

TOWN OF NORTH GREENBUSH

LOCAL LAW NO. 3 of 2023

A local law entitled "**The 2022 North Greenbush Official Zoning Map Amendment Law for property at Ludlow Lane having Tax Map Parcel I.D.# 133.00-2-6**"

Be it enacted by the Town Board of the Town of North Greenbush as follows:

Section 1. Amendment of Official Zoning Map

The Town of North Greenbush hereby amends the Official Zoning Map of the Town of North Greenbush pursuant to Town Law Section 265 and the Town of North Greenbush Zoning Law Section 197-5 and Article XIII by changing the zoning classification of Tax Map Parcel No 133.00-2-6, now or formerly owned by J & A United, LLC, 427 New Karner Road, Suite 2, Albany, NY 12205 from the General Business District ("BG") zoning classification to the R4 zoning classification.

Section 2.

The enforcement officer, or duly authorized representative, is hereby authorized and directed to amend the Official Zoning Map of the Town of North Greenbush in accordance with the terms of this local law pursuant to Section 197-5 of the Code of the Town of North Greenbush.

Section 3.

This law modifies, amends, adds to and supersedes Section 197-5 of the North Greenbush Town Code to the extent that said Local Law affects the property described in this Local Law.

Section 4.

The Town of North Greenbush Planning Board must approve a Site Plan Application for the development of this parcel prior to the herein above-described land in Section 1, being used for R4 (multifamily use).

Section 5.

The Town of North Greenbush Planning Board when approving a site plan for said property shall consider improvements to the property to include a building facades, materials and landscaping consistent with the recent building construction along in the vicinity.

Section 6.

Buildings shall connect to the Town of North Greenbush public water system prior to, the herein above described land in Section 1, being used for R4 Multifamily use.

Section 7.

Buildings shall connect to the Town of North Greenbush public sanitary sewer system prior to, the herein above described land in Section 1, being used R4 Multifamily Use.