

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

- County
 City of Philipstown
 Town
 Village

Local Law No. _____ of the year 20 07

A local law Amendment Number - Zoning Law - Town of Philipstown
(Insert Title)

To amend the Code of the Town of Philipstown, Chapter 175
thereof entitled Zoning, to change the provisions of the
Quarry Pond Planned Development District

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

- County
 City of Philipstown as foll
 Town
 Village

(Delete this line of text and enter text of local law here)

SECTION 1. Chapter 175 of the Code of the Town of Philipstown, Section 175-61.1C(1) is hereby amended to read as follows:

Section 175-61.1C. Standards.

- (1) The QPPDD shall permit 68 units of age-restricted (55 and older) senior housing and 10 units of affordable housing on the parcel of land described herein.

However, if direct primary access to the age-restricted and the affordable housing from Route 9 is provided, the QPPDD shall permit up to 80 units of age-restricted (55 and older) senior housing and shall permit 10 units of affordable housing on the parcel of land described herein.

SECTION 2. Chapter 175 of the Code of the Town of Philipstown, Section 175-61.1 E(17) is hereby amended to read as follows:

Section 175-61.1E. Additional restrictions and requirements.

- (17) Conceptual plan. The site plan application submitted to the Planning Board for site plan approval shall generally conform to the plan entitled "Concept Plan – 68 Seniors/10 Affordable for Proposed Quarry Pond PDD Rezoning Route 9 & Horton Road" prepared by Tim Miller Associates, Inc., dated February 2004, last revised December 1, 2005, filed in the Town Clerk's office, or such amended concept plan as may be adopted by local law.

However, if direct primary access to the age-restricted and the affordable housing from Route 9 is provided, the site plan application submitted to the Planning Board shall generally conform to the "Overall Site Plan" for Quarry Pond Senior Housing Development prepared by Insite Engineering, dated 5/4/06, last revised 12/1/06.

SECTION 3. Effective Date. This Local Law shall become effective immediately upon its filing with the Secretary of State.