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STATE OF NEW YORK
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~~County~~
~~City~~ of Town of Webster
~~Town~~
~~Village~~

Local Law No. 1 of the year 2003

A local law Creating Chapter 228 of the Webster Town Code by
(Insert Title)
codifying all Town local laws and ordinances of the
Town of Webster relating to planning, adding certain
articles relating to the issuance of special use*

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

~~County~~
~~City~~ of Town of Webster as follows:
~~Town~~
~~Village~~

* permits, repealing §225-107 of the current Town Code, and establishing a new official map for the Town of Webster.

See Attached- 21 Pages and Map

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

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Planning**

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**ARTICLE I
General Provisions**

§ 228-1. Legislative Authority; Intent and Purpose

- A. Town Board of the Town of Webster, Monroe County, New York acting under the authority of the Town Law of the State of New York, hereby adopts and enacts this Chapter as a comprehensive amendment and addition to the Webster Town Code, hereby repealing former §225-107 and all the amendments thereto.
- B. The purpose of this chapter is to promote and protect the public health, welfare, safety, morals and general welfare of the Town of Webster, in accordance with the general intent of the Comprehensive Plan by regulating existing and proposed uses of land of all types within the Town. It is intended to protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the community, preserve the scenic and natural beauty of designated areas and provide a more enjoyable and pleasing community.
- C. For the purpose of this Chapter all definitions set forth in Chapter 225 shall apply.

§ 228-2. Planning Board

The Town Board shall appoint a planning board of seven members, and shall have the authority to remove any member of such planning board for cause and after public hearing. The board so appointed shall be known as the Planning Board of the Town of Webster. The Town Board may also provide for compensation to be paid to the members of the Planning Board.

The members shall be appointed for terms of seven years each, such terms to expire on consecutive years, so that one seven-year appointment is made each calendar year. Appointment for an unexpired term shall be for that portion of the unexpired term only.

The Town Board shall, on an annual basis, designate a member of the Planning Board to act as chairman thereof, or, on a failure to do so, the Planning Board shall elect a chairman from its own members. The Planning Board may adopt rules and regulations in respect to procedures before it and in respect to any subject matter over which it has jurisdiction under the New York State Town Law or this Chapter, after a public hearing and subject to approval of the Town Board.

§ 228-3. Town Planning Board to be site plan review authority

The Town of Webster Planning Board, in accordance with the provisions of §274-a of the New York State Town Law, shall have the authority to review and approve site development plans for the following uses prior to the issuance of any building permits:

A. Principal uses:

1. All principal uses permitted in the Town of Webster Zoning Ordinance, with the exception of single-family detached dwelling units.
2. A change of use in any preexisting structure involving any permitted principal use, provided that the change in use is not to a single-family detached dwelling.
3. Additions or structural alterations to any of the permitted principal uses, with the exception of single-family detached dwelling units.

B. Accessory uses: Outdoor, in-ground community swimming pools for multifamily dwellings, apartment buildings or townhouses.

C. The Planning Board is specifically authorized to adopt and publish design guidelines for the purpose of assisting it to review design details of applications before it and to transmit such guidelines to all applicants before the Planning Board for their use. The Planning Board shall give to the Town Board a minimum of 30 days' notice of any proposed change to said guidelines.

ARTICLE II
Planning Board Review Process

§ 228-4. Sketch plan review

A. Prior to preliminary site plan approval, the applicant shall first have a sketch plan review with the Town Planning Board. The sketch plan review shall be conducted at a regularly scheduled meeting of the Town Planning Board but shall not be a public hearing. The purpose of the sketch plan review shall be to present to the Town Planning Board, for initial review, discussion and comment, a design concept or plan for the development of a parcel or parcels of land within the Town. During the review, the applicant and the Planning Board shall review and discuss the basic site design concept and generally determine the information to be required and provided on the preliminary site plan. No formal action shall be taken on the plan or the application at the time of the sketch plan. At the sketch plan review, the applicant should provide a written statement outlining the proposed project, along with a conceptual design sketch and the following additional information:

1. General location of the site with respect to existing and proposed streets and rights-of-way, buildings and other facilities and natural features.

2. Specific identification of all properties, subdivisions, and streets within 200 feet of the parcel.
 3. General identification of all existing utilities in the area.
 4. Identification of internal streets or traffic circulation patterns, if any, of the proposed development.
 5. The location of all existing and proposed structures on the site and designated uses for each.
 6. Identification of existing zoning classification(s) of the property and all adjacent properties and any restrictions on land use of the site.
 7. Identification of existing natural features on the site.
 8. A map of site topography at no more than five-foot contour intervals. If general site grades exceed 5% or portions of the site have susceptibility to erosion, flooding or pooling, a soils overlay and a topographic map showing contour intervals of not more than two feet of elevation shall be provided.
- B. Following the sketch plan conference, the Town Planning Board may suggest to the applicant changes in the pre-application sketch involving street layouts, traffic patterns, access building sizes, shapes and/or locations, landscaping techniques, preservation of natural features or other matters which, in the opinion of the Board, would improve the site design concept.

§ 228-5. Application for preliminary site plan approval

- A. All preliminary applications for site plan approval shall be made in writing on the appropriate forms and shall include, as required by the Town Planning Board and/or the Town Department of Public Works, drawings, maps or other relevant data containing any or all of the following information (maps and drawings submitted as a part of preliminary site plan approval applications shall be prepared by a licensed engineer, architect, landscape architect or surveyor and certified by the seal and signature of such engineer, architect or surveyor):
1. A drawing title block, indicating the name and address of the applicant and the person responsible for the preparation of such drawing.
 2. The North arrow, scale, original date and last revision date for all maps.
 3. An area or location map showing that portion of the applicant's property under consideration, the applicant's entire adjacent holdings and all properties, subdivisions, streets and easements within 200 feet of the applicant's property.
 4. Identification of the boundaries of the property plotted to scale and the dimensions of the site and total acreage.
 5. Current zoning of the property and any proposed zoning changes.
 6. The location of existing watercourses.
 7. A grading and drainage plan showing existing and proposed contours and methods of on-site drainage and/or water retention in accordance with Chapter 117 of the Town Code.
 8. The location, setbacks, heights and proposed use for all buildings and structures.
 9. Floor plans and elevations for all non-residential buildings.
 10. The location of any docks, piers, moorings or similar accessory structures.
 11. The location, design and traffic circulation patterns for all parking areas and truck delivery areas, showing all ingress and egress points, driveways, drive aisles, etc.

12. The location and size of all curb cuts.
13. A description of provisions for pedestrian access and circulation, including sidewalks, handicapped parking areas and ramps, crosswalks and pavement markings, including any easements for public access along shoreline areas.
14. The size, nature and location of any outdoor storage area and the location of any outdoor fencing, including size, height and type of construction.
15. The location, design and construction materials of all existing or proposed site improvements such as drains, culverts, retaining walls, outdoor storage tanks, retention ponds, air-conditioning units and waste disposal units, etc.
16. A description of the method of sewage and stormwater disposal and the location, design and construction materials of such facilities.
17. A description of the method of securing public water and the location, design and construction materials of such facilities.
18. The location of fire lanes and other emergency zones, including the location of all existing and proposed fire hydrants.
19. The location, size, design and construction material of all proposed signs.
20. The location and proposed development of all buffer areas, including existing and proposed vegetative cover, and the location of all existing stands of trees on the site.
21. The location and design of outdoor lighting facilities (non-residential only).
22. A designation of the amount of building area to be used for retail sales or similar commercial activity, if any, and an estimate of the maximum number of employees to be on the site at any one time.
23. A general landscaping plan and planting schedule, including the location and types of trees and shrubbery to be planted.
24. An identification of all additional town, county, state and federal permits, variances and/or other approvals that are necessary in order to complete the project as proposed and applications for all development permits required, if any, under the provisions of the zoning regulations of the town Environmental Protection Overlay Districts.
25. Temporary and permanent provisions for controlling erosion from the site.
26. A description of on-site soils as available in the Monroe County Soils Survey.
27. Any other data, information, maps or drawings that are deemed necessary by the Town Planning Board and/or Town Department of Public Works in order to make a decision regarding the application for preliminary site plan approval.
28. For site plan review applications for development proposed within 500 feet of the Irondequoit Bay or Lake Ontario shoreline, a soil survey shall be required containing the following information:
 - a. A two-foot contour map on a scale of one inch equals 200 feet or larger scale.
 - b. One soil boring 48 inches deep or deeper per two acres of development.
 - c. One deep hole pit eight feet deep or deeper per ten acres of development (at least one pit per development site).
 - d. A map showing the locations of soil borings and deep hole pits.
 - e. A map showing separation of intensive soil map units (soil map).
 - f. Soil descriptions, unless keyed to county soil survey descriptions.
 - g. A log of soil borings and deep hole pits.

- h. A summary letter written and signed by a professional soil scientist.
- 29. For all properties west of Bay Road and all properties north of Lake Road, a visual analysis of the proposed development site which identifies all significant scenic views and vistas and a cultural resource analysis of the site which identifies all significant historic, architectural, archaeological or other cultural buildings or structures. The visual EAF addendum prepared by the New York State Department of Environmental Conservation shall be used to supply information for the visual impact analysis required above.
- B. A letter of intent prepared by the applicant or his designated representative or agent shall accompany the preliminary site plan application and shall include a statement outlining the proposed project, the owner of the property and any proposed building, the project builder or contractor, if known, a proposed construction schedule, the principals involved in the financing of the project and any other information deemed necessary by the Town Department of Public Works. Such additional information may include data on the nature and legal status of existing or proposed easements, a description of all deed restrictions or covenants applicable to the property, etc.
- C. Appropriate fees to cover the costs of processing the application for preliminary site plan approval shall accompany the application and shall be paid to the Town Clerk upon filing with the Town Planning Board. Such fees shall be established by the Town Board by resolution, may from time to time be changed by the Board and shall not be refundable.

