) and 3(F) of this ordinance.
- c. All new Outdoor Wood Furnaces shall be constructed, established, installed, operated and maintained in conformance with the manufacturer's instructions and the requirements of this ordinance. In the event of a conflict, the requirements of this ordinance shall apply unless the manufacturer's instructions are stricter, in which case the manufacturer's instructions shall apply.
- d. The owner of any new Outdoor Wood Furnace shall produce the manufacturer's owner's manual or installation instructions to the Code Enforcement Officer to review at any time if requested.
- e. All new Outdoor Wood Furnaces shall be laboratory tested and listed to appropriate safety standards such as UL, CAN/CSA, ANSI or other applicable safety standards.
- f. If an existing Outdoor Wood Furnace is, through the course of a proper investigation by local authorities, creating a verifiable nuisance, as defined by local or state law, the following steps may be taken by the owner and the Code Enforcement Officer.
  - i. Modifications made to the unit to eliminate the nuisance such as extending the chimney, or relocating the Outdoor Wood Furnace, or both.
  - ii. Cease and desist operating the unit until reasonable steps can be taken to ensure that the Outdoor Wood Furnace will not be a nuisance.

##### 2. Additional Standards for Outdoor Wood Furnaces

- a. Outdoor Wood Furnaces shall be constructed, established, installed, operated and maintained pursuant to the following conditions:
  - i. Fuel burned in any new or existing Outdoor Wood Furnace shall be only natural untreated wood, wood pellets, corn products, biomass pellets, or other listed fuels specifically permitted by the manufacturer's instructions such as fuel oil, natural gas, or propane backup.
  - ii. The following fuels are strictly prohibited in new or existing Outdoor Wood Furnaces:

- (1) Wood that has been painted, varnished or coated with similar material and/or has been pressure-treated with preservatives and contains resins or glues as in plywood or other composite wood products.
  - (2) Rubbish or garbage, including but not limited to food wastes, food packaging, or food wraps.
  - (3) Any plastic materials, including but not limited to nylon, PVC, ABS, polystyrene or urethane foam, and synthetic fabrics, plastic films and plastic containers.
  - (4) Rubber, including tires or other synthetic rubber-like products.
  - (5) Newspaper, cardboard, or any paper with ink or dye products.
  - (6) Any other items not specifically allowed by the manufacturer or this provision.
- iii. Setbacks for any new Outdoor Wood Furnace (models not EPA OWHH Phase 1 Program Qualified) shall be as follows:
- (1) The Outdoor Wood Furnace shall be located at least 15 feet from the property line.
  - (2) The Outdoor Wood Furnace shall be located on the property in compliance with manufacturer's recommendations and/or testing and listing requirements for clearance to combustible materials.
  - (3) The Outdoor Wood Furnace shall be located at least 100 feet from any residence that is not served by the Outdoor Wood Furnace.
- iv. Chimney heights for new and existing Outdoor Wood Furnaces shall be as follows:
- (1) The chimney of any new Outdoor Wood Furnace shall extend at least 2 feet above the peak of any residence not served by the Outdoor Wood Furnace located within 300 feet of such Outdoor Wood Furnace.
  - (2) If there is an existing Outdoor Wood Furnace already installed and there is new construction of a residence not served by the Outdoor Wood Furnace within 300 feet of such Outdoor Wood Furnace, then the owner of such Outdoor Wood Furnace shall conform to the stack height requirements of this regulation within 30 days of the date such construction is complete and upon written notice from the Code Enforcement Officer.
- v. Setbacks for EPA OWHH Phase 1 Program qualified models shall be as follows:
- (1) The Outdoor Wood Furnace shall be located at least 15 feet from the property line.
  - (2) The Outdoor Wood Furnace shall be located on the property in compliance with manufacturer's recommendations and/or testing and listing requirements for clearance to combustible materials.
- vi. Chimney heights for EPA OWHH Phase 1 Program qualified models shall be as follows:
- (1) The EPA OWHH Phase 1 Program qualified model chimney shall

extend at least 2 feet above the peak of the residence for which it serves if neighboring residences not served by the furnace are located within 300 feet or the chimney shall extend at least 2 feet above the peak of any residence not served by the furnace within 100 feet, whichever is greater.

- vii. Outdoor Furnaces that use corn, wood pellets or other palletized biomass shall meet the same setback and stack height requirements as EPA OWHH Phase 1 Program Qualified models.

#### G. MISCELLANEOUS

1. No structure shall be located in an area possibly subject to seasonal flooding, except as it complies with FEMA elevation guidelines.
2. Driveways or other points of vehicular access onto public roads shall be located in such a manner so as to prevent hazards, such as blind driveways.
3. All residences are required to post their addresses.

## ARTICLE VI – SPECIAL PERMITS

A. PURPOSE. It is the intent of this local law to use special permits to control the impact of certain uses upon areas where they could be incompatible unless conditioned in a manner suitable to a particular location. Special permits bring needed flexibility and individuality to the otherwise rigid controls of Land Use Law and Regulations.

B. ADMINISTRATION. The authority to review and grant special permit requests shall rest with the Town Planning Board.

### C. PROCEDURE.

1. Each application for a special permit shall be on forms approved by the Town Planning Board and shall meet all requirements and conditions set forth in ARTICLE VII (Site Plan Review). Same shall be submitted to the Code Enforcement Officer upon completion by the applicant.
2. The Code Enforcement Officer shall refer the submitted special permit application to the Town Planning Board within ten (10) days after receiving the complete application.
3. The Town Planning Board or the Chair of the Planning Board shall designate a public hearing date, not to exceed thirty (30) days from the date application was received by the Planning Board. The applicant or agent for the applicant should attend the Planning Board meeting to answer questions concerning the application.
4. The Town Planning Board shall send a notice of the public hearing to the applicant and publish a hearing notice in the official newspaper. The applicant is required to notify any agricultural operator within an Agricultural District and within five-hundred (500) feet of a proposed project. In addition, The Town Planning Board shall provide written notice to all owners of land located within five-hundred (500) feet of real property affected by such a special permit. In instances where a proposed project is within five-hundred (500) feet of an adjacent township, the applicant shall also provide written notice to said township. The applicant shall supply the Town Planning Board with two sets of address labels of all property owners within 500 feet of real property affected by the special permit. The applicant must supply the Planning Board with notification letters post paid at least ten (10) days before the public hearing.
5. The notice of the public hearing shall be published at least five (5) calendar days prior to the date of the public hearing and shall contain sufficient information so as to identify the property involved and the nature of the proposed action.
6. The Town Planning Board shall make a factual record of all its proceedings involving the granting of a special permit. The record of the Planning Board shall contain the reasons for its decision.
7. The Town Board shall render its decision, either approving, approving with conditions or denying within thirty (30) days after the hearing, unless an extension is mutually agreed upon. Any conditions included with a Special Permit are subject to inspection annually by the Code Enforcement Officer. All special use permit

decisions shall be filed with the Town Clerk no later than five (5) business days from the date of decision and a copy of the decision shall be mailed to the applicant.

8. Special Permits are issued to a property and not to an individual. In the event that a property with a special permit is sold, the special permits continue to run with the land.

