

Town of Sennett - DRAFT Zoning Law Amendment Explanations

This document is a companion to the December 20, 2023 version of the draft amendments to the Town of Sennett Zoning Law. It is intended to provide a quick reference to each of the proposed changes in the existing zoning law and provide the Ad-Hoc Zoning Committee’s reasoning for their recommended changes. The following table is organized to provide the page number or range of pages, the section number, and explanation of the proposed changes for each proposed addition or deletion of text to the zoning law.

***Note:** The page numbers listed in the table reflect the page numbers in the current draft of the proposed amended zoning law which is a redline (marked-up) version of the law that clearly shows all proposed added and deleted text which has adjusted the page numbers. These pages numbers do not match the page numbers for the content of the current zoning law and readers should not expect the page numbers to match between the two documents.

Page #	Section #	Proposed Changes
i-vi	Table of Contents	<ul style="list-style-type: none"> Made text and page number changes that correspond with the proposed changes in the document for accuracy. Added the zoning map at the end of the document.
4	Section 200	<ul style="list-style-type: none"> Added new definitions for Agricultural Land and Agricultural Practices to support the definition of the new use of Agri-Tourism in the Hospitality-Tourism District (H-T).
5	Section 200	<ul style="list-style-type: none"> Added a new definition for Agriculture to support the definition of the new use of Agri-Tourism. Added a new definition for the new use of Agri-Tourism in the H-T district.
5-6	Section 200	<ul style="list-style-type: none"> Updated the definition for Bed and Breakfast to better align with the NYS Uniform Fire Prevention and Building Code definition and requirements for this use in the H-T and other districts where the use is allowed.
5-6	Section 200	<ul style="list-style-type: none"> Updated the definition for Boarding House/Rooming House to better align with the NYS Uniform Fire Prevention and Building Code definition and requirements for this use in the H-T and other districts where the use is allowed.
6	Section 200	<ul style="list-style-type: none"> Added a new definition for Buffer to support the new buffer requirements for the H-T district.
6	Section 200	<ul style="list-style-type: none"> Removed “Outdoor Seating Approved” from the title of the Café/Internet Café/Coffee Bar definition because regulations and requirements like this do not belong in the definition title. This use is permitted by right in the H-T district subject to site plan approval by the Planning Board who will determine if, where, and how outdoor seating may be allowed on a case by case basis in accordance with the current zoning procedures.
7	Section 200	<ul style="list-style-type: none"> Updated the definition for Carnival/Circus/Festival/Show/Exhibition to better align with the new special use permit criteria for this use in the H-T and other districts where the use is allowed.
8	Section 200	<ul style="list-style-type: none"> Added a new definition for Craft Beverage Industry to support the new use of Craft Beverage Industry in the H-T district.
9	Section 200	<ul style="list-style-type: none"> Changes and modernized the term of Emergency Occupancy to Dwelling, Emergency and provided a new definition for Dwelling, Emergency because this use (old term or new) is not defined in the current zoning law.
9	Section 200	<ul style="list-style-type: none"> Added a new definition for Event Venue to support the new use of Event Venue in the H-T district.
9-10	Section 200	<ul style="list-style-type: none"> Updated the definition of Farm Stand for Sale of Produce to better align with the updated criteria for this use in the H-T and other districts where the use is allowed.
10	Section 200	<ul style="list-style-type: none"> Deleted the reference to Section 504.7 at the end of the definition for Home Occupation because it was unnecessary and now incorrect.
10	Section 200	<ul style="list-style-type: none"> Updated and modernized the definition for Hotel as it relates to this use in the H-T and other districts where the use is allowed and to properly distinguish hotels from motels.