§ 228-6. Planning Board review of preliminary site plan

The Town Planning Board's review of a preliminary site plan application shall include but shall not be limited to the following considerations:

- A. The adequacy and arrangement of pedestrian access and circulation into and through the site (including separation of pedestrian and vehicular traffic), the location and design of walkway structures, control of intersections where vehicular and pedestrian traffic converge and overall pedestrian convenience and safety in the site, and the adequacy of facilities designed to assist handicapped persons using the facility.
- B. The adequacy and arrangement of vehicular access and circulation into and through the site (including separation of pedestrian and vehicular traffic) and the location and design of driveways, drive aisles and curb cuts.
- C. The adequacy, type and arrangement of trees, shrubs and other landscaping on the site for use as visual and/or noise-detering buffers between adjoining land uses or as natural design elements to enhance the aesthetic aspects of the project.
- D. In the case of an apartment building, townhouse or other form of multifamily dwelling, the adequacy of usable open space areas for playgrounds and/or other recreational facilities.
- E. The adequacy, location and design of parking facilities, loading and unloading areas and docking facilities.
- F. The adequacy of stormwater and drainage facilities.
- G. The location, arrangement, size and design of buildings, exterior lighting and signage.
- H. The adequacy of water supply to the site and sewage and refuse disposal facilities.
- I. The protection of solar access on adjacent or neighboring properties.
- J. The protection of adjacent properties and the general public against noise, glare and

unsightliness or other objectionable influences.

- K. The adequacy of structures, roadways and landscaping in areas with moderate to high susceptibility to flooding and pooling and/or erosion.
- L. Proposed grading of the site.
- M. The adequacy of all temporary and permanent provisions to control erosion from the site, maintain existing vegetation and wildlife habitats within the site, deal with peculiar soil types on the site and other similar site environmental problems.
- N. The adequacy, design and location of fire lanes, emergency access zones or other similar areas intended to provide ingress and egress for emergency vehicles and the adequacy and location of fire hydrants.
- O. Provisions for snow storage and/or removal.
- P. The proposed construction scheduled or phasing of the project and its relationship to overall project design.
- Q. General project conformance with accepted planning, engineering and site design standards and criteria.
- R. The adequacy, location and design of shoreline/erosion protection structures.
- S. The adequacy, size, location and design of boat docking facilities, fishing piers, slips, catwalks, boat launching ramps and other similar facilities.
- T. The adequacy of provisions for pedestrian access to the shore zone for particular sites.
- U. The aesthetic and architectural qualities of the proposed project, particularly building styles and construction materials used, as they relate to any unique characteristics of a particular site and the surrounding natural environment.
- V. The compliance of the plan to the design guidelines, as much as pertinent. as adopted by the Town Planning Board. [Added 10-5-2000]

§ 228-7. Planning Board action on preliminary site plan

- A. The Town Planning Board shall conduct a public hearing on the proposed preliminary site plan. Such public hearing shall be conducted within 62 days of the date of receipt of the application for preliminary site plan approval and a legal notice published in the official newspaper of the Town of Webster at least five days prior to the public hearing. The applicant shall be responsible for notifying, by first class mail, all property owners of record within 300 feet of the outside perimeter or boundary line of property involved in the preliminary application of the time, date and place of such public hearing by mail at least 10 days prior to such hearing. Notice shall be deemed to have been given if mailed to the property owner at the tax billing address listed on the property records of the Town Assessor or at the property address. At least seven days prior to such hearing, the applicant shall file with the Planning Board his/her affidavit of mailing such notices. Failure to receive such notice shall not be deemed a jurisdictional defect of the Planning Board. [Amended 6-17-1993; 5-16-1996]
- B. Prior to the approval of any development application by the Town Planning Board, the Town Department of Public Works shall review such application and make recommendations to the Board concerning the project. Such recommendations shall include an identification of any variances required for the project and/or possible problems with the general site plan design, parking or building layouts, ingress or egress, building density or setbacks, pedestrian and vehicular circulation and other land use, site design, zoning or environmental problems or concerns. Such

recommendations may also include possible alternative design solutions. The Town Department of Public Works shall be responsible for coordinating all other town permit procedures necessary for any given project or proposed development, including the Town environmental quality review process and the procedures for obtaining development permits within Environmental Protection Overlay Zoning Districts.

- C. The Town Planning Board shall be responsible for referring, as necessary or required, any development project to the various departments or agencies prior to any final action being taken by the Town Planning Board on the application. The Town Planning Board shall also be responsible for referring certain site development plans to the Monroe County Department of Planning for a report in accordance with the provisions of § 239-m of the General Municipal Law prior to any final action being taken on the application by the Town Planning Board.
- D. Within 62 days of the receipt of an application for preliminary site plan approval, the Town Planning Board shall act on it. If no decision to deny such an application is made within said sixty-day period, and upon completion of all other requirements by the applicant, the preliminary site plan shall be considered approved. The sixty-day time limit for action on the preliminary site plan may be extended by mutual consent or agreement of the Town Planning Board and the applicant. The Planning Board's action shall be in the form of a written statement to the applicant stating whether the preliminary site plan is approved, disapproved or approved with conditions. The Planning Board may incorporate a statement of findings into the decision and must clearly state the reasons for the action being taken. [Amended 6-17-1993]
- E. The Town Planning Board may approve an application for site plan review when, based on the information presented at the public hearing, it has determined that the project will adequately and appropriately address the considerations and criteria listed above. The Town Planning Board may place reasonable restrictions or stipulations on such applications in order to ensure that the project will adequately and appropriately address the considerations and criteria listed above.
- F. The Planning Board's decision shall refer to a specific site plan drawing by date and number and may include recommendations of desirable modifications to be incorporated into the final site plan. Conformance with said modifications shall be considered a condition of project approval. If the preliminary site plan is disapproved, the Planning Board's decision shall clearly state the reasons for such denial. In such case, the Planning Board may recommend further study of the site plan and resubmission to the Board after it has been revised or redesigned.

§ 228-8. Application for final site plan approval

- A. After receiving preliminary approval, with or without modifications, from the Planning Board on a preliminary site plan and approval for all necessary permits and curb cuts from state and county officials, the applicant may prepare a final detailed site plan and submit it to the Planning Board for approval. If more than six months has elapsed since the time of the Planning Board's action on the preliminary site plan or if the Planning Board finds that conditions may have changed significantly in the interim, the Planning Board may require a resubmission of the preliminary site plan and an additional public hearing for further review and possible revision prior to

accepting the proposed final site plan for review.

- B. The final detailed site plan shall conform substantially to the preliminary site plan that has received preliminary site plan approval. It shall incorporate any revisions or other features that may have been recommended by the Planning Board at the preliminary review. In addition to that provided elsewhere in this chapter, the Planning Board may require a letter of credit, bond or maintenance bond for any facility or improvement that is indicated as part of the plan, such as parking areas and buffer and screen devices. All such compliances shall be clearly indicated by the applicant on the appropriate submission.
- C. In addition to final detailed site plans, the following additional information shall accompany an application for final site plan approval:
 - 1. A record of application for and approval status of all necessary permits from town, county and state departments or agencies.
 - 2. Submission of all proposed easement agreements.
 - 3. Any other information or data deemed necessary by the Town Department of Public Works and/or Town Planning Board.
- D. There shall be no additional fee required for review of an application for final site plan approval. Such review shall take place at a regularly scheduled meeting of the Town Planning Board but shall not require a public hearing.
- E. If the final detailed site plan is substantially different from the approved preliminary plan, then the applicant shall present any modifications to the Planning Board as a preliminary site plan in accordance with the approval procedures found in this section. The Planning Board shall then determine whether or not the modified plan is still in keeping with the intent of the Planning Board resolution which approved the preliminary site plan. If a negative decision is reached, the site plan shall be considered to be disapproved.

§ 228-9. Planning Board action on final site plan

- A. Within 60 days of receipt of the application for final site plan approval, the Planning Board shall notify the Town Building Official of its decision. If no decision is made within the sixty-day period, and upon the applicant's completion of requirements to be met, the final site plan shall be considered approved. However, the sixty-day time period may be extended by mutual consent of the Town Planning Board and the applicant. The Planning Board's decision shall clearly refer to a specific site plan by drawing number and date.
- B. Upon approval of the final site plan and payment by the applicant of all fees and reimbursable costs due to the town, the Planning Board shall endorse its approval on a copy of the final site plan and shall forward such copy to the Town Building Official. Upon disapproval of a final site plan, the Planning Board shall so inform the Building Official and the Building Official shall deny a building permit to the applicant. The Planning Board shall also notify the applicant, in writing, of its decision and its reasons for disapproval or approval. Town Planning Board approval of a final site plan shall expire after one year from the date of such decision, unless a building permit has been taken out within such time period for work indicated on the final site plan and site development and/or construction has begun as determined by the Town Planning Board. An application for preliminary or final site plan approval

that has been denied by the Town Planning Board may not be resubmitted to the Board for a period of one year from the date of such decision unless such plan has been changed or revised to reflect the concerns and recommendations of the Planning Board indicated in its notice of denial.

- C. In taking action on applications for final site plan approval, the Town Planning Board shall ensure that, to the maximum extent possible, the minimum requirements of the Town Zoning Ordinance have been met or that appropriate variances have been granted by the Town Zoning Board of Appeals. The Town Planning Board may impose additional restrictions or conditions on applications for final site plan approval beyond the general requirements of the Town Zoning Ordinance, but within the scope and authority of this section, if it determines that such restrictions or conditions are necessary to ensure project conformance with generally accepted planning, engineering and design standards and criteria or to minimize the project's adverse impact on adjacent land uses and other physical and environmental features or are directly related to the health, safety or general welfare of the community. Such additional restrictions or conditions shall be in the form of a resolution of approval to be signed by the applicant as a condition of final site plan approval. Final site plan approval cannot be granted for any project until all necessary variances from the Town Zoning Board of Appeals have been granted and/or all use permits from the Town Board have been granted and a review or referral has been received concerning the project from the Monroe County Planning Department in accordance with the provisions of §239-I and 239-m of the General Municipal Law, if required.

§ 228-10. Planning Board action on preliminary and/or final site plan applications

The Town Planning Board may take any one of the following actions on an application for preliminary or final site plan review:

- A. Preliminary approval: Application is given preliminary site plan approval as presented.
- B. Preliminary approval with modifications: Application is given preliminary site plan approval subject to certain modifications being made in the plan that will be shown on the final site plan.
- C. Disapproval: Application for site plan approval is denied based upon reasons stated in the decision.
- D. Disapproval without prejudice: Application for site plan approval is denied based upon reasons stated in the decision. However, the Planning Board may reconsider the application if substantial changes are made in the site plan design or overall project concept. A new application fee for the Planning Board is required, and the additional public hearing is required if and when the new plans are submitted.
- E. Final approval: Application is given final site plan approval as presented.
- F. Final approval with modifications or conditions: Application is given final site plan approval subject to certain modifications or conditions contained in the decision or resolution of approval to be signed by the applicant.
- G. Reserved decision: Further action on an application for site plan approval is postponed pending receipt of additional information or data.
- H. Tabled: Preliminary site plan hearing is postponed pending receipt of additional information, appearance of applicant or a representative, etc.