#### D. FINDINGS.

1. The Planning Board shall make written findings for each special permit decision. Findings shall state the decision, the basis for the decision and the evidence relied upon to reach the decision. Compliance with the requirements of Article VI and Article VII shall be substantiated.
2. All decisions shall be made by at least a majority plus one of the full membership of the Town Planning Board. In those cases of a referral disapproved or approved with conditions by the County Planning Board, a majority plus one shall be required to override the County Planning Board decision. A simple majority may always disapprove a County Planning Board recommendation.

#### E. ADULT STORES.

1. Adult stores shall be a minimum of one thousand (1,000) feet from any school and five hundred (500) feet from any residences.
2. Exterior signage with nudity and/or obscenity is prohibited.
3. The size of signs for Adult Stores is limited to two (2) free standing signs with a total of thirty (30) square feet with no side to exceed fifteen (15) square feet. In lieu of one (1) freestanding sign, sign/signs on the building, not to exceed a total of twenty (20) square feet are permitted.
4. Not allowed in Shoreline (S) Districts.

#### F. AIRPORTS.

1. An application for the establishment, construction, enlargement or alteration of an airport shall include, in addition to requirements for Special Permit and Site Plan Review as set forth in Article VII, the following statements and information.
  - a. Name and address of the proponent.
  - b. Classification of the proposed airport (commercial, non-commercial or restricted).
  - c. Type of aviation activities proposed (aircraft sales and service, flight instruction, crop dusting, air taxi, etc).
  - d. Number of aircraft expected to be based at the airport initially and within five (5) years.
  - e. Type of aircraft expected to be based at the airport (single engine, multi-engine, turboprop, etc.).
  - f. Whether an instrument approach procedure will be offered.
  - g. Statement as to the anticipated number of daily operations.

- h. Copy of the airspace clearance granted by the Federal Aviation Administration for this airport, including United States Geological Survey topographic map.
- i. Copy of the New York State Commissioner of Transportation's determination concerning this airport in accordance with the provisions of #249 of the New York State General Business Law.
- j. A site plan of the airport, as approved by the Planning Board, which includes the following, in addition to other site plan requirements given in Article VII:
  - i. Scale no smaller than one (1) inch equals one hundred (100) feet.
  - ii. Location of existing and proposed structures.
  - iii. Alignment of existing and/or proposed runways shall be shown in exact location and magnetic bearing to the thirty (30) minutes.
  - iv. Existing and proposed contours at five-foot intervals.
  - v. Location of aircraft parking and tie-down areas.
  - vi. Provisions for access and off-street parking.
  - vii. Provisions for sanitary waste disposal and water supply.
  - viii. Location and method of fuel storage.
- k. An area map at a scale of no less than one (1) inch equals five hundred (500) feet showing:
  - i. Distances, power lines, or other possible obstructions within two thousand (2,000) feet of the ends of runways shall be accurately plotted in an area extending out from each side of the runway at a 45 degree angle.
  - ii. Properties within five hundred (500) feet shall be plotted and identified.
- l. Proof of Compliance with all applicable Federal Aviation Administration requirements and a copy of the New York State Commissioner of Transportation's determination that this facility is in accordance with the provisions of # 249 of the New York State General Business Law.

#### G. BED AND BREAKFAST OPERATIONS.

1. The Town Planning Board may upon application and a Public Hearing thereon, permit a Bed and Breakfast to operate in any zone subject to the provisions of this definition and subject to the applicant's ability to provide reasonable evidence that all of the following conditions will be met. The following standards shall apply:
  - a. The operation will be conducted entirely within a dwelling or existing accessory structure.
  - b. The operation must clearly be incidental and subordinate to the principal use of the dwelling.
  - c. The establishment and conduct of Bed and Breakfast operation shall not change the principal character or use of the dwelling unit involved.
  - d. No more than three (3) people other than members of the immediate family residing on the premises may be employed.

- e. Such occupation shall not require extensive internal or external alteration or invoke construction features not customarily in a dwelling.
- f. No traffic shall be generated by such Bed and Breakfast operation in significantly greater volume than would normally be expected in the zone, and any need for parking generated by the conduct of such Home Occupation shall be met off the street and other than in a required front yard.
- g. See ARTICLE V, D. 9 in reference to sign regulations.
- h. Food service associated with the housing accommodation will be limited to breakfast and is to be included as part of the accommodation and not operates as a restaurant in anyway.
- i. The need to special permit applies to all B&B operations regardless of the manner in which the service is provides or marketing is undertaken.

H. CAMPGROUNDS. Campgrounds shall be occupied only by travel trailers, pick-up camper, motor homes, camping trailers, recreational vehicles and tents suitable for temporary habitation and used for travel, vacation and recreational purposes. The removal of wheels or placement of a unit on a foundation in a camping ground is prohibited. Campgrounds must meet these specific regulations:

- 1. Minimum gross site area: five (5) acres.
- 2. Not more than eight (8) travel trailers, campers, tents, recreational vehicles or motor homes shall be permitted per acre of gross site area. This provision shall not preclude a single tenant such as a scout troop or a family from erecting multiple tents on a single campsite, subject to the discretion of the camp ground operator.
- 3. Minimum site: there shall be a minimum of 5,000 square feet per campsite and a minimum of 10% open space per campsite.
- 4. Minimum site width is fifty (50) feet. Setbacks for the frontage shall be the normal setbacks for the zone the campground is in. No site shall be within fifty (50) feet of a property line.
- 5. There shall be a fifty (50) foot buffer area between the outside boundaries of the campsite area and adjacent property lines which shall meet setback requirements.
- 6. Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property or the health and safety of the occupants. The site shall not be exposed to objectionable smoke, odors or other adverse influences, and no portion of the campgrounds subject to flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.
- 7. Management structures, recreational facilities, toilets, dumping stations, showers, coin-operated laundries and other uses and structures customarily incidental to the operation of campgrounds are permitted as accessory uses to the campgrounds. In addition, retail stores and other convenience establishments shall be permitted as accessory uses in campgrounds in such zones where such uses are not allowed as principal uses; however, such establishments shall present no visible evidence from any street outside the campground of their commercial character.

8. Potable water and sewage disposal: potable water and sewage disposal must meet Department of Health standards.
9. Campgrounds shall conform to the rules for on-site sewerage for commercial users as listed in the most current edition of the DEC publication "Design Standards for Wastewater Treatment Works" and/or any updated regulations.

I. CONDOMINIUMS AND TOWN HOUSES. Condominium and Town House projects are subject to review by the Planning Board, especially regarding protection of neighboring properties from noise, glare, and other noxious conditions as well as shared property maintenance provisions. The review shall cover the issues involved in Site Plan Review in ARTICLE VII, Section E, 1.

General Considerations. The Planning Board may attach conditions to its approval as it sees fit.

J. GRAVEL QUARRY. Gravel quarries shall be allowed only in the Residential-Agricultural District.

1. Require Site Plan Review and approval.
2. Must comply with all State and Federal laws, including obtaining a New York State D. E. C. Mining Permit when necessary.

