

VILLAGE OF HIGHLAND FALLS  
INTRODUCTORY LOCAL LAW  
AMENDMENT TO THE ZONING LAW AND MAPS/SPLIT LOTS

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 the Village will benefit by encouraging commercial development in the B-2 (Highway Commercial) zoning district, while preserving the residential character of neighborhoods that abut B-2 districts.

Section 2. The official zoning map of the Village of Highland Falls is hereby amended by changing that portion of the lot identified on the Tax Map as Section 111, Block 1, Lot 15.4, which abuts Mearns Avenue from B-2 (Highway Commercial) to R-3 (Single-Family Residence) such that lot 111-1-15.4 shall be split between zoning districts B-2 and R-3 along a line extending from the southwest corner of Tax Lot 111-1-15.3 to the northwest corner of Tax Lot 105-1-1.2, as shown on the annexed map.

Section 3. Section 240-7, titled “Boundaries of districts on Zoning Map,” of Article II, titled “Districts and Boundaries,” of Chapter 240, titled “Zoning”, of the Code of the Village of Highland Falls is amended by designating current subsection “G” as “H” and adding a new subsection “G” to read as follows:

- G. When a lot in single ownership is divided by a district boundary line such that a portion of the lot is located in the B-2 district and the other portion is located in any residential district, the Planning Board shall consider the total area of the entire lot when determining compliance with the minimum lot area requirements and maximum lot coverage of the B-2 district. The rear lot setback shall be measured from the district line. All other applicable dimensional regulations shall apply. Such determination made pursuant to this provision shall not affect that portion of the lot located in the residential zone for the purpose of future subdivision and/or variance applications.

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.