§ 228-11. Reimbursable costs

Reasonable costs incurred by the Town Planning Board for consultation fees or other extraordinary expenses in connection with the review of a proposed site plan that are over and above the basic application fee shall be charged to the applicant at a rate as established by the Town Board.

§ 228-12. Integration of site plan review

Whenever the particular circumstances of a proposed development require compliance with either special use or environmental protection permits or procedures as found in this Zoning Ordinance or requirements of the town's Land Subdivision Regulations or SEQR regulations, then the Town Planning Board and Town Department of Public Works shall attempt to integrate, where possible, site plan review as required by this section with the procedural and submission requirements for such other compliance.

§ 228-13. Effect of changes to the Town Code

An application which has received final site plan approval within one year of the enactment of any change to the Webster Town Code, will have one year to commence meaningful construction, as determined by the Planning Board, from the date of that final site plan approval. If final approval of any phase is received before adoption of the new legislation, and meaningful construction, as determined by the Planning Board, has occurred within one year after final approval has been granted, then the original Code section will apply to the application. [Added 10-18-2001 by L.L. No. 6-2001]

§ 228-14. Compliance with site plan approval

Failure to comply with § 228-10 and the conditions specified in final site plan approval shall constitute a violation of this Chapter subject to the penalties of § 228-51.

ARTICLE III

Webster Town Board Special Use Permit Process

§ 228-20. General

Town Board special use permit authority. The Town Board, upon the recommendation of the Planning Board, shall have the authority to issue special use permits for the following uses permitted within the WD Waterfront Development District only, prior to the issuance of any building permits:

A. Principal uses:

1. Multifamily dwellings, apartment buildings or other similar uses.
2. Townhouses, row houses and other similar uses.
3. Private clubs or camps, private membership clubs, lodges or fraternal organizations, neighborhood or community centers, YMCA or YWCA or other similar uses.
4. Sit-down restaurants.
5. Yacht clubs or other similar uses.
6. Marinas, boat docks, docking basins, and boat launching ramps, including related

- retail sales of pleasure boats, marine and fishing supplies and other similar uses.
7. Boat service, repair, rental and storage facilities or other similar uses.
 8. Stores, shops and boutiques designated for festive retail uses and activities.
 9. Public utility buildings or structures.
 10. Combinations of permitted principal uses, based upon a recommendation by the Town Planning Board that such combinations are appropriate for the proposed waterfront area and are compatible with the purpose and intent of this district. Each such proposed use shall be subject to special use permit review and approval.
 11. Other uses not specifically listed above but which, based on a recommendation by the Town Planning Board, are deemed appropriate for waterfront areas, are similar in nature to permitted principal uses and are compatible with the purpose and intent of this district as well as the goals and policies of the Local Waterfront Revitalization Program (LWRP).
- B. Accessory uses:
1. Radio, television or citizens' band antennas.
 2. All signage, with the exception of real estate signs, temporary political signs and accessory traffic signs.
 3. Outdoor storage of boats.
 4. Fishing piers, docks, wharves, boat launching ramps and similar waterfront structures and facilities.
 5. Accessory dredging and filling.

§ 228-21. Applications/plans/fees

- A. Application for special use permit approval. An application for special use permit review and approval shall be made, in writing, on the appropriate forms and shall be filed with the Town Department of Public Works. An application for special use permit review and approval shall require and be made in tandem with application for site plan review and approval for the proposed project. These two applications shall be subject to the same information submission requirements and shall follow the review and approval process as outlined in this section. The application for special use permit review and approval shall be considered during the public hearing on the preliminary site plan held by the Town Planning Board. An additional fee shall be required of the applicant in order to process the special use permit application. Such fee shall be established by the Town Board.
- B. Transportation impact analysis.
1. A transportation impact analysis, to be prepared by the applicant, submitted with the application for special use permit approval and reviewed by the Town Planning Board, shall be required as a condition of special use permit application in the following cases:
 - a. Any development which will have direct access to a collector or arterial road.
 - b. Any residential development which proposes to have more than 25 dwelling units.
 - c. Any use which will generate in excess of 100 trips per day. (The cumulative transportation impacts of adjacent development on the existing road network shall also be considered when determining trip generation rates.)

- d. Any development located on a street, road or highway that provides direct access to Irondequoit Bay.
 2. The transportation impact analysis shall include the following:
 - a. A description of the proposed site and the existing highway network within one mile of the site.
 - b. A detailed description of road conditions and characteristics, including grade, pavement widths and surface conditions.
 - c. The locations of intersections, traffic signals and public transportation facilities.
 - d. A description of existing traffic conditions, including average daily traffic volume, design hour volume and roadway and intersection service levels for each road or highway included in the project.
 - e. A determination of the development's anticipated transportation impact, using standard trip generation rates, accepted traffic modeling methodologies that consider the effects on adjacent development and provisions for access controls.
 - f. A detailed description of the proposed local street system for the development site.
- C. Natural resource inventory and visual analysis. An application of special use permit review and approval for all principal uses permitted within the WD Waterfront Development District shall be accompanied by a natural resource inventory and visual analysis for the proposed development site that identifies all of the environmentally sensitive or unique areas within the site, including but not limited to steep slopes, wetlands, woodlots, floodplains, scenic views and vistas and wildlife habitats. The natural resource inventory shall also indicate how the proposed development will impact these areas and what mitigating measures will be taken to minimize any adverse impacts. The visual EAF addendum, prepared by the New York State Department of Environmental Conservation, shall be used to supply information for the visual impact analysis required above.

§ 228-22. Standards

- A. A recommendation for approval by the Town Planning Board of any special use permit forwarded to the Town Board shall be contingent upon a finding by the Town Planning Board, based upon the information submitted and testimony made at the public hearing, written project reviews by the appropriate agencies and a recommendation from the Monroe County Planning Department, that the proposed project or development will, as applicable:
1. Provide adequate and safe site access.
 2. Provide adequate site utility service, including water supply, sewage and refuse disposal.
 3. Be compatible with and enhance, to the extent possible, the existing natural features of the site and the surrounding area.
 4. Provide adequate year-round site fire-protection services.
 5. Relate in an adequate and appropriate manner to the depth of bay and lake water adjacent to the site.

6. Relate in the adequate and appropriate manner to and in general be compatible with the existing land use and zoning pattern in the immediate area.
 7. Comply, to the greatest extent possible, with the applicable site design criteria and other zoning district requirements outlined in the Town Zoning Ordinance.
 8. Provide public access to the shore zone to the extent possible and desirable given the nature of the site and proposed use.
- B. A recommendation for approval by the Town Planning Board and forwarded to the Town Board of any special use permit shall be contingent on a finding by the Planning Board, based upon the information submitted and testimony made at the public hearing, written project review by the appropriate agencies and a recommendation from the Monroe County Planning Department, that the proposed project or development will not, as applicable:
1. Adversely affect the orderly development and character of the surrounding neighborhood.
 2. Cause an inappropriate or undesirable number of similar uses to be concentrated in the immediate area.
 3. Be a nuisance to neighboring land uses in terms of the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, unsightliness, contamination or other similar conditions.
 4. Create hazards or dangers to the general public or to persons in the vicinity of the project from fire, explosions, electricity, radiation, crowds, traffic congestion, parking of automobiles or other similar conditions.
 5. Cause undue harm to or destroy existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts such as severe erosion and/or sedimentation, slope destruction, flooding or pooling of water or degradation of water quality.
 6. Be incompatible with the type, extent and direction of building development for the site and surrounding area, as proposed in the Town of Webster Master Plan or portion thereof and as adopted by the Town Planning Board.
 7. Be incompatible with any of the other zoning laws of the Town of Webster.
 8. Destroy or adversely impact significant historic and/or cultural resource sites.
 9. Require an unnecessary or destructive amount of dredging, filling or other disturbance of the waters of Irondequoit Bay or Lake Ontario.

§ 228-23. Procedures

- A. The Town Planning Board shall review the application for special use permit based on the criteria and considerations listed above. Should the applicant, based on the findings of the Board, fail to meet any one of the criteria or requirements listed above, either because of the basic nature and design of the project or the lack of appropriate mitigating measures, the request for approval of the special use permit shall be recommended for denial. Should the applicant, based upon the findings of the Planning Board, meet all of the criteria or requirements listed above, either because of the basic nature and design of the project or the inclusion of appropriate mitigating measures, then the request for approval of a special use permit shall be recommended for approval. The Town Planning Board may also recommend approval of an application for a special use permit subject to appropriate measures that will ensure

compliance with the criteria and requirements listed above. The applicant shall still require approval of the project's preliminary site plan from the Town Planning Board pending final action on the application for special use permit by the Town Board. Procedures for the further review of the site plan application shall follow those particular requirements as outlined in this section.

- B. The Town Board shall review the findings of the Town Planning Board and all of the plans and documents filed as part of the application. Based upon its review of the record, the Town Board may act to approve, approve with modification or deny the applicant's request for a special use permit. Failure to comply with the conditions of the special use permit shall be considered a violation of this Zoning Ordinance and shall result in the application of the appropriate penalties and/or fines as outlined in § 228-51 and the possible revocation of permits.

§ 228-24. Recording of Special Use Permit

- A. The special use permit so granted by the Town Board shall be recorded, or a memorandum of such permit signed by a Town official shall be recorded, in the Office of the Clerk of the County of Monroe. Such documents shall be in a form acceptable for filing and shall make reference to the Liber and Page of the deed granting ownership of the affected premises to the current owner.
- B. Proof of such filing shall be delivered to the Town of Webster Department of Public Works prior to the issuance of a certificate of occupancy to the applicant.

§ 228-25. Review of a special use permit.

The Code Enforcement Officer shall make an on-site visit to each property subject to a Special Use Permit not less than one (1) time each year. The purpose of said site visit is to ensure that the use is being operated in accordance with this Chapter and the conditions specified by the Town Board. If the Code Enforcement Officer shall determine that a violation of this Chapter or of the Special Use Permit conditions exists, the revocation procedures of Section 228-28 of this Chapter shall be invoked.