K. HELICOPTER LANDING SITES. Helicopter landing sites will be allowed in the Town of Fowler only in the Residential-Agricultural District. In all districts, temporary helicopter landing sites may be designated for special events by special permit issued by the Code Enforcement Officer. Applicants must obtain a special permit that shall be accompanied by a site plan that meets site plan requirements in Article VII. Proof of Compliance with all applicable Federal Aviation Administration requirements and regulations and a copy of the New York State Commissioner of Transportation's determination that this facility is in accordance with the provisions of §249 of the New York State General Business Law shall also be required.

Landings are permitted in all zones for emergency situations.

L. HOME OCCUPATIONS.

1. The Town Planning Board may upon application and a Public Hearing thereon, permit a Home Occupation in any zone subject to the provisions of this definition and subject to the applicant's ability to provide reasonable evidence that all of the following conditions will be met. The following standards shall apply:
  - a. The occupation will be conducted entirely within a dwelling or existing accessory structure.
  - b. The occupation must clearly be incidental and subordinate to the principal use of the dwelling.
  - c. The establishment and conduct of Home Occupation shall not change the principal character or use of the dwelling unit involved.
  - d. No more than three (3) people other than members of the immediate family residing on the premises may be employed.
  - e. Not more than twenty-five percent (25%) of the first floor area, not to exceed five-hundred (500) sq. ft. of the residence may be devoted to such Home Occupation in either the dwelling or an accessory structure.



- f. Such occupation shall not require extensive internal or external alteration or invoke construction features not customarily in a dwelling.
  - g. No traffic shall be generated by such Home Occupation in significantly greater volume than would normally be expected in the zone, and any need for parking generated by the conduct of such Home Occupation shall be met off the street and other than in a required front yard.
  - h. See ARTICLE V, D. 9 in reference to sign regulations.
  - i. Notwithstanding the provisions of this section The Town Planning Board, upon application, with a Public Hearing and, at its option, Site Plan Review, may permit daycare as a Home Occupation.
2. Voiding of Permit for Home Occupation.
- a. On the recommendation of the Code Enforcement Officer the Town Planning Board may void any Home Occupation Permit for non-compliance with the conditions set forth in approving the Permit.
  - b. A Home Occupation Permit is not transferable from the holder to another person or entity. Upon any sale of the premises where a Home Occupation Permit has been authorized, that Permit shall be void as of the date of transfer of title. The new owners may apply for a new permit.

M. INSTITUTIONAL USES, CLUBS, AND DAY-CARE CENTERS. In addition to meeting the minimum yard and lot coverage requirements, any Institutional Use, Club, or Day-care Center shall be subject to the following limitations:

- 1. The Town Planning Board, in addition to the site plan review criteria specified elsewhere in ARTICLE VII, shall specifically consider the following in evaluating an institutional use proposal. Evidence of such additional consideration shall be set forth in writing as part of the determination record issued by the Town Planning Board for the proposed use.
  - a. Compatibility. The use shall be of such location, size and character that will be in harmony with the appropriate and orderly development of the neighborhood in which it is situated and will not be detrimental to the orderly development of adjacent districts and uses.
  - b. Effect on adjacent uses. The location and height of buildings, the location, nature and height of walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the proper development and use of adjacent land and buildings or impair the value thereof.
- 2. Businesses that will emit State-threshold levels of dust, smoke or fumes shall obtain air quality permits from the Regulatory Affairs Office of the NYS Department of Environmental Conservation prior to submitting an application.
- 3. Off-street parking shall be provided for all residents, customers and/or employees in compliance with the ARTICLE V, C. of this local law. As may be required, such uses shall make adequate provisions for any necessary off-street loading.
- 4. Signage shall meet the standards set forth in ARTICLE V, D of this local law.

N. JUNKYARD. The establishment, continuation, change or expansion of such use shall be according to the following:

1. A biennial operating permit shall be applied for upon the expiration of any existing license or permit; or where none has been obtained, within six months of the effective date of this part; or where the establishment of a new, changed or expanded use is involved, at the time application is made for a building/use permit.
2. Payment of such initial and renewal fee as may be established by the Town Board.
3. An application with site plan shall be made to and considered by the Town Board, which shall direct the Enforcement Officer to make such inspection and report as is deemed necessary. The Town Board shall authorize the permit to be issued or denied within 90 days from the date of application submission or within 90 days from the date of issuance of a building/use permit in the establishment of a new, changed or expanded use..
4. The Board shall determine that such use will not be detrimental to the public health, safety or welfare and, further, that such use will not detract from the visual character of the Town as viewed from any public right-of-way, from the permitted use of adjoining properties, or otherwise create a nuisance.
5. Said use shall not be located within 200 feet of the center line of any roadway, 200 feet of any lake, river or stream, or 500 feet of any residential, public, municipal or semipublic use.
6. All junkyards shall be so located that they are screened from view from the public right-of-way and completely surrounded with an approved fence of suitable construction and appearance and have a satisfactory gate which can be closed and locked except during normal working hours of said use. Such fence shall not be erected nearer than 50 feet to any lot line.
7. The junkyard and enclosure shall be so designed that all junk and disabled or dismantled vehicles or vehicle parts stored or deposited at the site shall be kept within the enclosure of the fence and below the top of the fence, except during transportation of same in the reasonable course of the business.
8. The biennial operating permit, once issued, shall be valid for a period of two years from its effective date, which shall be noted thereon, 90 days prior to the expiration of which the permit holder shall make application for renewal and becomes a transferable obligation upon the event that the use/site transfers ownership.

O. KENNELS AND ANIMAL HOSPITALS. Not allowed in Residential (R-1) or Shoreline (S) Districts. Requires a special permit in Residential-Agricultural (R-A) District. Kennels and animal hospitals must meet these specific regulations:

1. Adequate landscaping or fencing shall be provided to create a visual, sound and odor buffer between such facility and adjacent properties.
2. All buildings, pens, runs, structures or other accessory uses shall be at least seventy-five (75) feet from any property line.
3. Buildings and runs shall not occupy more than fifty percent (50%) of the lot.

**P. MOTORIZED VEHICLE AND EQUIPMENT SALES AND SERVICE AND COMMERCIAL FUEL OUTLETS, WITH OR WITHOUT CONVENIENCE STORE.**

1. Lot requirements: same as requirements for zone in which located.
2. Entrance and exit driveways shall have an unrestricted width of not less than twenty (20) feet and shall be located not nearer than twenty (20) feet from any property line and shall be designed to avoid the necessity of any vehicle backing out into any public right-of-way.
3. All buildings and above ground storage tanks shall be set back from the major or secondary road line a distance of not less than seventy-five (75) feet.
4. Fuel pumps shall be located not less than forty (40) feet from the road centerline and not less than thirty (30) feet from all other property lines.
5. No such establishment shall be located within a distance of two hundred (200) feet of a school, church, hospital, nursing home, senior citizen housing or other place of public assembly designated for occupancy of more than fifty (50) persons or within five hundred (500) feet of another gasoline station or repair garage on the same side of the street. Said distance shall be measured in a straight line between the nearest points of another gasoline station or repair garage on the same side of the street. Said distance shall be measured in a straight line between the nearest points of each lot.
6. The entire area of the site traveled by motor vehicle shall be hard-surfaced or graveled.
7. Motor vehicles and equipment shall be stored in a neat and orderly manner. Partially dismantled or wrecked vehicles or equipment shall be screened to avoid visual unattractiveness.
8. Any new motorized vehicle, equipment sales and service, commercial fuel outlets with or without a convenience store that will be adjacent to a residential use or residential-agricultural district shall be screened from the residential use or district line by dense natural plantings or a solid wall or fence to a point where one is not visible from the other. The separation shall not hinder visibility for traffic flow.