Page #	Section #	Proposed Changes
10-11	Section 200	<ul style="list-style-type: none"> Added a new definition for Impervious Surface to support the new definition of Lot Coverage and to support the new maximum lot coverage requirement for the H-T district.
11	Section 200	<ul style="list-style-type: none"> Added a new definition for Inn to support the new use of Inn in the H-T district.
11	Section 200	<ul style="list-style-type: none"> Updated and modernized the definition for Library/Museum as it relates to this use in the H-T and other districts where the use is allowed.
11	Section 200	<ul style="list-style-type: none"> Added a new definition for Lot Coverage to support the new maximum lot coverage requirement for the H-T district.
12	Section 200	<ul style="list-style-type: none"> Added a new definition for Mixed-Use Development to further support the existing definition for Mixed Use Commercial and Residential as this use relates to the H-T and other districts where the use is allowed.
12	Section 200	<ul style="list-style-type: none"> Updated and modernized the definition for Motel as it relates to this use in the H-T and other districts where the use is allowed; and to properly distinguish motels from hotels.
12	Section 200	<ul style="list-style-type: none"> Added a new definition for Neighborhood Character to support the new district/purpose statement for the H-T district.
13	Section 200	<ul style="list-style-type: none"> Added a new definition for Open Space to support the new requirements of maintaining some open space in the H-T district.
13-14	Section 200	<ul style="list-style-type: none"> Added new definitions for Recreation; Recreation Vehicle Park; Recreational Vehicle (RV); and Recreational Campground to support other definitions, requirements, and prohibitions for these uses in the H-T district. Removed “Including Campground” from the title of the definition for Recreation and Entertainment Facility-Outdoor because it is unnecessary in the title as campground is one of many types of outdoor recreation and entertainment facilities included in this existing definition.
14-15	Section 200	<ul style="list-style-type: none"> Updated and modernized the definitions for Religious Use and Restaurant to better support these uses in the H-T district and other districts where these uses are allowed.
15	Section 200	<ul style="list-style-type: none"> Added a new definition for Roomer, Boarder, or Lodger to support the definitions for Bed and Breakfast; Boarding House/Rooming House; Hotel, Inn; and Motel.
17	Section 200	<ul style="list-style-type: none"> Added a new definition for Spa to support the new use of Spa in the H-T district.
18	Section 200	<ul style="list-style-type: none"> Removed “- With Gas” from title of definition for Vehicle Service Station because it is unnecessary and the associated definition provides scenarios where gas may or may not be part of a vehicle service station.
18	Section 200	<ul style="list-style-type: none"> Updated and modernized the definition for Veterinary Clinic/Animal Hospital as this use relates to the H-T and other districts where the use is allowed.
19	Section 300	<ul style="list-style-type: none"> Corrected the section reference for the Industrial District relating to the new location of the definition for Heavy Industry which resulted from other changes to Section 504 and the creation of Section 505. Updated the district/purpose statement and district name for the Hospitality-Tourism District to better align with the community’s intent and vision for the district; and the practical functionality of the district as a regular “base district” instead of an overlay district.

Page #	Section #	Proposed Changes
28	Section 501	<ul style="list-style-type: none"> • Updated the title to include and more clearly distinguish uses permitted by “Special Conditions” as currently set forth in Section 504. • Corrected the text in subsection B. by shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board. • Added a new subsection C. describing the SC abbreviation for “Special Conditions” as used in the use table for uses permitted subject to conditions as approved by the Code Enforcement Officer to align with the current process as described in Section 504 and to establish a clear distinction in the use table between uses that are permitted by right (no conditions) and uses that are permitted subject to conditions. • The addition of the new subsection C. renumbered the current subsection C. to D. • Updated the column header in the Table of Use Regulations for the Hospitality-Tourism District by changing H-L to H-T and deleting “Overlay”. • Changed the approval of SP from the ZBA to the PB at the direction of the Town Board; and added “SC = Special Conditions (CEO)” to the key at the top of the table to align with the changes made in Section 501. • Added the new use of Agri-Tourism to the table with P for the H-T district and P for the A/R district at the direction of the Town Board.
29	Section 504	<ul style="list-style-type: none"> • Added the use of Attached/Unattached Accessory Buildings and Accessory Uses to the use table which was left out of the current use table by mistake and added SC for all districts to correct the table to align with the existing criteria requirements for said use in current Section 504.8. • Changed Bed & Breakfast from SP to P for the H-T District only. • Changed Boarding House/Rooming House from P to SP for the H-T District only. • Changed Bookstore from P to SP for the H-T District only. • Removed “Outdoor Seating Approved” from Café/Internet Café/Coffee Bar because the approval of such seating will be done during site plan review by the Planning Board and should not be listed with the use here in the use table. • Changed Care Facility/Residence or Shelter from P to SP for the H-T District only. • Changed Construction Services, Home Based from P to SC for all districts to correct the table to align with the existing criteria requirements for said use in current Section 504.18. • Changed Convenience Store w/Gas Pumps or w/out Gas Pumps from SP to blank (prohibited) for the H-T District only. • Added the new use of Craft Beverage Industry to the table with SP for the H-T district and SP for the C/LI district at the direction of the Town Board. • Removed “Mixed Use” from Dog Grooming Facility because it is confusing as to the context and intend as well as unnecessary. The Ad-Hoc Zoning Committee could not determine what part of the facility use was to be “mixed use”, the business itself, the building it is located in, etc. so they chose to remove that language for clarity purposes. • Changed Dwelling - Multi Family from P to SP for the H-T District only. • Changed Dwelling, Townhouse from P to SP for the H-T District only. • Changed Dwelling, In-Law Apartment from P to SC for all districts to correct the table to align with the existing criteria requirements for said use in current Section 504.21. • Added the use of Dwelling, Emergency to the use table to replace the existing use of Emergency Occupancy which was left out of the current use table by mistake and added SC for all districts to correct the table to align with the existing criteria requirements for said use in current Section 504.15. • Added the new use of Event Venue to the table with SP for the H-T district only. • Changed “Farm/Dwelling for Farm Workers” to Farm Worker Dwelling and changed P to SC for all applicable districts to correct the table to align with the existing use title and criteria requirements for said use in current Section 504.16. • Changed Farm Stand for Sale of Produce from P to SC for all applicable districts to correct the table to align with the existing criteria requirements for said use in current Section 504.1.

