

TOWN OF NORTHUMBERLAND LOCAL LAW NO. __ OF 2021

A LOCAL LAW AMENDING THE TOWN OF NORTHUMBERLAND
ZONING ORDINANCE TO ESTABLISH A
PLANNED UNIT DEVELOPMENT DISTRICT FOR STONEBRIDGE FARM

BE IT ENACTED by the Town Board of the Town of Northumberland in the County of Saratoga as follows:

Section 1. Title of the proposed Planned Unit Development District.

This local law shall be known as No. ____ of 2021 of the Town of Northumberland amending the Zoning Ordinance to establish a Planned Unit Development District (“PUDD”) to be known as the “Stonebridge Farm PUDD.”

Section 2. Intent.

The Zoning Ordinance of the Town of Northumberland as adopted and the Zoning Map of the Town of Northumberland set forth therein and made a part thereof are amended by rezoning the property known as Stonebridge Farm from its existing zoning district (Agricultural Protection District), as hereinafter described, and creating within the boundaries, a Planned Unit Development District to be known and described as the “Stonebridge Farm PUDD”.

Section 3. PUDD Area.

Stonebridge Farm consists of approximately 86.28 acres in the Town of Northumberland and is bounded and described as set forth in Appendix A (Legal Description) and Appendix B (Site Plan) and is generally referred to as Tax Map Number 117-1-52.1, attached hereto and made a part thereof (also referred to herein as the “Property”). Stonebridge Farm is located off Sherman Lane and bounded to the west by Stonebridge Road and to the east by Austin Road. While the PUDD will encompass the entirety of the Property, it will enable commercial uses on the 14.21 acres described in Appendix B and the remainder will remain as agricultural uses as described below.

Section 4. PUDD Standards.

A. Stonebridge Farm is located at 125 Sherman Lane and is located in the Agricultural Protection Zoning District. Uses in that Zoning District include farms, single family dwellings, agricultural pursuits and structures, and forestry use and structures. The Stonebridge Farm PUDD shall consist of a mix of agricultural/business/commercial uses and will meet the following standards of the Business/Commercial PUDD established under Article V of the Town of Northumberland’s Ordinance:

1. The proposed commercial uses will be beneficial and enhance the vitality of the Town;

INTRODUCTORY VERSION A

April 22, 2021

2. The permitted area of the commercial use area shall not exceed 20%, as approved in accordance with Appendix B;
3. No building will be closer than fifty (50) feet to any boundary line of the District;
4. There shall be no more than 500 people in attendance at any single event on the entire site, except in the event that a separate mass gathering permit is issued;
5. The owner/operator shall provide written notice to local emergency responders at least 48 hours in advance of each event;
6. All events shall comply with the Town noise ordinance;
7. Traffic in and out of the site for event purposes will primarily be from Austin Road.
8. There shall be no fireworks, light displays or explosives of any kind used on the Property.
9. All events shall conclude no later than 10:00 pm and all guests and visitors shall promptly exit the Property at that time unless utilizing overnight accommodations at the Property.
10. There shall be no amplification systems, DJs, bands or other noise producing equipment or features utilized outside of a building. For purposes of this provision, a tent or temporary structure is not a building.

- B. The Site Plan and the location of proposed uses are set forth in Appendix B and available in the office of the Town Clerk. Appendix B may be amended after a Public Hearing by the Town Board after referral to the Planning Board.

Section 5. Allowable Uses.

- A. Allowable uses within the Agricultural Use area of the PUDD shall include the following:
1. Farms
 2. Single family dwellings
 3. Agricultural pursuits
 4. Agricultural use structures
 5. Forestry use
 6. Forestry use structures
 7. Farm employee dwelling units
 8. Bed and breakfasts
 9. Boarding, Lodging or Rooming House
 10. Agribusinesses
 11. Riding stables
 12. Horse boarding
- B. Allowable uses within the Commercial Use area of the PUDD shall include the following
1. Agricultural Event Venue
 2. Catering kitchen
 3. Parking

4. Any allowable uses in the Agricultural Use area
- C. Allowable uses within the Dual Agricultural/Commercial Use area of the PUDD shall include any of the uses listed in the above subsection A of this part, as well as catering kitchen and parking.
 - D. For any Events that anticipate the use of land outside the Commercial Use Area, the applicant will seek a one-time mass gathering permit from the Code Enforcement Officer.
 - E. No other use shall be permitted except as approved by the Town Board as being in conformity with this ordinance.

Section 6. Definitions.

- A. For purposes of this PUDD, the following definitions are hereby provided:
 1. *Agricultural Event Venue*: A portion of a Property available for hire as a location for Events, which may take place in tents, gazebos, barns, open areas, or residential structures (including Buildings).
 2. *Catering Kitchen*: a fully-equipped kitchen area in which food and beverage service providers hired for an Event may use to prepare food and beverage service.
 3. *Event*: Gatherings which occur on a single lot, such as business or professional conferences, meetings, retreats or seminars, art and craft fairs, recreational or health activities, and/or parties, including but not limited to weddings, bridal and/or baby showers, birthday parties, and family reunions.
- A. The Stonebridge Farms PUDD will be served by a private water supply (well(s)). All water facilities have been designed and constructed in accordance with New York State law, rules and regulations. The cost of constructing any additional infrastructure needed to supply water to the Stonebridge Farm PUDD will be the sole responsibility of the developer.
- B. The Stonebridge Farms PUDD will be served by a private onsite sewage disposal system. All sewage facilities have been designed and constructed in accordance with New York State law, rules and regulations. The cost of constructing any additional infrastructure needed to supply sewer services to the Stonebridge Farm PUDD will be the sole responsibility of the developer.

Section 7. Construction Requirements.

- A. In the event of new construction or in the event that existing structures need to be improved for purposes allowed under this Local Law, all construction shall comply with the N.Y.S. Fire Protection and Building Code. All plans for building construction or site development shall be prepared by a licensed architect, professional engineer, landscape architect or exempt land surveyor in accordance

INTRODUCTORY VERSION A

April 22, 2021

with the requirements of the N.Y.S. Education Law. All construction shall be subject to inspection by the Town Building Inspector, Town Engineer and Town Highway Superintendent, as may be applicable.

- B. No new roads are intended to be constructed. Notwithstanding the foregoing, all roads, drainage easements, and right-of-ways shall be constructed by the developer and shall be in accordance with the Town Building codes and Subdivision Regulations, as applicable.

Section 8. Compliance with Town’s Land Use Regulations.

Uses permitted in the Stonebridge Farm PUDD are set forth in Sections 5 and 6, above. For any future development proposals within the PUDD, the applicant shall follow the procedures of the Town, including but not limited to Amendment of the PUDD, the Zoning Ordinance and the Subdivision Regulations, as applicable. No additional uses shall be permitted except as approved by the Town Board as being in conformity with this local law.

Section 9. Severability

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this local law shall not affect the validity of any other part of this local law which can be given effect.

Section 10. Effective Date.

This Local Law shall take effect immediately upon filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27.

INTRODUCTORY VERSION A
April 22, 2021

Appendix A
(Legal Description)

INTRODUCTORY VERSION A
April 22, 2021

Appendix B
(Site Plan)