**Q. MULTIPLE-FAMILY DWELLINGS.** Multiple-family dwellings must meet these specific regulations:

1. The maximum gross density shall not exceed eight (8) units per acre providing all health and State Building Code requirements are met.
2. The building lot coverage of multiple-family dwelling developments shall not exceed thirty percent (30%) of the total lot area.
3. Setback requirements:
  - a. Front setbacks shall be whatever the zone setback requirements are.
  - b. The side and rear setbacks shall be fifty (50) feet from all other lot lines.
  - c. Minimum distance between buildings in a multiple-family dwelling development shall be eighty (80) feet.
4. Off-street parking shall be provided in the amount of two (2) spaces for each unit. Additional visitor parking of 0.25 parking spaces per dwelling unit shall be required. [One (1) additional parking space for each four (4) units.]

5. Plans submitted for site plan approval shall include: sewage disposal, water supply, storm drainage, recreation area, landscaping, lighting and any other requirements of site plan review.

R. PUBLIC FIRING RANGE. Not allowed in Residential (R-1) or Shoreline Districts (S). Public Firing Ranges are subject to review by the Planning Board and in compliance with State and Federal Law, including appropriate use of bunkers, berms, and other tools to address safety issues, as well as covering the issues involved in Site Plan Review in ARTICLE VII, Section E, 1. General Considerations. The Planning Board may attach additional conditions to its approval as it sees fit.

S. RECREATIONAL FACILITIES. In addition to meeting the minimum yard and lot coverage requirements, any Recreational Facility shall be subject to the following limitations:

1. The Town Planning Board, in addition to the site plan review criteria specified elsewhere in ARTICLE VII, shall specifically consider the following in evaluating a recreational use proposal. Evidence of such additional consideration shall be set forth in writing as part of the determination record issued by the Town Planning Board for the proposed use.
  - a. Compatibility. The use shall be of such location, size and character that will be in harmony with the appropriate and orderly development of the neighborhood in which it is situated and will not be detrimental to the orderly development of adjacent districts and uses.
  - b. Effect on adjacent uses. The location and height of buildings, the location, nature and height of walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the proper development and use of adjacent land and buildings or impair the value thereof.
2. Businesses that will emit State-threshold levels of dust, smoke or fumes shall obtain air quality permits from the Regulatory Affairs Office of the NYS Department of Environmental Conservation prior to submitting an application.
3. Off-street parking shall be provided for all residents, customers and/or employees in compliance with the ARTICLE V, C. of this local law. As may be required, such uses shall make adequate provisions for any necessary off-street loading.
4. Signage shall meet the standards set forth in ARTICLE V, D of this local law.

T. SMALL RURAL BUSINESS, PLUMBING, BUILDING OR ELECTRICAL CONTRACTING OR SUPPLIERS, AND DISTRIBUTION FACILITIES. In addition to meeting the minimum yard and lot coverage requirements, any Small Rural Business, Plumbing, Building or Electrical Contracting or Supply Business or Distribution Facility shall be subject to the following limitations:

1. The Town Planning Board, in addition to the site plan review criteria specified elsewhere in Article VII, shall specifically consider the following in evaluating a small rural business proposal. Evidence of such additional consideration shall be set forth in writing as part of the determination record issued by the Town Planning Board for the proposed use.

- a. Compatibility. The use shall be of such location, size and character that will be in harmony with the appropriate and orderly development of the neighborhood in which it is situated and will not be detrimental to the orderly development of adjacent districts and uses.
  - b. Effect on Adjacent Uses. The location and height of buildings, the location, nature and height of walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the proper development and use of adjacent land and buildings or impair the value thereof.
2. The total number of employees, including owners-employees shall not exceed ten (10) persons. The Planning Board, may, however, issue a variance allowing more employees when the applicant demonstrates that the variance would be consistent with the purposes of the Residential-Agricultural District.
3. Businesses that will emit State-threshold levels of dust, smoke or fumes shall obtain air quality permits from the Regulatory Affairs Office of the NYS Department of Environmental Conservation prior to submitting an application.
4. Off-street parking shall be provided for all residents, customers and/or employees in compliance with the ARTICLE V, C. of this local law. As may be required, such uses shall make adequate provisions for any necessary off-street loading.
5. Signage shall meet the standards set forth in ARTICLE V, D of this local law.
6. As may be applicable petroleum bulk storage permits shall be obtained from the NYS Department of Environmental Conservation prior to submitting an application for Small Rural Business.

U. TELECOMMUNICATION TOWERS. Not permitted in Shoreline (S) Districts.

1. Shared use of existing towers. At all times, shared use of existing towers or the co-location of a new telecommunication facility on an existing structure shall be preferred to the construction of new towers. An applicant shall be required to present an adequate report inventorying existing towers within a reasonable distance of the proposed site and outlining opportunities for shared use of existing facilities as an alternative to a proposed new tower.
  - a. An applicant proposing to share the use of an existing tower shall be required to document intent from an existing tower owner to allow shared use.
  - b. The Board shall consider a new telecommunication tower where the applicant adequately demonstrates that shared usage of an existing tower is impractical. The applicant shall be required to submit a report demonstrating good-faith efforts to secure shared use from existing towers as well as documentation of the physical and/or financial reasons why shared usage is not practical. Written requests and responses for shared use shall be provided.
2. Shared usage of site with new tower. Where shared usage of an existing tower is found to be impractical, the applicant shall investigate shared usage of an existing tower site for its ability to accommodate a new tower and accessory uses. Documentation and conditions shall be in accordance with Subsections (1.)(a.) and (b.)

above. Any new telecommunication tower approved for an existing tower site shall be subject to the standards of Subsection (3.) through (12.) below.