§ 228-26. Expansion of a special use permit

The nature, duration and intensity of the operations which are involved in or conducted in connection with any use for which a special use permit has been granted shall not be increased or expanded without the approval of the Town Board. Any expansion of a use which requires a special use permit shall be considered at a public hearing held in accordance with the application requirements and administrative procedures which have been adopted by the Town Board.

§ 228-27. Expiration of a special use permit

- A. Said permit shall expire if meaningful construction has not been commenced within one year, and has not been completed within two years, of final special permit approval; if no construction is involved, the use has not been commenced within one year of final special use permit approval.
- B. Said permit shall expire if the special use, once begun, ceases operation, for any reason, for more than six (6) consecutive months. For seasonal uses, the use will be considered ceased if there is no operation for at least twelve (12) consecutive months.

§ 228-28. Revocation of a special use permit

- A. A special use permit may be revoked by the Town Board. The Town Board shall hold a public hearing to consider whether or not the special use permit grantee has violated the terms and conditions of said special use permit. Said public hearing shall be held only after the permit grantee has been notified, as hereinafter described, by the Building Inspector of said violations and has failed to correct said violations within the time period established by the Building Inspector. Notice of violations shall be served in the following manner:
1. By personal service of a copy thereof upon the owner or some one of the owners, executors, legal representatives, agents, lessees or any other person having a vested or continued interest in the premises as shown by the last preceding completed assessment roll of the town or, if no such person can be reasonably found, by mailing to said owner by certified mail, return receipt requested, a copy of said notice directed to his/her last known address; and
 2. By personal service of a copy of said notice upon any adult person occupying the premises on which said special permit use is conducted, or, if no such person can be reasonably found, by mailing to said occupant by certified mail, return receipt requested, a copy of said notice directed to the address of the premises on which said special permit use is conducted, or by securely affixing a copy of said notice upon any building or structure which is located on the premises on which said special permit use is conducted.
- B. At least ten (10) days before said public hearing, a legal notice of said hearing shall be published in a newspaper of general circulation in the town. Written notice of said hearing shall be mailed to the special permit grantee by certified mail, return receipt requested, directed to the last known address of the permit grantee.

§ 228-29. Existing violations

No special use permit shall be issued for a special use for a property where there is an existing violation of any code of the Town of Webster.

ARTICLE IV

Town of Webster Planning Board Special Use Permit Process

§ 228-37. General

Certain uses listed in the Webster Town Code require a special use permit to be issued by the Planning Board. No such use shall be established, and no building permit therefore shall be issued until such special use permit is granted by the Planning Board as set forth in this chapter. All such uses are hereby declared to possess characteristics of such unique and special forms that each specific use shall be considered as an individual case. A special use permit shall be deemed to authorize only one special use.

§ 228-38. Authorization

Pursuant to Town Law §274-b, unless otherwise provided for in the Webster Town Code,

the Planning Board is hereby empowered to review special use permit applications, as provided in this chapter.

§ 228-39. Applications, Plans, and fees

- A. Applications for a special use permit shall be made on forms provided by the Department of Public Works and shall be executed by the property owner and leasee if applicable. The application must include an environmental assessment form and all necessary documentation to comply with the State Environmental Quality Review Act (SEQRA).
- B. Plans for the proposed development of a site for a permitted special use shall be submitted with an application for a special use permit. Such plans shall show the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping and any other pertinent information that may be necessary to determine whether or not the proposed special use meets the requirements of this article. The Planning Board may require such other information as it needs to evaluate the application under SEQRA.
- C. Fees. Application for a special use permit shall be accompanied by an application fee as set by the Town Board.
- D. Environmental review. These fees do not cover the cost of environmental review. The applicant shall be responsible for the total cost of environmental reviews that are determined to be necessary to meet the requirements of SEQRA.

§ 228-40. Procedures

- A. Applications for a special use permit that also requires site plan approval shall be made concurrently with the application for Preliminary Approval.
- B. Within 62 days of receipt of a completed application, the Planning Board shall hold a public hearing and give public notice thereof by publication in the official newspaper at least five days prior to the date of the hearing. Within 62 days of the close of such hearing, and subject to the requirements of SEQRA and General Municipal Law §239-l and 239-m, the Planning Board shall approve, disapprove or approve with modifications and conditions the special use permit application. The decision of the planning board shall be filed in the office of the Town Clerk within five business days after such decision is rendered, and a copy thereof mailed to the applicant.
- C. The Planning Board shall consider plans for site layout and design of the proposed use, containing elements relating to parking, means of access, screening, signs, location and dimension of buildings, impact of the proposed use on adjacent land uses, and such other elements as may be reasonably related to the health, safety and general welfare of the community.
- D. The time periods stated herein may be extended by mutual consent of the applicant and the reviewing board.

§ 228-41. (Reserved)

§ 228-42. Standards for all special use permits

The Planning Board shall issue a special use permit only upon a finding that each and all of the following conditions are met:

- A. Uses permitted will be in general harmony with and promote the general purposes and intent of the most recent Comprehensive Plan of the Town and the Zoning Ordinance.
- B. Impact on district. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
- C. Adjacent properties. The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping of the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
- D. Impacts on neighboring properties. Operation in connection with the special use shall not cause more severe impacts to nearby properties by reason of noise, fumes, odors, vibrations, flashing lights or other operational characteristics than would the operations of any permitted use not requiring a special use permit.
- E. Impact on surrounding properties. The nature, duration, and intensity of the operations which are involved in connection with the proposed use will be in harmony with nearby uses and will not alter the essential character of the neighborhood nor be detrimental to the residents thereof. The proposed special use provides sufficient landscaping and/or other forms of buffering to protect surrounding land uses.
- F. Traffic. The use shall not cause undue traffic congestion or create a traffic hazard.
- G. Parking. Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.
- H. Services. The use shall be appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar facilities.
- I. SEQRA. All requirements of SEQRA shall be met.
- J. Additional standards. Special uses shall also be subject to any and all applicable local, state or federal laws, codes, rules or regulations.

§ 228-43. Conditions

The Planning Board shall have the authority to impose such reasonable conditions and restrictions as it may deem necessary prior to approving any Special Use Permit application in order to protect the public health and safety, quality of the Town's natural resources and value of property. The Planning Board shall have the authority to grant Special Use Permits for a period of years having a minimum period of one (1) year to a maximum period of five (5) years, which shall be subject to periodic inspections by the Code Enforcement Officer. If all operations undertaken pursuant to any Special Use Permit issued hereunder have been conducted in full compliance with the terms of such permit and all provisions of this Chapter, such permit shall be renewed by the Planning Board for a period with same number of years it was initially issued. At least ten (10) days before and no more than twenty (20) days prior to taking any such renewal action, the Planning Board shall cause a notice to be published in the official Town newspaper and posted on the official sign board a notice of proposed renewal and a statement

indicating the property affected and the nature of the activity to be permitted. All rules and regulations in effect at the time renewal is granted shall apply to the renewal of the Special Use Permit in the same manner as would a new or original Special Use Permit is issued.

§ 228-44. Recording of Special Use Permit

- A. The special use permit so granted by the Planning Board shall be recorded, or a memorandum of such permit signed by a Town official shall be recorded, in the Office of the Clerk of the County of Monroe. Such documents shall be in a form acceptable for filing and shall make reference to the Liber and Page of the deed granting ownership of the affected premises to the current owner.
- B. Proof of such filing shall be delivered to the Town of Webster Department of Public Works prior to the issuance of a certificate of occupancy to the applicant.

§ 228-45. Review of a special use permit

The Code Enforcement Officer shall make an on-site visit to each property subject to a Special Use Permit not less than one (1) time each year. The purpose of said site visit is to ensure that the use is being operating in accordance with this Chapter and the conditions specified by the Planning Board. If the Code Enforcement Officer shall determine that a violation of this Chapter or of the conditions imposed by the Planning Board exists, the revocation procedures of Section 228-48 of this Chapter shall be invoked.

§ 228-46. Expansion of a special use permit

The nature, duration and intensity of the operations which are involved in or conducted in connection with any use for which a special use permit has been granted shall not be increased or expanded without the approval of the Planning Board. Any expansion of a use which requires a special use permit shall be considered at a public hearing held in accordance with the application requirements and administrative procedures which have been adopted by the Planning Board.

§ 228-47. Expiration of a special use permit

- A. Said permit shall expire if meaningful construction has not been commenced within one year, and has not been completed within two years, of final special permit approval; if no construction is involved, the use has not been commenced within one year of final special use permit approval.
- B. Said permit shall expire if the special use, once begun, ceases operation, for any reason, for more than six (6) consecutive months. For seasonal uses, the use will be considered ceased if there is no operation for at least twelve (12) consecutive months.

§ 228-48. Revocation of a special use permit

- A. A special use permit may be revoked by the Planning Board. The Planning Board shall hold a public hearing to consider whether or not the special use permit grantee has violated the terms and conditions of said special use permit. Said public hearing shall be held only after the permit grantee has been notified, as hereinafter described, by the Building Inspector of said violations and has failed to correct said violations

within the time period established by the Building Inspector. Notice of violations shall be served in the following manner:

- a. By personal service of a copy thereof upon the owner or some one of the owners, executors, legal representatives, agents, lessees or any other person having a vested or continued interest in the premises as shown by the last preceding completed assessment roll of the town or, if no such person can be reasonably found, by mailing to said owner by certified mail, return receipt requested, a copy of said notice directed to his/her last known address; and
 - b. By personal service of a copy of said notice upon any adult person occupying the premises on which said special permit use is conducted, or, if no such person can be reasonably found, by mailing to said occupant by certified mail, return receipt requested, a copy of said notice directed to the address of the premises on which said special permit use is conducted, or by securely affixing a copy of said notice upon any building or structure which is located on the premises on which said special permit use is conducted.
- B. At least ten (10) days before said public hearing, a legal notice of said hearing shall be published in a newspaper of general circulation in the town. Written notice of said hearing shall be mailed to the special permit grantee by certified mail, return receipt requested, directed to the last known address of the permit grantee.

§ 228-49. Temporary special use permits. (Reserved.)

