

## PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Town Board of the Town of Southeast shall hold a public hearing at Town Hall, 1360 Route 22, Brewster, NY, on Thursday, December 23, 2021, at 7:00 PM or as soon thereafter as interested parties may be heard, to hear public comment on a proposed zoning text and map amendments for the Route 6 corridor between Tilly Foster Road and the Village of Brewster. Copies of the proposed local law may be obtained from the Town Clerk of the Town of Southeast during normal business hours, and is available on the Town's website: <http://www.townofsoutheast-ny.com/>

By Order of the Town Board  
Hon. Michele Stancati, Town Clerk

**Town of Southeast, Putnam County, NY**  
**Local Law No. \_\_ of 2021**

A LOCAL LAW entitled: “A Local Law to Amend Chapter 138 of the Town Code, ‘Zoning’.”

Be it enacted by the Town Board of the Town of Southeast, Putnam County, New York, as follows:

**SECTION 1. LEGISLATIVE INTENT**

The Town Board of the Town of Southeast recognizes the mixed-use character of Route 6 between the Village of Brewster and the Town of Carmel. The Town Board of the Town of Southeast finds that the Route 6 corridor between its intersection with Putnam Avenue (CR 36) and its intersection with Tilly Foster Road should be rezoned to better reflect the mix of uses within the corridor and correct pre-existing non-conforming conditions.

**SECTION 2. PROPERTY AFFECTED**

The premises affected by this rezoning are designated on the map included as Exhibit A, and described and generally known as the Route 6 corridor between its intersection with Putnam Avenue (CR 36) and its intersection with Tilly Foster Road, inclusive of the south side of Putnam Avenue north of the Putnam County Trailway.

**SECTION 3. AMENDMENTS TO ARTICLE II, “ESTABLISHMENT OF DISTRICTS; MAP”**

**Section 138-5, “Districts Enumerated” is hereby amended, in part, to add a new General Commercial 2 (GC-2) Zoning District as follows:**

<b>District</b>	<b>Map Code</b>
General Commercial 2	GC-2

**SECTION 4. AMENDMENTS TO ARTICLE V, “NONRESIDENTIAL DISTRICTS”**

Chapter 138 Attachment 5, "Town of Southeast Commercial Zoning Schedule," is hereby amended, in part, to add a new GC-2 Zoning District:

District	Permitted Principal Uses (see Notes G, N, W, and X)	Permitted Accessory Uses (see Notes F, H and M)	Special Permit Uses	Conditional Uses (See Notes Q, S)	Minimum Lot Size			Minimum Yards			Maximum Coverage			Open Space Requirements (percentage of lot)		Maximum Height		Parking Setback			
					Squares Feet (thousands)	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Building Coverage	Floor Area Ratio	Lot Coverage	Stories	Feet	Front (feet)	Side (feet)	Rear (feet)		
GC-2	Bed-and-breakfast/country inn Office Personal services Professional services Restaurant Single-family residential	Outside storage Private utilities	Public utilities Senior housing	General business Recreation Retail Telecommunications towers and facilities Accessory Apartment	40	100	100	50	50	50	50	50	1.5%	0.4	45%	55%	2	30	15	10	10

**Chapter 138 Attachment 5, “Town of Southeast Commercial Zoning Schedule,” is hereby amended, in part, as follows:**

Note X: In the GC-2, RC and RC-2 Zoning Districts single family residential uses are permitted at the same density as the R-160 Zoning District.