3. New tower at a new location. The Board shall consider a new telecommunications tower on a site not previously developed with an existing tower. The applicant shall adequately demonstrate that shared usage of an existing tower site is impractical and shall submit a report demonstrating good-faith efforts to secure shared use from existing towers, as well as documentation of the physical and/or financial reasons why shared usage is not practical. (Written requests and responses for shared use inquiries shall be provided.) Information regarding the required need for the new telecommunications tower shall be required to the form of empirical data illustrating said need.
4. Future shared usage of new towers. The applicant must examine the feasibility of including a telecommunication tower in his proposed plan that will accommodate future demand for reception and transmitting facilities. The scope of this analysis shall be determined by the Board. This requirement may be waived, provided the applicant demonstrates that provisions of future shared usage of the facility are not feasible and an unnecessary burden, based upon:
  - a. The number of Federal Communications Commission (FCC) licenses available for the area.
  - b. The kind of tower site and structure proposed.
  - c. The number of existing and potential licenses without tower spaces.
  - d. Available spaces on existing and approved towers.
  - e. Potential adverse visual impact by a tower designed for shared usage.
5. Lot size and setbacks for new towers. All proposed telecommunication tower and accessory structures shall be located on a single parcel and set back from abutting residential parcels, public property, or street lines a distance sufficient to substantially contain all ice-fall or debris from tower failure on-site and to preserve the privacy of the adjoining residential properties.
  - a. Lot size of parcels containing a tower shall be determined by the amount of land required to meet the setback requirements. If the land is to be leased, the entire lot required shall be leased from a single parcel.
  - b. All tower bases shall be located at a setback from any property line a minimum distance equal to one and one half (1 ½) times the height of the tower.
  - c. Accessory structures shall comply with the minimum setback requirements in the underlying development district.
6. Visual impact assessment. The Board shall require the applicant to undertake a visual impact assessment of any proposed new towers or any proposed modification of an existing tower. The visual impact assessment shall include:
  - a. A "Zone of Visibility Map" provided to determine location(s) where the tower may be seen from.
  - b. Pictorial representations of "before and after" views from key viewpoints both inside and outside of the Town, including but not limited to, state highways, major roads, state and local parks, and areas of aesthetic interest.
  - c. Alternative tower designs and color schemes.

- d. Description of visual impact of the tower base, guy wires and foundations, accessory buildings, and overhead utility lines from abutting properties and streets.
- 7. If tower lighting is required by federal, state, or local regulations, a lighting technique will be used which will not interfere with the reasonable use of neighboring property. In particular, strobe lights may not be operated at nighttime with daylight intensity levels.
- 8. New tower design. Alternative designs shall be considered for new towers, including lattice and single pole structures. The design of a proposed new tower shall comply with the following:
  - a. Towers and antennas shall be designed to withstand the effects of the wind according to the standards designated by the American National Standards Institute as prepared by the engineering department of the Electronics Industry Association and the Telecommunications Industry Association.
  - b. Unless specifically required by other regulations, all towers shall have a finish compatible with the surrounding area that shall minimize the degree of visual impact.
  - c. The Board may request a review of the application by a qualified engineer for the evaluation of need for the design of any new tower.
  - d. Facilities shall maximize the use of building materials, colors and textures designed to blend with the ambient surroundings.
  - e. No portion of any tower or related structure shall be used for a sign or other advertising purpose, including, but not limited to, company name, phone numbers, banners, or streamers.
- 9. Screening. Deciduous or evergreen tree plantings may be required to screen portions of the tower and accessory structures from nearby residential property as well as from public sites known to include important views or vistas. Where a site abuts a residential or public property, including streets, screening shall be required.
- 10. Access. Adequate emergency and service access shall be provided. Maximum use of existing roads, public or private shall be made. Road construction shall, at all times minimize ground disturbance and vegetation cutting to within the top of fill, the top of cuts or no more than ten (10) feet beyond the edge of any pavement. Road grades shall closely follow natural contours to assure minimal visual disturbance and reduce soil erosion potential.
- 11. Fencing. Sites of proposed new towers and sites where modifications to existing towers are proposed shall be adequately secured. A fence approved by the Board shall enclose the site unless the applicant demonstrates to the Board that such measures are unnecessary to ensure the security of the facility.
- 12. Health Concerns – Testing and Reporting. The tower company may be required to pay for regular inspections (annually) if such structure is located within one-thousand (1000) feet of a residence or occupied structure and provide the local governments with a copy of the inspection report to assure continued compliance with FCC emissions standards.

13. Removal. Obsolete or unused towers and related structures shall be removed from any site within one year of discontinuance of use or upon determination by the Code Officer that said structure is in danger of failure or collapse.

V. TOURIST COTTAGES. Groupings of two or more cottages or one cottage and one single family residence on a plot of land under single ownership are subject to review by the Planning Board, especially regarding adequate emergency and service access. The review shall cover the issues involved in Site Plan Review in ARTICLE VII, Section E, 1. General Considerations. The Planning Board may attach conditions to its approval as it sees fit.



## ARTICLE VII – Site Plan Review and Special Permits

A. SITE PLAN REVIEW. The intent of this section is to set forth general standards applying to the review of certain land uses and activities. The nature of these uses and activities requires special consideration of their impacts upon surrounding properties, the environment, community character and the ability of the Town to accommodate development consistent with the objectives of this local law and the Town Plan.

B. USES REQUIRING SITE PLAN AND/OR SPECIAL PERMIT APPROVAL. Uses requiring site plan approval are listed for each zone in Article IV. All uses requiring a special permit also require site plan approval.

C. PRE-APPLICATION CONFERENCE. A pre-application conference may be held between the Planning Board and applicant to review the basic site design concept and generally determining what additional information (if any) to be required on the site plan including landscaping materials, if any.

D. PLANNING BOARD SITE PLAN AND/OR SPECIAL PERMIT REVIEW. (APPLICATION CRITERIA). An application for site plan and/or special permit approval shall be made in writing to the Code Enforcement Officer and shall be accompanied by information drawn from the following checklist. The authority to conduct development reviews shall rest with the Town Planning Board. The Planning Board may require additional information if necessary to complete its review.

1. Plan checklist for all site plans.
  - a. Title of drawing, including the name and address of the owner, the applicant and the person responsible for preparation of such drawing; it shall also include the Tax Map Number.
  - b. North arrow, scale and date.
  - c. Boundaries of property plotted to scale.
  - d. Existing water course and bodies of water and designated wetlands.
  - e. A United States Geographic Survey (USGS) map or equivalent of the area shall be provided.
  - f. Proposed grading and drainage and storm water management system, if any.
  - g. Location, proposed use and height of all buildings and site improvements, including culverts, drains, retaining walls and fences.
  - h. Location, design and construction materials of all parking and truck loading areas, showing points of entry and exit from the site.
  - i. Location of outdoor storage, if any.
  - j. Description of the method of sewage disposal and location of the facilities.
  - k. Identification of water source; if a well, locate it.
  - l. Location and size of all proposed signs.
  - m. Location and proposed development of all buffer areas including landscaping materials, if any.

- n. Location and design of outdoor lighting facilities.
- o. Location of essential services.
- p. General Landscaping plan.
- 2. In some cases, the Planning Board may require the following:
  - a. Provision for pedestrian access.
  - b. Location of fire lanes and hydrants.
  - c. Designation of the amount of building area proposed for retail sales or similar commercial activity.
  - d. Other elements integral to the proposed development as considered necessary by the Planning Board.

#### E. REVIEW BY PLANNING BOARD.

Coordination with the State Environmental Quality Review Act. The Planning Board shall comply with the provisions of the State Environmental Quality Review Act under Article Eight of the Environmental Conservation Law and its implementing regulations.