Page #	Section #	Proposed Changes
30	Section 504	<ul style="list-style-type: none"> • Changed Home Occupation from P to SC for all applicable districts to correct the table to align with the existing criteria requirements for said use in current Section 504.7. • Added the new use of Inn to the table with P for the H-T district only. • Added the use of Mining and Excavations to the use table which was left out of the current use table by mistake and added SP for all applicable districts to correct the table to align with the existing criteria requirements for said use in current Section 504.19. • Changed Parking Lot (Primary Use) from SP to blank (prohibited) for the H-T District only. • Changed Quarry Operation/Sand & Gravel Operation from SP to blank (prohibited) for the H-T District only. • Removed “Mixed Use” from Recreation & Entertainment Facility – Indoor because it is confusing as to the context and intend as well as unnecessary. The Ad-Hoc Zoning Committee could not determine what part of the facility use was to be “mixed use”, the business itself, the building it is located in, etc. so they chose to remove that language for clarity purposes. • Removed “Including Campground” from Recreation & Entertainment Facility – Outdoor because it is unnecessary as described previously for Section 2. • Changed Restaurant - Drive-thru from SP to blank (prohibited) for the H-T District only. •
31	Section 504	<ul style="list-style-type: none"> • Changed Rod & Gun Club from SP to blank (prohibited) for the H-T District only. • Changed Saw Mill from SP to blank (prohibited) for the H-T District only. • Changed Shopping Center from SP to blank (prohibited) for the H-T District only. Added the new use of Spa to the table with SP for the H-T district only. • Changed Stable - Private from P to SC for all applicable districts to correct the table to align with the existing criteria requirements for said use in current Section 504.23. • Changed Stable - Public from P to SC for all applicable districts to correct the table to align with the existing criteria requirements for said use in current Section 504.23. • Changed Towers & Communication Antennas from SP to blank (prohibited) for the H-T District only. • Removed “w/Gas” from Vehicle Service Station to correct the table to align with the existing use title for said use in current Section 504.12. • Changed Veterinary Clinic/Animal Hospital from P to SC for the A/R district only to correct the table to align with the existing criteria requirements for said use in current Section 504.2. • Changed Warehousing/Self-Storage/Mini-Storage from SP to blank (prohibited) for the H-T District only. • Replaced ZBA with Planning Board in the first sentence of the paragraph below the use table shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board. • Added the missing word “code” to the last sentence of the paragraph under the heading SPECIAL CONDITIONS REFERENCED IN SECTION 504, TABLE OF USE REGULATIONS to properly identify the code enforcement officer as the person responsible for reviewing and approving all special condition uses. • Removed the word “additional” from the title ADDITIONAL CRITERIA FOR CERTAIN SPECIFIED USES because it is unnecessary. • Separated the SC uses from the SP uses that are currently mixed together in the existing subsections 504.1 through 504.23 and reorganized them by alphabetical order, resulting in Attached and Unattached Accessory Buildings and Accessory Uses being renumbered to Section 504.1 from 504.8.
32	Section 504	<ul style="list-style-type: none"> • Renumbered Construction Services, Home Based to Section 504.2 from 504.18. • Removed “one” and added an “s” to the end of the work vehicle in the last sentence of the requirements for Construction Services, Home Based to make this requirement less restrictive. • Renumbered Dwelling, In-Law Apartment to Section 504.3 from 504.21.