§ 228-50. Existing violations

No special use permit shall be issued for a special use for a property where there is an existing violation of any code of the Town of Webster.

**ARTICLE V
Penalties and Appeals**

§ 228-51. Penalties

- A. A violation of this chapter is hereby declared to be an offense, punishable by a fine not less than \$50 nor more than \$350 or imprisonment for a period not to exceed 15 days, or both, for conviction of a first offense; for conviction of a second offense, both of which were committed within a period of five years, punishable by a fine not less than \$350 nor more than \$700 or imprisonment for a period not to exceed 15 days, or both; and upon conviction of a third or subsequent offense, all of which were committed within a period of five years, punishable by a fine not less than \$700 nor more than \$1,000 or imprisonment for a period not to exceed 15 days, or both. Each week's continued violation shall constitute a separate additional violation..
- B. An owner, general agent, lessee or tenant of the building, other structure or tract of land or any part thereof, or an architect, builder, contractor or anyone who commits or assists in any violation of any of the provisions of this chapter, shall be subject to the penalties imposed by this section. Each week's continued violation shall constitute a separate, additional violation and shall be punishable hereunder.

§ 228-52. Town may seek other remedies

In addition to the foregoing remedies, the Town of Webster may institute any appropriate action or proceeding to prevent, correct or restrain any violation of this chapter.

§ 228-53. Appeals

Any person aggrieved by a decision pursuant to this chapter may appeal that decision in the manner provided for by Article 78 of the Civil Practice Law and Rules (CPLR) and Article 16 of the New York State Town Law.

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

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

I hereby certify that the local law annexed hereto, designated as local law No. 1 of 20 03 of the ~~(County)(City)~~(Town)(Village) of Webster was duly passed by the Webster Town Board on Feb. 20 20 03, in accordance with the applicable provisions of law.

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

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 _____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20 _____, and was (approved)(not approved) (repassed after disapproval) by the _____ and was deemed duly adopted on _____ 20 _____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 _____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20 _____, and was (approved)(not approved) (repassed after disapproval) by the _____ on _____ 20 _____. Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special)(annual) election held on _____ 20 _____, in accordance with the applicable provisions of law.

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

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

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

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

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(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 a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

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

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


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

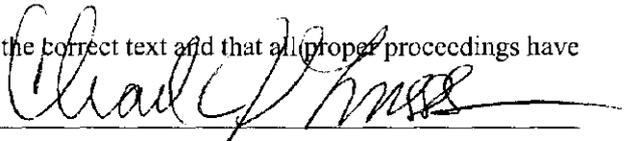
(Seal)

Date: March 3, 2003

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

STATE OF NEW YORK
COUNTY OF Monroe

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.


Signature Charles J. Genese
Town Attorney
Title

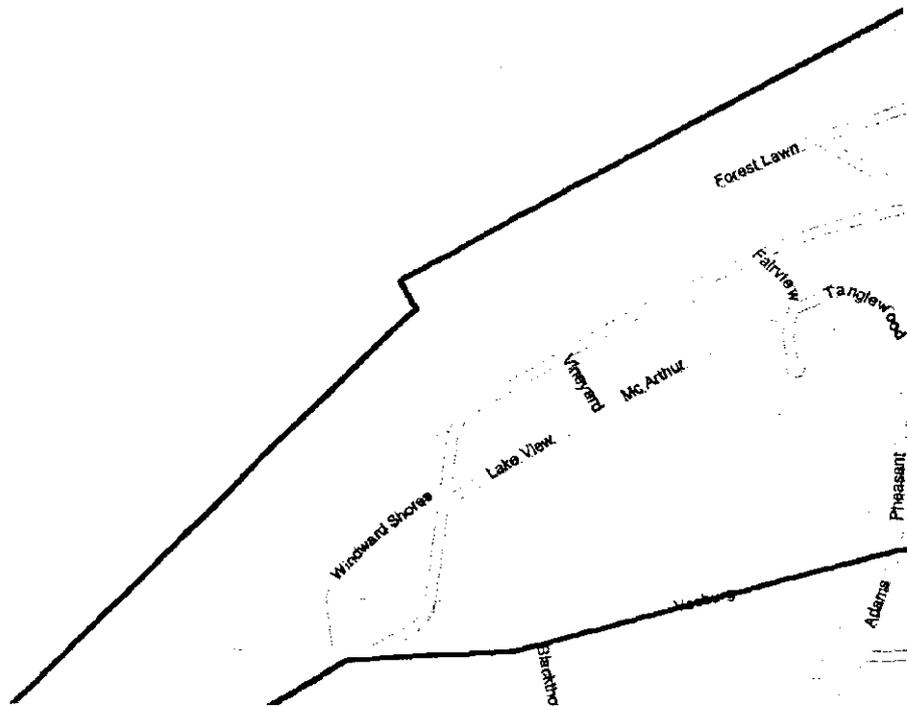
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~~City~~ of Webster
Town
~~Village~~

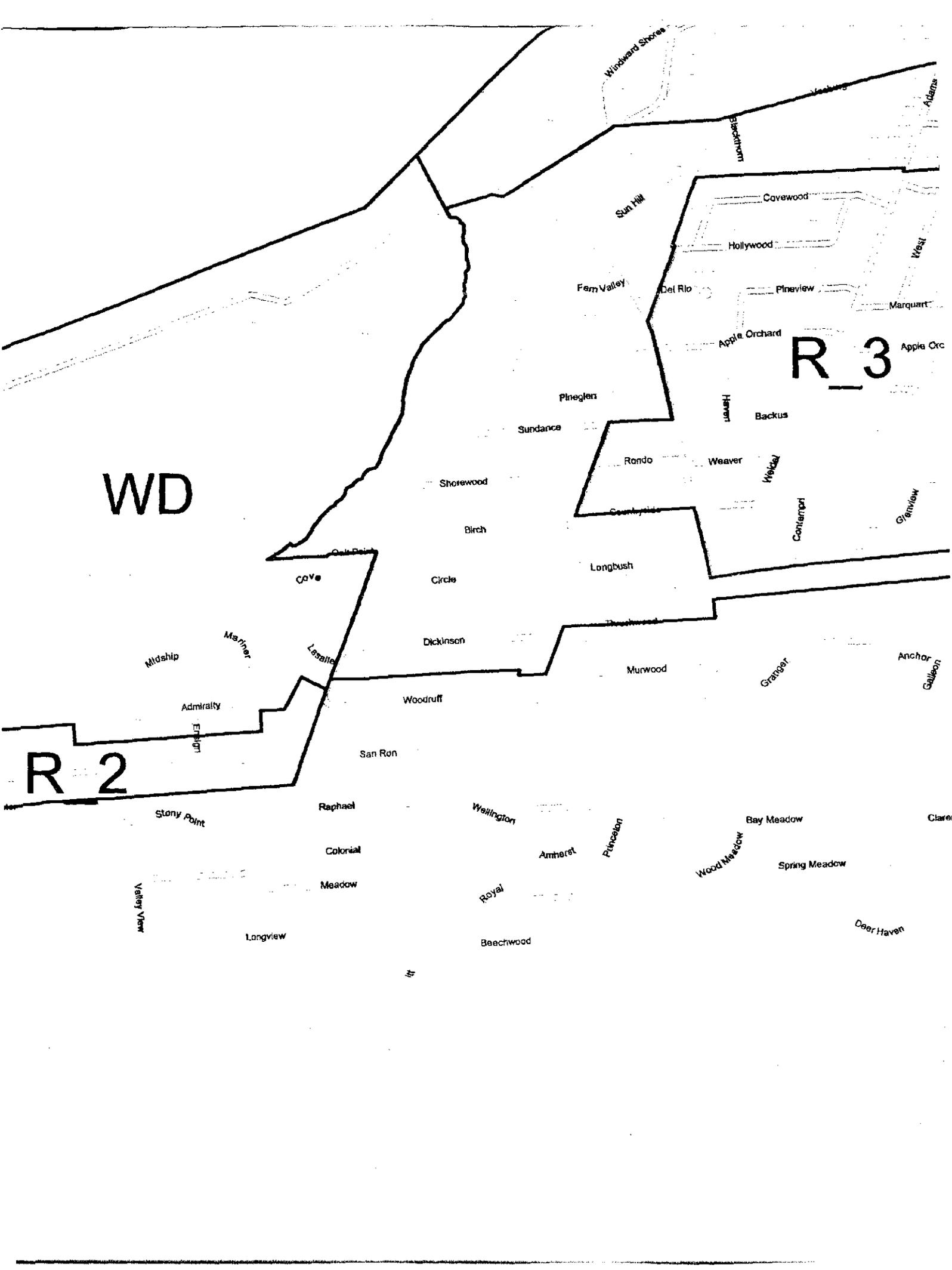
Date: March 3, 2003

R-1	Single Family Residential District
R-2	Single Family Residential District
R-3	Single Family Residential District
L	Large Lot Single Family Residential District
VD	Waterfront Development District
MHR	Medium High Residential District
MR	Low Medium Residential District
C-1	Class 1 Neighborhood Commercial District
C-2	Class 2 Low Intensity Commercial District
IC	Medium Intensity Commercial District

Medium Intensity Commercial District
High Intensity Commercial District
Commercial Outdoor Storage District
Industrial District
Office Park

