

# 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  Town  Village

(Select one:)

of Shawangunk, Ulster County, New York

Local Law No. 4 of the year 2022

A local law entitled: Route 52 Business Corridor ("52BC") and Small Business (SB) Extension  
(Insert Title)

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

County  City  Town  Village

(Select one:)

of Shawangunk as follows:

See attached.

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

**Town of Shawangunk**

**Local Law No. 4 of 2022**

A Local Law to enact certain amendments to Chapter 177, Zoning, of the Code of the Town of Shawangunk including amendments to the zoning map, to expand the allowable types of uses along the NYS Route 52 corridor west of Sinsabaugh Road and also west of the Pine Bush hamlet in order to implement the goals and objectives set forth in the 2020 Town of Shawangunk Comprehensive Plan. A small extension of the SB zoning district in Walker Valley is also enacted with this local law.

**SECTION I. TITLE.**

This local law shall be known as the "Route 52 Business Corridor ("52BC") and Small Business Extension Local Law, enacting certain zoning text and map amendments to Chapter 177, Zoning, of the Code of the Town of Shawangunk to further provide for and enhance economic development opportunities along the NYS Route 52 corridor to serve the western portion of the Town of Shawangunk.

**SECTION II. AUTHORITY.**

This local law is authorized by the New York State Constitution including Article IX Section 2, the relevant provisions of the New York Municipal Home Rule Law, the Statute of Local Governments, the Town Law, the General Municipal Law, the Zoning Law and the local laws and land use regulations of the Town of Shawangunk and the general police power vested in the Town of Shawangunk to provide for the health, safety and welfare of the citizens of the Town.

**SECTION III. PURPOSE AND FINDINGS.**

It is a goal of the Town of Shawangunk Comprehensive Plan, as adopted in 2020, to actively encourage and expand opportunities for the development of taxable nonresidential uses in a manner consistent with the Town's rural community character. The Town recognizes the opportunity to encourage said uses along the NYS Route 52 corridor between the Walker Valley hamlet and the Pine Bush hamlet. These zoning amendments will allow a range of nonresidential uses that expand the Town's tax ratable and employment base, but in a manner which protects the quality of adjoining residential neighborhoods from any potential adverse effects.

**SECTION IV. REVISIONS TO CHAPTER 177, ZONING LAW OF THE TOWN OF SHAWANGUNK**

Chapter 177, Zoning, of the Code of the Town of Shawangunk, also referred to herein as the Town of Shawangunk Zoning Law is hereby amended as follows:

- 1. Designation of District. Section 177-1. Designation of Districts,** is hereby amended to add after "A-I Airport Industrial" the following new zoning district:

52BC                      Route 52 Business Corridor

2. **Route 52 Business Corridor.** Amend Section 177-6, Purposes of zoning districts; use regulations, to add the following new section **177-6.O Route 52 Business Corridor (52BC) as follows:**

O. Route 52 Business Corridor.

- (1) Purpose. The purpose of the Route 52 Business Corridor (52BC) district is to provide additional locations for a variety of retail, service, and other small businesses, where such businesses can reinforce each other and provide convenient locations for residents and visitors in the westerly portion of the Town of Shawangunk but in a manner which protects the quality of area residential uses.
- (2) **Permitted principal uses** shall be those located in existing structures, or new structures with no more than a 3,000 square foot footprint, as follows. Multiuse buildings or developments with multiple buildings on a site shall be regulated in accordance with the provisions for a flex space building:

Apartment(s) above ground-floor business  
Appliance sales and service  
Bakeries and food store  
Bank or credit union  
Barbershops and beauty parlors  
Book, card and stationery stores  
Business and professional office  
Candy and tobacco shops  
Child day care center  
Dry goods and variety stores  
Electronic equipment rental, sales and service  
Family day care center  
Farmer's market  
Florists and garden supplies  
Hardware stores  
House of worship  
Newspaper and periodical vendors  
Office  
Package liquor or wine store  
Pet shop  
Photographic supplies, services and equipment  
Shoe sale and repair service  
Sporting goods shop  
Tailors and dressmaker  
Tattoo parlor  
Wearing apparel store