

**VILLAGE OF HIGHLAND FALLS  
INTRODUCTORY LOCAL LAW  
STATE ROUTE 9W REZONING AND  
AMENDMENT TO THE TABLE OF USE REGULATIONS**

BE IT ENACTED by the Board of Trustees of the Village of Highland Falls, County of Orange, State of New York, as follows:

Section 1. Legislative Intent. The Board of Trustees of the Village of Highland Falls finds and determines that specific Route 9W zoning amendments recommended in the Comprehensive Plan adopted on July 20, 2009, will encourage commercial development along the State Route 9W corridor, provide enhanced tax revenue to the Village and address the existing need for enhanced accommodations and other commercial services for visitors to the Village.

Section 2. The official zoning maps of the Village of Highland Falls is hereby amended by changing the zoning district designation from R-1 (Mountain Residence) or R-3 (Single-Family Residence) to B-2 (Highway Commercial) for all or a portion of the following properties located adjacent to State Route 9W, as shown on the annexed map and identified on the Village of Highland Falls Tax Map as:

- A. Section 111, Block 1, Lot 9, is hereby rezoned from R-1 to B-2 in its entirety.
- B. Section 111, Block 1, Lot 14: that portion of the Lot currently zoned R-1 is hereby rezoned to B-2; that portion of the Lot zoned R-3 shall remain so zoned;
- C. Section 111, Block 1, Lot 15.4: that portion of the Lot currently zoned R-1 is hereby rezoned to B-2; that portion of Lot currently zoned R-3 is hereby rezoned to B-2; and
- D. Section 105, Block 1, Lot 20 is hereby rezoned from R-1 to B-2 in its entirety.

Section 3. Section 240-24 of the Village of Highland Falls Zoning Law, titled “Table of Use Regulations,” is hereby amended as follows:

- A. The “(Town Only)” designation modifying the B-2 Highway Commercial zoning district is deleted, thereby confirming application of the B-2 Highway Commercial use categories to properties located within the Village of Highland Falls.
- B. “Hotel” is changed from prohibited use (“X”) to a special exception use (“SE”) in the B-2 Highway Commercial zone.

Section 4. Severability. If any section, provision or term of this local law is adjudged by a court of competent jurisdiction to be illegal, or inapplicable, such illegality or inapplicability shall be limited to that particular section, provision or term, and the remainder of this local law shall remain in full force and effect and interpreted to advance the intent of this local law.

Section 5. This local law shall take effect immediately upon filing with the Secretary of State.