1,000 2,000 4,000 6,000 Feet





WD

R_2

R_3

Windward Shores

Backbrook

Sun Hill

Covewood

Hollywood

Fern Valley

Del Rio

Pineview

Apple Orchard

Marquart

Apple Cr

Pineglen

Haven

Backus

Sundance

Rondo

Weaver

Welder

Shorewood

Birch

Countryside

Contemp

Clareview

Longbush

Cove

Circle

Midship

Mariner

Lezelle

Dickinson

Murwood

Craneor

Anchor Galleon

Admiralty

Woodruff

R_2

San Ron

Stony Point

Raphael

Wellington

Bay Meadow

Colonial

Amherst

Princeton

Meadow

Royal

Wood Meadow

Spring Meadow

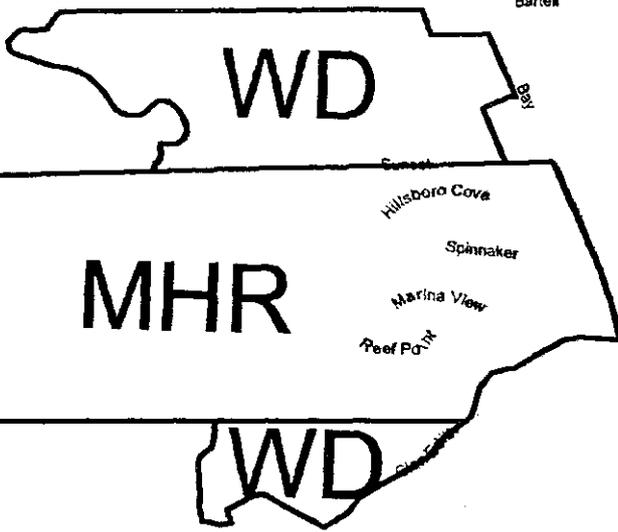
Valley View

Longview

Beachwood

Deer Haven

Meadow
Longview
Beechwood
Bayway
Park Lane
Oakdale
Sunningdale
Irondequoit
Norwood
Volk
Dogwood
Woodland
Jeran
Brookwood
Colorado
Bayside
Rt 104 West to Rt 104 Service Area
Bay Road to Rt 104 West
Rt 104 West to Bay Road
Rt 104 East to Bay Road
Bay Road to Rt 104 East
Inspiration Point
Pebble Beach
Thomar
Maplewoods
Maple



Dear Haven
Afta
Heathland
Maple
Maplewoods
Bartell
Marsdale
La Quinta
Betlor
Ridge
Cherry Hill
High Vista
Parkside
Tara