Page #	Section #	Proposed Changes
33-34	Section 504	<ul style="list-style-type: none"> • Renumbered Emergency Occupancy to Section 504.4 from 504.15. • Changed Emergency Occupancy to Emergency Dwelling in the use title to match the same change made in the definitions and use table and in 5 places in the requirement text for this use. • Removed in its entirety the current Section 504.3 Factory Manufactured Housing Requirements because Factory Manufactured Housing is not a separate use from Dwelling - Single Family and the only criteria states “Factory manufactured homes are permitted subject to the regulations applicable to dwellings in general” making this section unnecessary. • Renumbered Farm Stand for Sale of Produce to Section 504.5 from 504.1. • Changed the reference from H-L district to H-T district in the text for Farm Stand for Sale of Produce. • Added criteria text for Farm Stand for Sale of Produce because there are no existing criteria to be met. • Renumbered Farm Worker Dwelling to Section 504.6 from 504.16. • Changed the reference from H-L district to H-T district in the text for Farm Worker Dwelling. • Numbered the existing paragraph of criteria text to A. for Farm Worker Dwelling. • Added additional criteria text for Farm Worker Dwelling to ensure safe and adequate housing for farm workers and proper spacing of buildings so that if the land is subdivided in the future the buildings are already properly spaced; and continued numbering.
34	Section 504	<ul style="list-style-type: none"> • Renumbered Fences and Walls to Section 504.7 from 504.10 and corrected the typo near the end of the criteria sentence by replacing “in” with “on”. • Renumbered Home Occupation to Section 504.8 from 504.7 and removed “as an Accessory Use to a Dwelling” from the title because it is unnecessary text since the definition of a home occupation clearly states that the use must be accessory to a dwelling. • Changed the reference from H-L district to H-T district in the text of subsection A. for Home Occupation. • Removed in its entirety the current Section 504.13 Mobile Home Park because the use table clearly states that the approval method for any mobile home park is through a Planned Development District (PDD) by the Town Board pursuant to Article IV which means this use is not allowed as SC in any district therefore the existing text does not belong here.
35	Section 504	<ul style="list-style-type: none"> • Renumbered Stables to Section 504.9 from 504.23 and added “, Private and Public to title to align with the two categories as distinguished in the use table. • Added “Private and Public” before Stables at the beginning of the text for subsection A. and removed the unnecessary words of “additional general” from near the end of the same sentence. • Replaced “a paddock” with “all pasture areas” in subsection A. 3 for Section 504.9 for clarity and added the word “shall” to clarify that this requirement is mandatory as was intended originally. • Renumbered Swimming Pools and Ponds to Section 504.10 from 504.9. • Renumbered Veterinary Clinic/Animal Hospital to Section 504.11 from 504.2.
35-37	Section 505	<ul style="list-style-type: none"> • Created the new Section 505 for Special Use Permits with applicable standard text at the direction of the Town Board. The 4 subsections include provisions for applicability, procedure, public hearings, and referrals to Cayuga County. • Created the new subsection 505.1 for General Requirements and Standards with applicable standard text that aligns with NYS Town Law on the subject at the direction of the Town Board. • Created new subsection 505.2 for Amendments to Special Use Permits to codify the process and requirement for amending a previously approved special use permit at the direction of the Town Board. • Created new subsection 505.3 for Expiration and Revocation of Special Use Permits to provide additional enforcement mechanisms for the town and Planning Board with regards to special use permits at the direction of the Town Board.