The Planning Board's review of the site plan and/or special permit may include, as appropriate, the following:

- 1. General Considerations.
  - a. Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls.
  - b. Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.
  - c. Location, arrangement, size and design and general site compatibility of buildings, lighting and signs.
  - d. Location, arrangement, appearance and sufficiency of off-street parking and loading.
  - e. Adequacy of storm water and drainage facilities.
  - f. Adequacy of water supply and sewage disposal facilities.
  - g. Adequacy, type and arrangement of trees, shrubs and other landscaping, constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum feasible retention of existing vegetation.
  - h. Protection of adjacent or neighboring properties against noise, glare, unsightliness or noxious condition. The Planning Board may require "dark sky" compliant lighting.
  - i. In cases of an apartment complex or other multiple dwelling, the adequacy of usable open space for play areas and informal recreation.
  - j. Adequacy of fire lanes and other emergency zones and the provision for fire hydrants, where feasible.

- k. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.
- 2. Special Permit Conditions. Any uses subject to additional considerations pursuant to other requirements of this local law related to the nature of the intended use must also demonstrate compliance with those regulations during the review process.
- 3. Consultant review. The Planning Board may consult with the Town Code Enforcement Officer, Fire Department, Highway Department, County Planning Office and other local county officials, in addition to representatives of federal and state agencies, including but not limited to, the Soil Conservation Service, the State Department of Transportation and the Department of Environmental Conservation or other professional consultants as needed. Expenditures for professional consultations require the prior approval of the Town Board.
- 4. All decisions shall be made by at least a majority of the full membership of the Town Planning Board. In those cases of a referral recommended for approval or approval with conditions, disapproved or approved with conditions by the County Planning Board, a majority plus one shall be required to override the County Planning Board decisions.
- 5. The Town Planning Board may either approve, approve with conditions or deny the site plan and/or special permits. The Board shall make a factual record of its proceedings regarding the review process and the record shall contain the reasons for its decision.

F. PUBLIC HEARING AND DECISION ON SITE PLANS/SPECIAL PERMITS. In the event a public hearing is required by ordinance or local law adopted by the Town Board or called for by vote of the Planning Board, the Planning Board shall conduct a public hearing within sixty-two days from the day an application is received on any matter referred to it under this section. The Planning Board shall mail notice of said hearing to the applicant at the address given by applicant at least ten (10) days before said hearing and shall give public notice of said hearing in a newspaper of general circulation in the Town at least five (5) days prior to the date thereof and shall make a decision on the application within sixty-two (62) days after such hearing, or after the day the application is received if no hearing has been held. The time within which the Planning Board must render its decision may be extended by mutual consent of the applicant and such board. The decision of the Planning Board shall be filed in the office of the Town Clerk within five (5) business days after such decision is rendered, and a copy thereof mailed to the applicant. Nothing herein shall preclude the holding of a public hearing on any matter on which a public hearing is not so required.

## ARTICLE VIII – Administration

### A. CODE ENFORCEMENT OFFICER

1. Creation. The Town Board has previously established the Office of Code Enforcement Officer in the Town of Fowler. This Local Law ratifies the continuance of this Office. The Code Enforcement Officer shall be appointed by the Supervisor with the approval of the Town Board and be compensated at a rate to be fixed by said Board. In the absence of the Code Enforcement Officer, or in the case of the inability of the Code Enforcement Officer to act for any reason, the Supervisor shall have the power, with the consent of the Town Board, to designate a person to act in this capacity.
2. Duties and Powers. The Code Enforcement Officer shall perform all of the functions identified in this Local Law and shall otherwise assist the Town Board in the administration and enforcement of this and other local laws. The Code Enforcement Officer shall obtain the required State certification for the position and attend training workshops and courses, as they become available.
3. Stop Work Order.
  - a. Authority. Whenever the Code Enforcement Officer finds any work-regulated by this law being performed in a manner contrary to the provisions of this law or in a dangerous or unsafe manner, the Code Enforcement Officer is authorized to issue a Stop Work Order.
  - b. Issuance. A Stop Work Order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person doing the work. Upon issuance of a Stop Work Order, the cited work shall immediately cease. The Stop Work Order shall state the reason for the Order and the conditions under which the cited work is authorized to resume.
  - c. Emergencies. Where an emergency exists, the Code Enforcement Officer shall not be required to give a written notice prior to stopping the work.
  - d. Failure to Comply. Any person who shall continue any work after having been served with a Stop Work Order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.
4. Unauthorized Tampering. Signs, tags or seals posted or affixed by the Code Enforcement Officer shall not be mutilated, destroyed or tampered with, or removed, without authorization from the Code Enforcement Officer.
5. Violation Penalties. Persons who violate a provision of this law or fail to comply with any of the requirements thereof, or who erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Code Enforcement Officer, or of a permit or certificate used under any provision of this law, shall be guilty of a violation, punishable by a fine of not more than \$350.00 or by imprisonment not exceeding 3 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served in accordance with these provisions shall be deemed a separate offense.

## B. PLANNING BOARD

1. Creation. The Town of Fowler Planning Board, pursuant to Section 271 of New York State Town Law, shall consist of five (5) members, each of whom shall reside in the Town of Fowler. Appointments shall be made by the Town Board. The Town Board shall designate the Chairman of the Planning Board. At least one (1) member shall be a person engaged in agricultural pursuits as defined in Town Law #271, Subsection 2. Members terms shall be staggered such that at least one (1) will expire at the end of each calendar year commencing at the end of the current such year and continuing in the succeeding four (4) years until the entire original membership have completed their initial terms. Thereafter, the terms for members of the Planning Board shall be five (5) years.
2. Voting Requirements. The concurring vote of a majority of the full membership of the Planning Board shall be required to constitute an official action by the Planning Board.
3. Duties and Powers. The Planning Board shall have the following duties:
  - a. Develop its official procedures and maintain records of its actions.
  - b. Review and comment on all proposed amendments to the Land Use Law and Regulations for the Town of Fowler.
  - c. Review subdivision plats and approve, approve with conditions, or disapprove them.
  - d. Review special permits where applicable and approve, approve with conditions, or disapprove them.
  - e. Review site plans and approve, approve with conditions, or disapprove them.
  - f. Render assistance to the Zoning, Town or other Board upon request.
  - g. Conduct studies, planning or surveys as needed to further the purposes of this Local Law.
  - h. Research and report on any matter referred to it by the Town Board.
  - i. In order to conduct official business three members of the Planning Board must be present to constitute a quorum.
4. Compensation. Compensation of Planning Board members for expenses associated with their duties may be fixed, from time to time, by resolution of the Fowler Town Board.
5. Conflict of Interest and Absences. The Town Board shall have the authority to establish alternate Planning Board member positions for purposes of substituting for a member in the event such a member is unable to participate because of a conflict of interest or in the case of planned absences by members of the Planning Board. This section supersedes NYS Law 271 as it pertains to the use of alternates at the call of the Chair of the Planning Board. Alternate members of the Planning Board shall be appointed by resolution of the Town Board for terms established by them.

The Chair of the Planning Board may designate an alternate member to substitute for a member when such a member is unable to participate because

of a conflict of interest on an application or matter before the board or because of an absence. When so designated, the alternate member shall possess all the powers and responsibilities of such member of the board. Such designation shall be entered into the minutes of the initial Planning Board meeting at which the substitution is made.