MHR

Hubbard
Spinnaker
Marina View
Reef Point

WD

High Vista

Cherry Hill

MHR

Mc Ewen

Willow Point

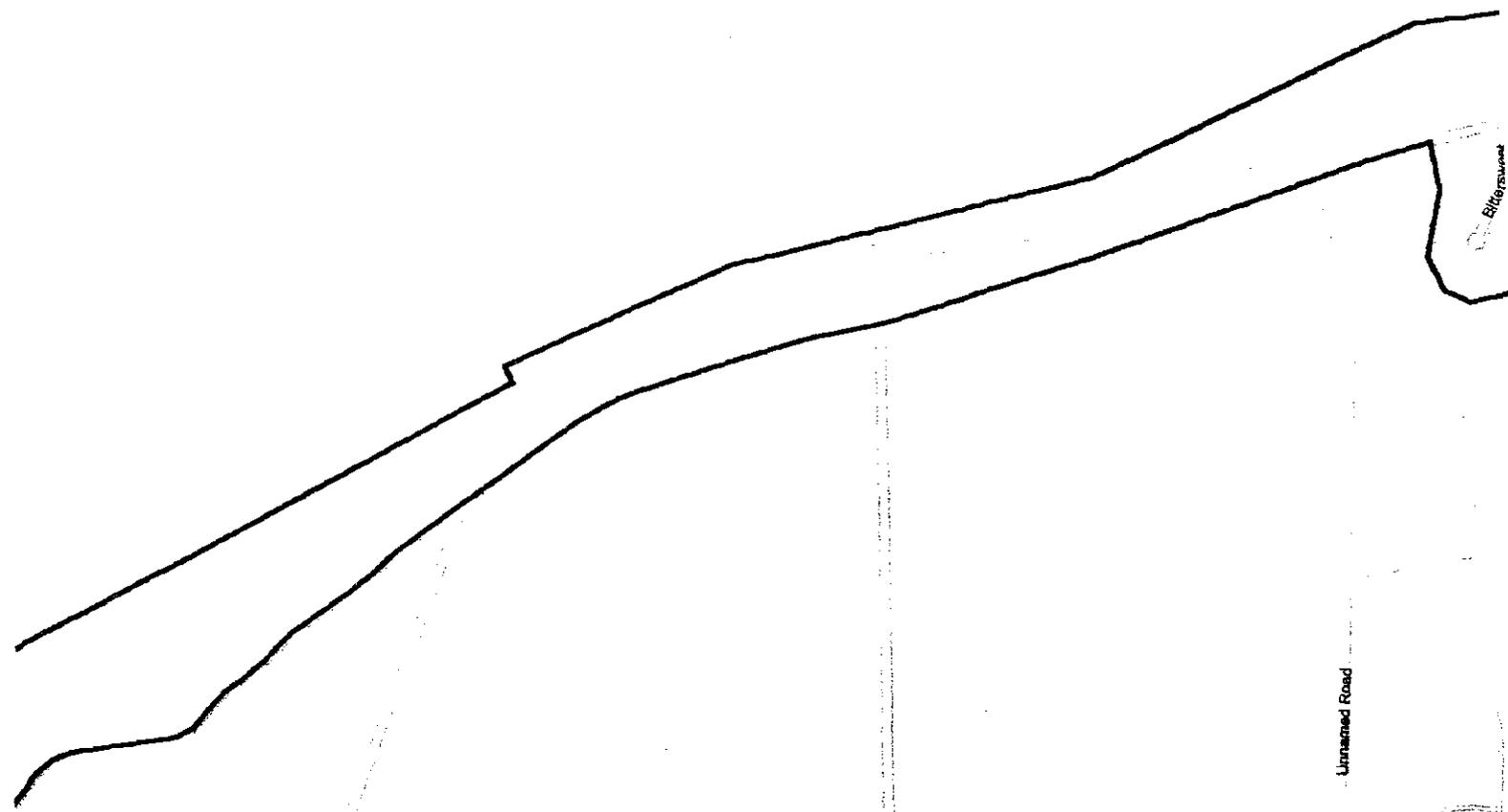
Magnolia

Parkside

Tara

Town Of Webster





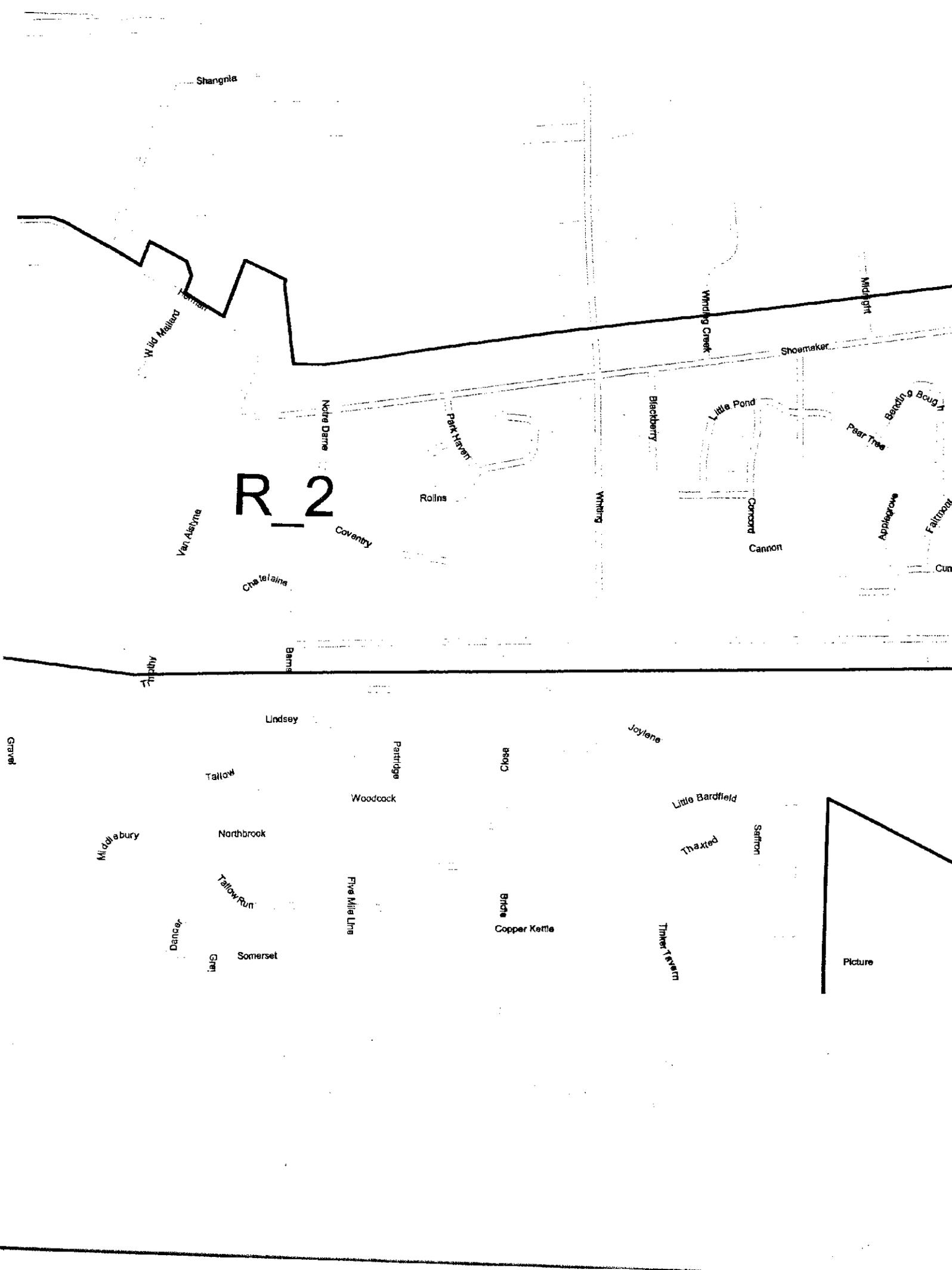
Bitterroot

Unnamed Road

Pellet

Shangria

LL



R_2

Shangna

Wild Meiberg

Whiting Creek

Shoemaker

Van Asstyne

Notre Dame

Park Haven

Blackberry

Little Pond

Berkling Boug

Pear Tree

Applegrove

Falmouth

Concord

Cannon

Whiting

Rollins

Chatelaine

Barns

Thimby

Lindsey

Patridge

Close

Joylene

Woodcock

Little Bardfield

Saffron

Thaxted

Copper Kettle

Five Mile Lane

Tinker Tavern

Picture

Somerset

Gren

Tailow Run

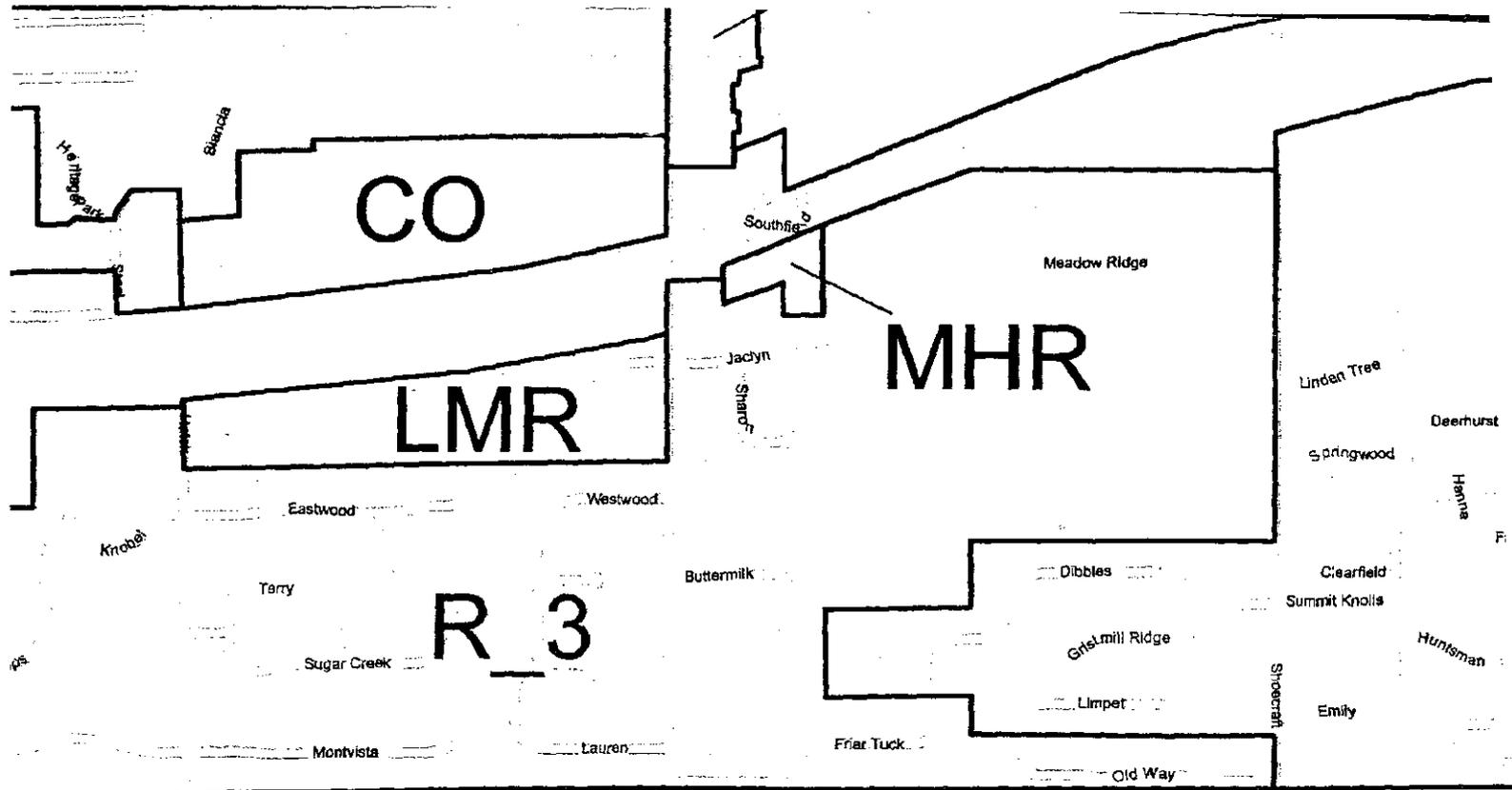
Northbrook

Middlebury

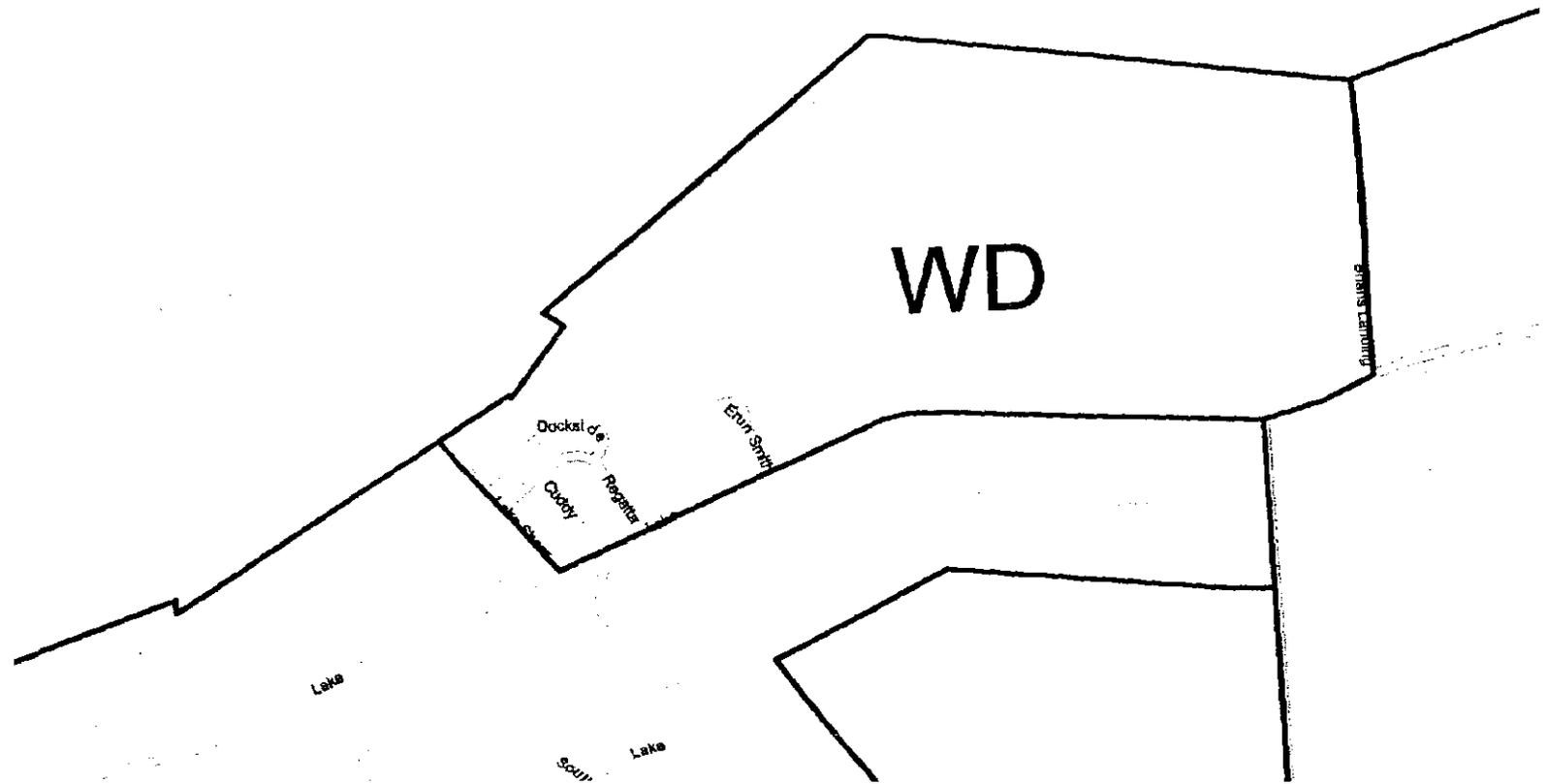
Dancer

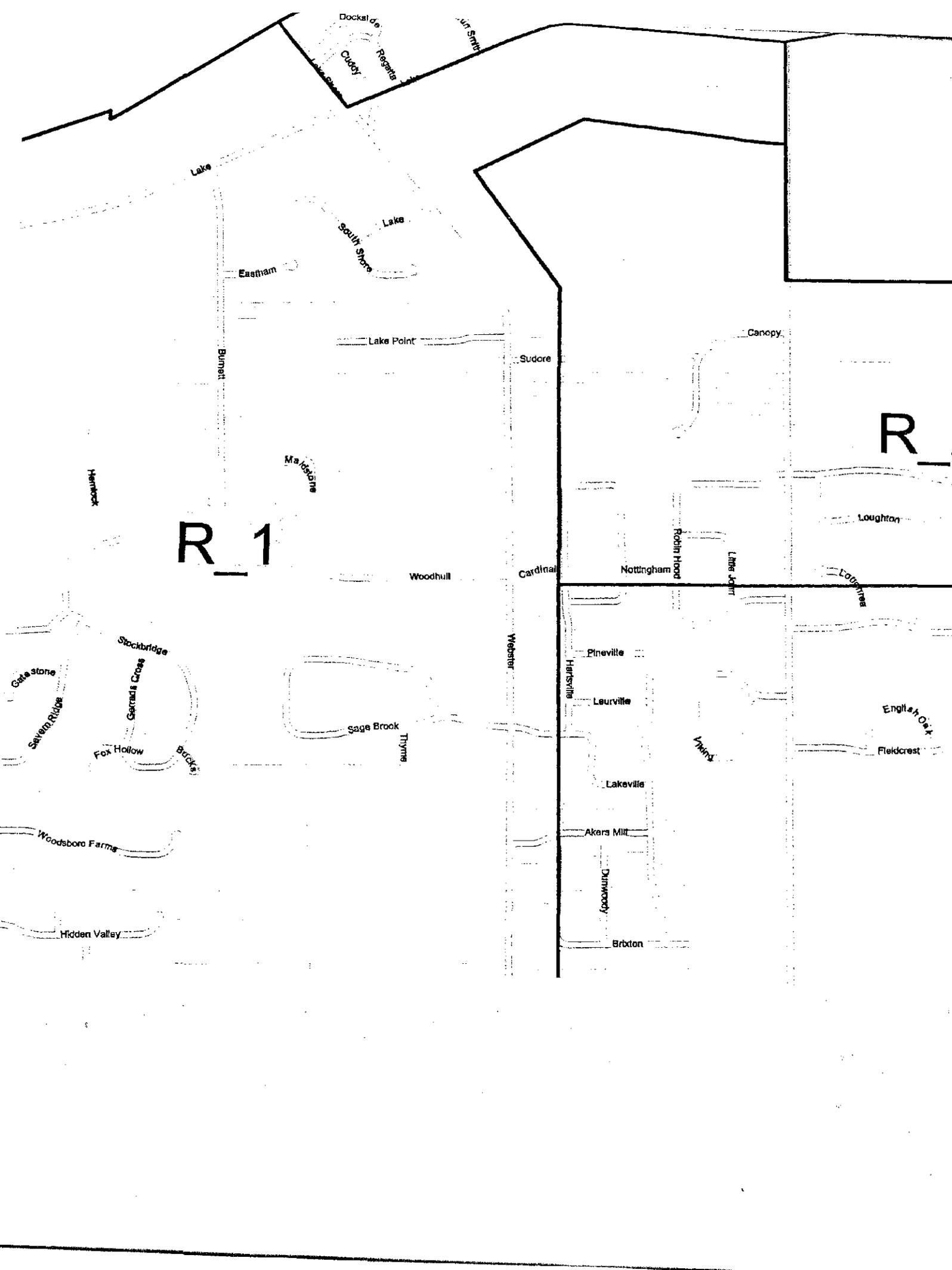
Tailow

Gravel



ng Map





R_1

R_2

Dockal de Regents
Cudof

Lake

South Shore
Lake

Eastham

Lake Point

Sudore

Canopy

Burnet

Malborne

Loughton

Woodhull

Cardinal

Nottingham

Robin Hood

Little Acorn

Loughness

Gatestone

Stockbridge

Gernads Cross

Sevens Ridge

Fox Hollow

