

**TOWN OF SULLIVAN  
PROPOSED LOCAL LAW NO. E FOR THE YEAR 2018**

**A LOCAL LAW TO AMEND THE TOWN OF SULLIVAN ZONING LAW,  
AS ADOPTED BY LOCAL LAW NO. 2 OF 2016, BY AMENDING  
ARTICLE III (“ESTABLISHMENT OF DISTRICTS”) AT  
§275-5 (“INTERPRETATION OF DISTRICT BOUNDARIES”)**

Be it enacted by the Town Board of the Town of Sullivan as follows:

**SECTION 1.     AUTHORITY.**

This local law is enacted pursuant to the New York State Constitution and New York Municipal Home Rule Law §10.

**SECTION 2.     AMEND ARTICLE III (“ESTABLISHMENT OF DISTRICTS”) OF  
THE TOWN OF SULLIVAN ZONING LAW TO DELETE AND  
REPLACE THE EXISTING §275-5 (“INTERPRETATION OF  
DISTRICT BOUNDARIES”).**

Article III (“Establishment of Districts”) of the Town of Sullivan Zoning Law is hereby amended to delete the existing §275-5 (“Interpretation of District Boundaries”) in its entirety and replace it with the following new §275-5 as follows:

**“§275-5     Interpretation of District Boundaries.** Where uncertainty exists with respect to the boundaries of any of the aforesaid Districts as shown on the zoning map, the following rules shall apply.

A.     Where district boundaries are indicated as approximately following the centerlines of streets or highways, street lines, or highway right-of-way lines, such centerlines, street lines, or highway right-of-way lines shall be construed to be such boundaries.

B.     Where district boundaries are indicated as approximately following lot lines, such lines shall be construed to be such boundaries.

C.     Where district boundaries are indicated as approximately parallel to the centerlines of streets or highways, street lines, or highway right-of-way lines, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown on said zoning map.

D.     Where district boundaries are included as approximately following a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.

E.     When a district boundary line intersects or divides a portion of an existing lot of record at the time of passage of this Chapter, the regulations for the less restrictive portion of such lot may be extended not more than 100 feet into the more restrictive portion, provided that the lot has frontage on a street in the less

restrictive district and provided that the Planning Board determines the proposed use to be beneficial to the neighboring properties and upon demonstration of no evidence of a detriment to surrounding properties.”

**SECTION 3.      SEVERABILITY.**

If any clause, sentence, paragraph, subdivision or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

**SECTION 4.      EFFECTIVE DATE.**

This Local Law shall be effective upon filing with the office of the Secretary of State.