6. Removal. A Planning Board member may have his or her appointment terminated for cause by a resolution of the Fowler Town Board after a public hearing. No member of the Planning Board shall hold simultaneous membership on the Zoning or Town Board.

#### C. DEVELOPMENT BOARD OF APPEALS

1. Creation. The Town Board authorizes the appointment of a five member Zoning Board of Appeals as more fully described in NYS Town Law 267. The Town Board shall designate the Chairman of the Zoning Board of Appeals. The first appointments of members thereto shall be for terms so fixed that at least one (1) will expire at the end of each calendar year commencing at the end of the current such year and continuing in the succeeding four (4) years until the entire original membership have completed their terms. Thereafter, the terms for members of the Zoning Board of Appeals shall be five (5) years. The Zoning Board of Appeals shall prescribe such rules for the conduct of its affairs as may be necessary to carry out its duties under these regulations. In particular the board shall conduct itself according to the following:
  - a. Meetings. All meetings of the Zoning Board of Appeals shall be at the call of the chairman and at such other times as a majority of the members of the full board may determine. All meetings of the Zoning Board of Appeals shall be open to the public.
  - b. Records. The Zoning Board of Appeals shall keep minutes of its proceedings, including its examinations, findings and official actions and shall record the vote of each member on every question put to vote or, if absent or failing to vote, indicating such fact. All decisions of the Zoning Board of Appeals shall be recorded in the minutes, which shall fully set forth the reasons on which the decision was based. An appropriate record of every official determination of the Zoning Board of Appeals shall be on file in the office of the town clerk.
  - c. Voting Requirements. The concurring vote of a majority of the full membership of the Zoning Board of Appeals shall be required to constitute an official action by the Zoning Board of Appeals.
  - d. Eligible Applicant or Appellant. An application or appeal to the Zoning Board of Appeals may be initiated by any person or party aggrieved under, or with a legitimate interest in these regulations including the town and its officials. An appeal for an interpretation or variance may be made only after a determination or notification of action taken by the Code Enforcement Officer or other body of original jurisdiction, except where such appeal is instituted by an official of the Town.

- e. Quorum. In order to conduct official business, three members of the ZBA must be present to constitute a quorum.
- 2. Duties and Powers. The Zoning Board of Appeals shall have all the powers and duties prescribed by law and by these regulations. In particular, the powers the Zoning Board of Appeals are as follows:
  - a. Interpretation. To decide any question involving the interpretation of any provision of these regulations, including exact location of any development district boundary or any other determination made in the administration or application of the regulations. Such interpretation shall be considered and rendered by the Zoning Board of Appeals only upon application or appeal following a determination made by the Code Enforcement Officer.
  - b. Variance. The Zoning Board of Appeals may vary or adapt the strict application of any of the requirements of these regulations where strict application would result in practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of the land or building involved. In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to health, safety and welfare of the neighborhood or community. Such variance shall be considered and rendered by the Zoning Board of Appeals only upon appeal following a determination made by the Code Enforcement Officer.
    - i. Area Variance. In making such determination the board shall consider:
      - a) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting the variance;
      - b) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue other than an area variance;
      - c.) whether the requested area variance is substantial;
      - d) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
      - e) whether the alleged difficulty was self-created, which consideration shall be relevant to the discussion of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance.

Additional Considerations for Variances to Minimum Lot Size. In addition to the legal tests for a variance, the Zoning Board of Appeals must

consider the following requirements when considering a variance for minimum lot size:

- a. the general purposes of the Land Use Law and Regulations,
- b. the issues and procedures in site plan review,
- c. and the health and sanitation issues involved when wells and septic systems are too close together.

ii. Use Variance. No use variance shall be granted without a showing by the applicant that the development regulations have caused unnecessary hardship. In order to prove such hardship, the applicant shall demonstrate to the Board that for each and every permitted use under the development regulations for the particular district where the property is located:

- a) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
- b) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
- c) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- d) that the alleged hardship has not been self-created.

The Zoning Board of Appeals, in the granting of variances, shall grant the minimum variance that it shall deem necessary and adequate and, at the same time, preserve and protect the character of the neighborhood and the health, safety, and welfare of the community.

- 3. Compensation. Compensation of Zoning Board of Appeals members for expenses associated with their duties may be fixed, from time to time, by resolution of the Fowler Town Board.
- 4. Conflict of Interest. The Town Board shall have the authority to establish alternate Zoning Board of Appeals member positions for purposes of substituting for a member in the event such a member is unable to participate because of a conflict of interest. Alternate members of the Zoning Board of Appeals shall be appointed by resolution of the Town Board, for the terms they established.

The Chair of the Zoning Board of Appeals may designate an alternate member to substitute for a member when such a member is unable to participate because of a conflict of interest on an application or matter before the board. When so designated, the alternate member shall possess all the powers and responsibilities of such member of the board. Such designation shall



be entered into the minutes of the initial Zoning Board of Appeals meeting at which the substitution is made.

5. Removal. A Zoning Board of Appeals member may have his or her appointment terminated for cause by a resolution of the Fowler Town Board after a public hearing. No member of the Zoning Board of Appeals shall hold simultaneous membership on the Planning Board.
6. Procedure. The Zoning Board of Appeals shall act in strict accordance with the procedures specified by law and by these Regulations and shall be in accord with the following:
  - a. Application. All appeals and applications made to the Zoning Board of Appeals shall be in writing, in the form prescribed by the Board. Every appeal or application shall refer to the specific provisions of the Law and Regulations involved and shall exactly set forth the interpretation that is claimed, or the details of the variance that is applied for and the grounds on which it is claimed that the variance should be granted. Such appeal shall be taken within sixty (60) days of the date of notification of the determination that is being appealed. The Code Enforcement Officer shall transmit to the Board all of the records concerning the case which is being appealed.
  - b. Referrals. Where any appeal for variance involves lands within the 500 foot thresholds of Section 239-m of New York State General Municipal Law it shall be referred to the St. Lawrence County Planning Board and acted upon in accord with ARTICLE II, Section C. 2 of this Local Law.
  - c. Notification and Public Hearing. The Zoning Board of Appeals shall fix a reasonable time for any public hearing in connection with an appeal or application and shall give public notice thereof, by publication in an official paper of a notice of such public hearing at least five (5) days prior to that date; and shall, at least five (5) days before such public hearing, provide notice thereof to the applicant or appellant.
  - d. Decision and Notification. Within sixty-two (62) days from the date of any public hearing, the Board shall render a determination on any appeal and notify the applicant in writing within five (5) working days of the date of determination. Every decision of the Zoning Board of Appeals shall be by resolution. The Zoning Board of Appeals shall notify the Code Enforcement Officer, Town Clerk, and Planning Board of the action taken on any application before the Zoning Board of Appeals with respect to an interpretation or variance.

#### D. AMENDMENTS.

1. The Town Board may on its own motion, on a petition, or on recommendation of the Planning Board, amend these Laws and Regulations pursuant to the applicable requirements of law. In the event that the proposed amendments change the district classification of real property within the thresholds set forth in Section 239-m of New York State General Municipal Law, the Town Board

must refer such amendments to the St. Lawrence County Planning Board pursuant to Article II, Section C. 2 of this Local Law.