Bricks

Sage Brook

TTYmes

Englewood

Fieldcrest

Ptneville

Leurville

Lakeville

Akers Mill

Dunwoody

Brxton

Vines

Woodsboro Farms

Hidden Valley

Henlock

g Woods

R_3

Stone Gate
Stone Gate

Renard

Kristalberg

Climaberry

Inquols

Mohawk

Pontiac

Seneca

Lincolnton

Southwick

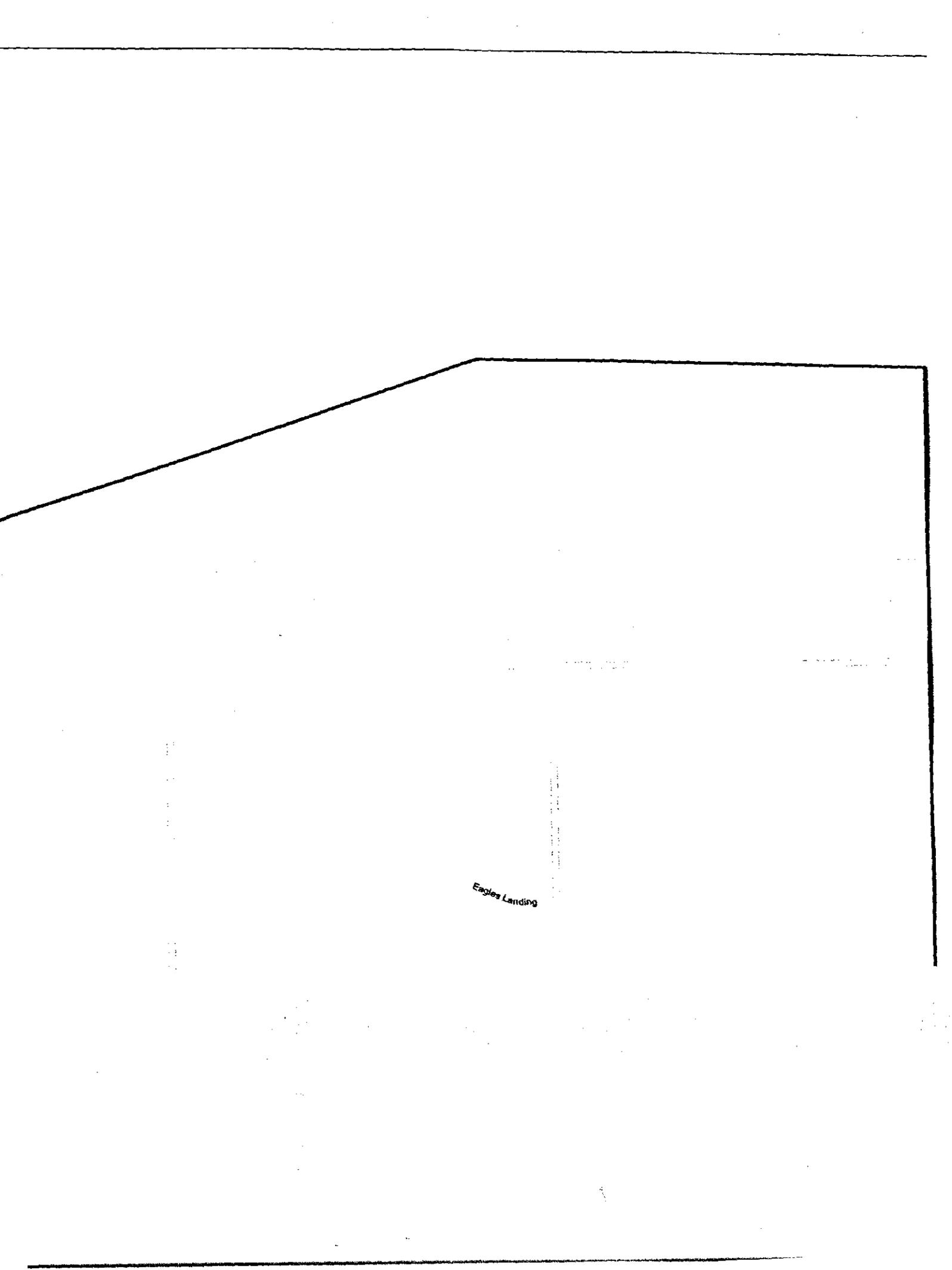
Kathrena

Christy

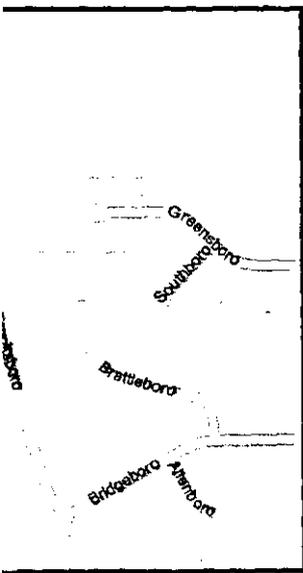
Columb

Chimney

Fremley



Eagle Landing



Sandy



Basket

Woodard

Gov't View

Bushwood

Schlegel

IN

Schlegel

Shallow Creek

Pipeline

Wilmot

Boulter Industrial Tebor

PL 404

PL 404

Rt. 104

Salt Road to Rt 104 West

Rt 104 West to Salt Road

Rt 104 East to Salt Road

Salt Road to Rt 104 East

LC_2

Haleswo

R_1

Co. wo

LL

State

South Creek
East UML

Harris

Hard Rock

Pravay

Colby R. James
 Supervisor
Sam Miller
 Commissioner Of Public Works

DATE	REVISION
2/20/2003	ADOPTED

Canlier Cove

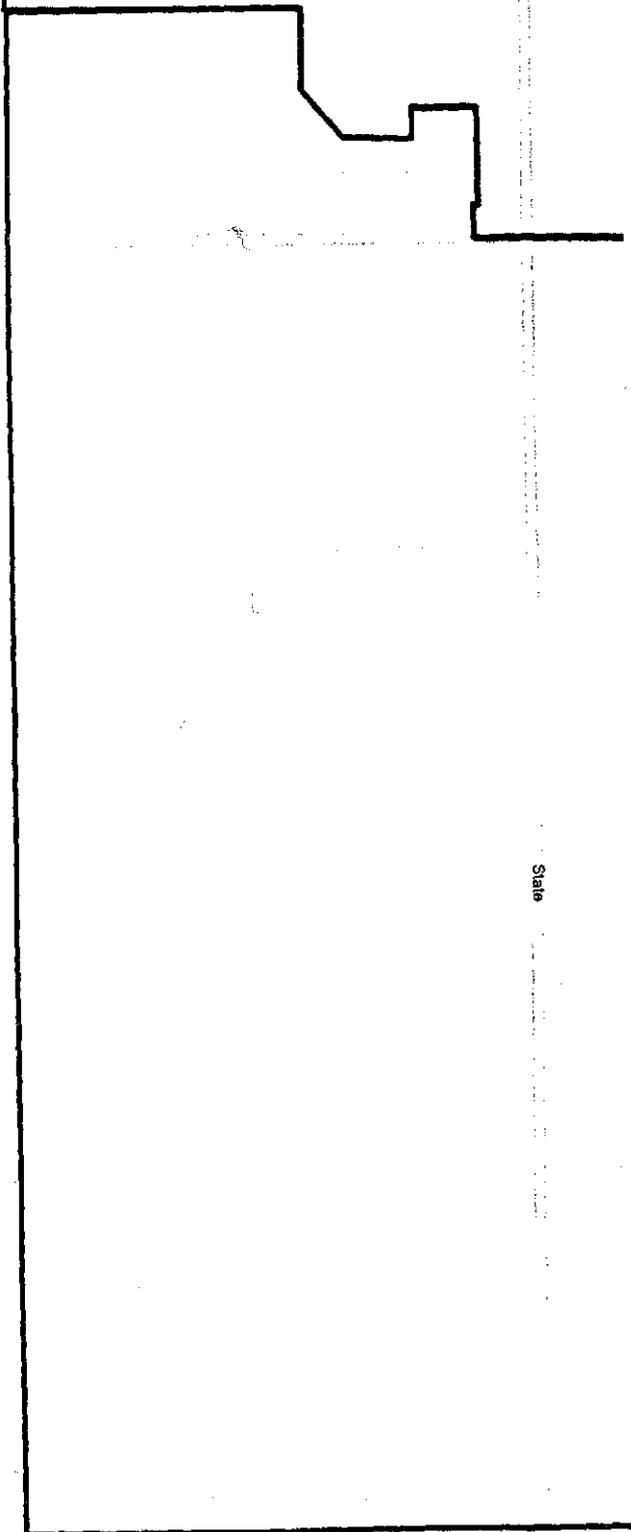
Sam

11/1/03

Hard

Rock

State



Colleen R. James
 Supervisor

James Bell
 Commissioner Of Public Works

DATE	REVISION
2/20/2003	ADOPTED

Date: 1/15/03

Conifer Cove

1585

11/10