

Proposed Local Law _____ 2019

A local law to amend the Zoning Map of the Village of Nyack to rezone a certain parcel from DMU-2 (Downtown Mixed Use-2) to TFR (Two Family Residential) on Catherine Street.

BE IT ENACTED by the Board of Trustees of the Village of Nyack as follows:

Section 1. The Zoning Map of the Village of Nyack, as referred to in Section 360-2.2 of the Code of the Village of Nyack, is amended to rezone and reclassify a parcel on Catherine Street (also known as 60 Catherine Street) and indicated on the tax map of the Village of Nyack as Section 65.36, Block 2, Lot 30 from DMU-2 (Downtown Mixed Use-2) to TFR (Two Family Residential).

Section 3. If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section 4. This Local Law shall take effect immediately upon filing with the Secretary of State.

Narrative for Proposed Rezoning of 60 Catherine Street from DMU-2 to TFR

The proposed rezoning of the subject property was mistakenly left out of the Village's rezoning of DMU-2 parcels along Catherine Street. There was one property on Catherine Street identified as 60 Catherine Street that remained in the DMU-2 zone. This single parcel was a 4,250 sf property on the north side of Catherine Street approximately 139 feet east of its intersection with Highland Avenue (Rte. 9W). The property is identified on the tax map of the Village of Nyack as Section 65.36, Block 2, Lot 30. This property is occupied by a two/three family residence. The proposed rezoning from DMU-2 to TFR would reflect the property's current use and bring it into conformity with the remaining properties along Catherine Street. It would also eliminate the last remaining DMU-2 zoned property on Catherine Street. The proposed action is simply a correction on the Village's Official Zoning Map and would not result in any significant adverse environmental impacts that would rise to the level of significance required for a Positive Declaration.

Change this CC parcel 65.36; Block 2; Lot 30 (60 Catherine Street) to TFR