2. All proposed amendments shall be referred to the Planning Board for a report and a recommendation. The Planning board shall submit its report within thirty (30) days after receiving such referral. Failure of the Planning Board to report within the required time shall be deemed to constitute their recommendation for approval of the proposed amendment.
3. Before any amendment, there shall be a public notice and hearing thereon as provided by law. Notice of the hearing shall be published in a paper of general circulation at least five (5) days prior to the hearing.
4. After the public hearing, a majority vote of the members of the Town Board shall be required to amend these Laws and Regulations.

E. JUDICIAL/COURT REVIEW. Any person or persons, jointly or separately aggrieved by any decision of the Planning Board, Zoning Board of Appeals, Town Board, or any official instrument of the Town in the administration of this Local Law, may apply to have the decision reviewed in the manner provided by Article 78 of the Civil Practice Law and Rules, provided the proceedings are commenced within 30 days after the filing of the decision in the office of the Town Clerk. Costs shall not be allowed against the Town unless it appears to the Court that the Town or its representative acted with gross negligence, in bad faith, or with malice in making the appealed decision.

F. PUBLIC HEARINGS. Any public hearing held under the provision of this Local Law shall be advertised by a notice of public hearing, to be published once in the official newspaper of the Town at least five (5) days prior to the date of the hearing. Any hearing may be recessed by the Planning Board or the Zoning Board of Appeals in order to obtain additional information or to serve further notice upon property owners or other persons it decides may be interested in the proposal being considered. Upon recessing, the time and date when the hearing is to be resumed shall be announced.

#### G. PENALTIES AND REMEDIES.

1. The Code Enforcement officer is hereby authorized pursuant to Criminal Procedure Law 150.20(3) to issue an appearance ticket to any person whom the enforcement officer has reason to believe has violated this law, and shall cause such person to appear before the municipal justice.
2. Civil Penalties: In addition to those penalties proscribed by State law, any person who violates any provision of this local law, the Uniform Code, the Energy Code, or any term or condition of any Building Permit, Certificate of Occupancy / Certificate of Compliance, Temporary Certificate, Stop Work Order, Operating Permit or other notice or order issued by the Code Enforcement Officer pursuant to any provision of this local law, shall be liable to a civil penalty of not less than \$100 and not more than \$350 for each day from the issuance of the order or notice to the date of resolution or part thereof during which such violation continues, and/or up to fifteen (15) days in jail. Repeat offenders shall be liable to a civil penalty of not less than \$350 and not more than \$500 for each

day from the issuance of the order or notice to the date of resolution or part thereof during which such subsequent violations continue, and/or up to fifteen (15) days in jail. The civil penalties provided by this subdivision shall be recoverable in an action instituted in the name of this Town, including but not limited to a tax levy against said property in violation.

3. The municipal board may also maintain an action or proceeding in the name of the municipality in a court of competent jurisdiction to compel compliance with or restrain by injunction the violation of any provision of this law.
4. Unless a violation creates imminent danger to human life, safety, or welfare, the person cited shall have thirty (30) days to comply with the citation before being in violation. Any violation which the Code Enforcement Officer cites as creating an imminent danger to human life, safety, or welfare must be resolved immediately on notice and is immediately in violation of this law.
5. Stop-work orders; penalties for offenses.
  - a. Stop-work orders. A stop-work order may be issued by the Code Enforcement Officer to preclude the continued and further violation of this chapter or to protect the public's health or safety. Such stop-work order shall stay all activity in conjunction with any violation of this law. Any stop-work order will stipulate that within thirty (30) days a permit or certificate shall be obtained noting compliance with this chapter. If such permit or certificate is not obtained by the responsible party or the work continues in violation of the stop-work order, action by the Town will be initiated to compel compliance, using such penalties or remedies as hereafter provided for.
  - b. Misdemeanors. Violations of this law or failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with the granting of variances, site plan approvals or establishment of planned development districts, shall constitute a misdemeanor, punishable by a fine and/or imprisonment as established in *J. PENALTIES AND REMEDIES*, Section 2. above.
6. Remedies Not Exclusive. No remedy or penalty specified in this section shall be the exclusive remedy or remedy available to address any violation described in this section, and each remedy or penalty specified in this section shall be in addition to, and not in substitution for or limitation of, the other remedies or penalties specified in this section, in Section A(3) Stop Work Orders of this Local Law, in any other section of this Local Law, or in any other applicable law. Any remedy or penalty specified in this section may be pursued at any time, whether prior to, simultaneously with, or after the pursuit of any other remedy or penalty specified in this section, in Section A(3) Stop Work Orders of this local law, in any other section of this Local Law, or in any other applicable law. In particular, but not by way of limitation, each remedy and penalty specified in this section shall be in addition to, and not in substitution for or limitation of, the penalties specified in Subdivision (2) of Section 381 of the Executive Law, and any remedy or penalty specified in this section may be pursued at any time, whether prior to, simultaneously with, or after the pursuit of any penalty specified in Subdivision (2) of Section 381 of the Executive Law.

H. REPEALER. The following law shall be repealed upon the filing of this Local Law with the New York Secretary of State: Local Law No. 1 of the Year 1996 and any and all other local laws deemed inconsistent with the provisions of this Local Law.

I. EFFECTIVE DATE. This Local Law shall take effect immediately upon filing with the New York Secretary of State pursuant to Section 27 of the Municipal Home Rule Law, and upon publication of an abstract in the official newspaper of the Town of Fowler.



**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)(37) 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.

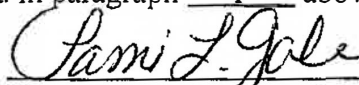
**6. (County local law concerning adoption of Charter.)**

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 of 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.

(Seal)



Clerk of the County legislative body. City. Town or Village  
Clerk or officer designated by local legislative body.

Tami Gale, Clerk

Date: August 6, 2019

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality.)

STATE OF NEW YORK     )  
  ).ss  
COUNTY OF ST. LAWRENCE)

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.



Henry J. Leader, Esq.

Town Attorney

Town of Fowler

Date: August 7, 2019

STATE OF NEW YORK  
**DEPARTMENT OF STATE**

ONE COMMERCE PLAZA  
99 WASHINGTON AVENUE  
ALBANY, NY 12231-0001  
WWW.DOS.NY.GOV

ANDREW M. CUOMO  
GOVERNOR

ROSSANA ROSADO  
SECRETARY OF STATE

August 15, 2019

Henry J Leader  
Case & Leader LL  
107 East Main Street  
Post Office Box 13  
Gouverneur NY 13624-0013

**RE: Town of Fowler, Local Law 1 2019, filed on August 12 2019**

Dear Sir/Madam:

The above referenced material was filed by this office as indicated. Additional local law filing forms can be obtained from our website, [www.dos.ny.gov](http://www.dos.ny.gov).

Sincerely,  
State Records and Law Bureau  
(518) 473-2492



Department  
of State