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38	Section 505	<ul style="list-style-type: none"> • Added the following heading “REQUIREMENTS FOR DEFINED SPECIAL USES” and associated text before the individual uses which require special use permit approval and their associated specific criteria to be met following the same format as for uses subject to special conditions in Section 504. • Renumbered Adult Uses to Section 505.4 from 504.20.
40	Section 505	<ul style="list-style-type: none"> • Renumbered Animal Day Care, Kennel or Shelters to Section 505.5 from 504.22 and changed title to read “Animal Day Care/Shelter/Kennel” to match the use table. • Changed the reference from H-L district to H-T district in the text for Animal Day Care/Shelter/Kennel. • Renumbered Bed and Breakfast and Boarding House to Section 505.6 from 504.11 and changed title to read “Bed and Breakfast and Boarding House/Rooming House” to match the use table in 2 places. • Updated and added criteria for Bed and Breakfast and Boarding House/Rooming House consistent with the requirements for these uses in the NYS Uniform Fire Prevention and Building Code. • Added “Bookstore, Clinic/Rehab/Therapy - Outpatient, Office Building and Retail Store” as Section 505.7 and associated criteria because these uses require a special use permit per the use table but are not included in the existing Section 504 and the Ad-Hoc committee felt criteria was necessary for these uses especially for the H-T district.
41-44	Section 505	<ul style="list-style-type: none"> • Added “Care Facility/Residence or Shelter” as Section 505.8 and associated criteria because these uses require a special use permit per the use table but are not included in the existing Section 504 and the Ad-Hoc committee felt criteria was necessary for these uses especially for the H-T district. • Added “Carnival/Circus/Festival/Show/Exhibition” as Section 505.9 and associated criteria because these uses require a special use permit per the use table but are not included in the existing Section 504 and the Ad-Hoc committee felt criteria for these uses was necessary especially for the H-T district.
44	Section 505	<ul style="list-style-type: none"> • Added “Child Care Center” as Section 505.10 and associated criteria because this use requires a special use permit per the use table but is not included in the existing Section 504 and the Ad-Hoc committee felt criteria for this use was necessary especially for the H-T district. • Renumbered Community Center, Recreation Center to Section 505.11 from 504.6 and changed title to read “Community Center/Recreation Center” to match the use table. • Updated criteria text for Community Center/Recreation Center to more clearly state that the approval of a special use permit is required for this use in the COD and A/R districts. • Renumbered Vehicle Service Station to Section 505.12 from 504.12 and changed the title to read “Convenience Store w/Gas Pumps or w/out Gas Pumps and Vehicle Service Station” because the same criteria apply to all of these uses. • Renumbered Multiple Family Dwelling to Section 505.13 from 504.4 and changed the title to read “Dwelling, Multi Family and Dwelling, Townhouse” to align with the terms from the use table and because the same criteria apply to both of these uses.
45-46	Section 505	<ul style="list-style-type: none"> • Renumbered Institutions Including Places of Worship, Religious Institutions, Public and Private Schools, Libraries, and Museums Permitted Subject to the Following to Section 505.14 from 504.5 and changed the title to read “Educational Facility and Library/Museums” to align with the terms from the use table and because the same criteria apply to all of these uses. • Added “Event Venue” as Section 505.15 and associated criteria as a new use requiring special use permit approval in the H-T district. • Renumbered Junkyard to Section 505.16 from 504.14.

Page #	Section #	Proposed Changes
47	Section 505	<ul style="list-style-type: none"> • Renumbered Heavy Industry, Mining and Excavations to Section 505.17 from 504.19 and changed the title to read “Mining and Excavations” to align with the term from the use table. • Removed “504.19” as unnecessary and incorrect text and corrected a spelling error in subsection B. of Section 505.17.
50	Section 505	<ul style="list-style-type: none"> • Renumbered Campground, Outdoor Recreation Facility - Outdoor to Section 505.18 from 504.17 and changed the title to read “Recreation and Entertainment Facility - Outdoor” to align with the term from the use table. • Removed from the criteria text “Campgrounds and o” and “, if required” as unnecessary text, capitalized the O of outdoor at the beginning, and changed the reference from H-L district to H-T district for Section 505.18. • Added “Theater - Outdoor/Performing Arts” as Section 505.19 and associated criteria because this use requires a special use permit per the use table but is not included in the existing Section 504 and the Ad-Hoc committee felt criteria was necessary for these uses especially for the H-T district. • Added “Wind Energy Conversion System, On-Site” as Section 505.20 and the text of “All wind energy conversion systems shall meet the requirements of Article XI of this Zoning Law” because this use requires a special use permit per the use table but is not included in the existing Section 504 and the Ad-Hoc committee felt it was prudent to add the text as stated above.
51	Section 506	<ul style="list-style-type: none"> • Created the new Section 506 for Hospitality-Tourism District Design Standards to provide additional criteria to be met for uses in this district in order to protect the rural neighborhood character of the district while encouraging appropriate development. The 5 subsections include provisions for dimensional requirements for lots, lot coverage, location of parking, location of accessory buildings, and buffers.
60	Section 602	<ul style="list-style-type: none"> • Added “use” between “special” and “permit” to use the proper name for the required permit and replaced ZBA with Planning Board in the last sentence of this section shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board.
60	Section 700	<ul style="list-style-type: none"> • Changed the reference from H-L district to H-T district in the District column text in the Table of Dimensional Requirements. • Added specific dimensional requirements for the H-T district to each column of the table and removed “(shall comply with A/R dimensional requirements)”. The Ad-Hoc Zoning Committee increased the minimum lot width, minimum side and minimum rear setbacks from the current values to align with the new maximum lot coverage and minimum open space requirements in Section 506. • Changed the referenced section number for accessory building setbacks below the table to align with the corresponding change made in Section 504.
65	Section 905	<ul style="list-style-type: none"> • Changed the reference from H-L district to H-T district and removed “Overlay” in the text of subsection A. 11.
66	Section 906	<ul style="list-style-type: none"> • Changed the reference from H-L district to H-T district in the heading for subsection A.
69	Section 1001	<ul style="list-style-type: none"> • Replaced ZBA with Planning Board in subsection C. 1. b and c, and C. 2 b shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board. • Changed the section reference from 1500 to 505 in subsection C. 1. b due to the new Section 505 where all of the special use permit requirements are now located. • Removed references to the H-L district in subsection C. 1. c, C. 2., and C. 2. a because Commercial Towers, Television And Radio Towers, Commercial Mobile Services And Satellite Dish Antennae are no longer permitted in the H-T district.
72	Section 1001	<ul style="list-style-type: none"> • Replaced ZBA with Planning Board in subsection F. shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board.