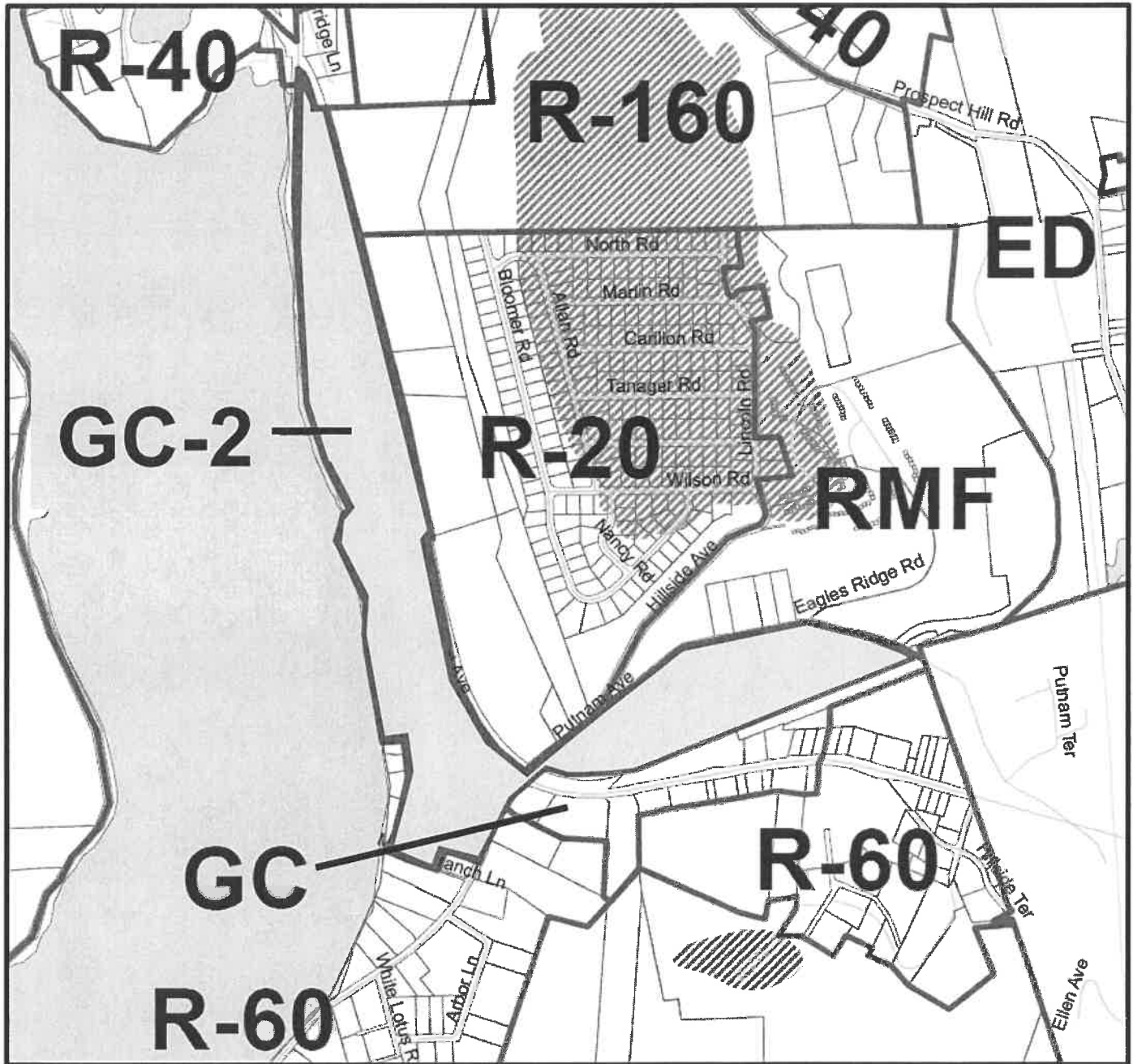
**SECTION 5.                  VALIDITY**

The invalidity of any word, section, clause, paragraph, sentence, part, provision of this Local Law shall not affect the validity of any other part of this Local Law that shall be given effect without such invalid part or parts.

**SECTION 6.                  EFFECTIVE DATE**

This Local Law shall take effect immediately upon filing with the Secretary of State.

# Exhibit A



 Proposed GC-2 Rezoning Area