Page #	Section #	Proposed Changes
74	Section 1001	<ul style="list-style-type: none"> Replaced ZBA with Planning Board in subsection F. 2. i. (2) shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board.
78	Section 1001	<ul style="list-style-type: none"> Removed “ZBA, or the Town” and “,as the case may be” from subsection K to align with the shift of authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board.
79	Section 1002	<ul style="list-style-type: none"> Added “use” between “special” and “permit” to use the proper name for the required permit in 2 places, replaced ZBA with Planning Board, and removed “the” which is a typo in subsection D. shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board. Replaced ZBA with Planning Board in subsection D. 4. shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board.
80	Section 1100	<ul style="list-style-type: none"> Removed “issued by the ZBA” from the last sentence of subsection B. shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board. Changed the referenced article for where to find the special use permit process to Article V from Article XV in accordance with the new section 505 for special use permits and shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board.
81	Section 1100	<ul style="list-style-type: none"> Replaced ZBA with Planning Board in subsection C. 1. d. shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board.
82	Section 1100	<ul style="list-style-type: none"> Removed “ZBA (with a copy to the” and “)” in subsection C. 1. o. shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board. Replaced ZBA with Planning Board and removed “by the Planning Board” in subsection C. 2. shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board.
83	Section 1100	<ul style="list-style-type: none"> Replaced ZBA with Planning Board in subsection C. 3. Shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board.
90	Section 1100.7	<ul style="list-style-type: none"> Removed “Lodging Overlay”, added “Tourism” and changed the reference from H-L district to H-T district and in subsection B.
98	Section 1200	<ul style="list-style-type: none"> Changed the reference from H-L district to H-T district and removed “Overlay” in subsection C.
102	Section 1400	<ul style="list-style-type: none"> Replaced ZBA with Planning Board in subsection K. shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board.
108	Section 1506	<ul style="list-style-type: none"> Removed subsection C. “Hear, remove and decide applications for special use permit approval.” And renumbered subsections D. and E. to C. and D. shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board. Added “or special use permit review” to now subsection D. shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board. Corrected typos in the note at the end of subsection D. of “this is” to “these are” and adding an “s” to the end of “request”.

Page #	Section #	Proposed Changes
109	Section 1508	<ul style="list-style-type: none"> Removed “and special permit” from subsection M. shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board.
110-111	Section 1509	<ul style="list-style-type: none"> Removed subsection C. in its entirety shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board.
113	Section 1514	<ul style="list-style-type: none"> Removed “and special permit” shifting the authorization to approve special use permits to the Planning Board from the Zoning Board of Appeals at the direction of the Town Board.
121	Zoning Map	<ul style="list-style-type: none"> Added a draft version of the existing zoning map with one parcel proposed to be added to the H-T District and changing “Hospitality-Lodging Overlay District” to “Hospitality-Tourism District” in the key with a June 2023 map creation date. The parcel that is proposed to be added to the district is the result of a written request for such addition from the property owners/managers.