

**TOWN OF KINGSBURY
COUNTY OF WASHINGTON, STATE OF NEW YORK**

LOCAL LAW NO. 2 OF 2024

**LOCAL LAW AMENDING THE PARK INDUSTRIAL / COMMERCIAL ZONING
DISTRICT CONTAINED IN SECTION A286-1 “ZONING DISTRICT BOUNDARIES”
OF THE TOWN OF KINGSBURY TOWN CODE**

Be it enacted by the Town Board of the Town of Town of Kingsbury, as follows:

Section 1. Purpose.

To amend the official “Zoning Map of the Town of Kingsbury” by removing a portion of the existing Park Industrial / Commercial Zoning District (PIC-75) in the Warren – Washington Counties Industrial Park thereby allowing the property to revert back to the Residential Agricultural Zoning District (RA-1A). The tax map parcels that will be removed from the PIC-75 Zoning District are as follows: 137.-2-1.36; 137.-2-1.25; 137.-2-1.24; 137.-2-1.23; and 137.-2-1.22. This amendment is being completed at the request of the property owner, the Warren – Washington Counties Industrial Development Agency, due to the prevalence of wetlands and other environmental conditions. Further, the property is no longer suitable for industrial or commercial development.

Section 2. Zoning District Boundaries.

a. Section A286-1(J) shall be amended as follows:

(4) Notwithstanding the foregoing, this zone shall exclude the following parcel of land described as follows:

All that certain piece or parcel of land situate, lying and being in the Town of Kingsbury, County of Washington, and the State of New York, more particularly bounded and described as follows:

BEGINNING at a point along the westerly bounds of the lands as conveyed to Quiet Brook Farms LLC by deed book 3208 at page 125, said point being the northeasterly corner of Lot 20 as shown on “Subdivision Plat Phases IIB & IIC Development Warren-Washington Counties Industrial Park” by Van Dusen & Steves Land Surveyors and Jarrett-Martin Engineers, filed in the Washington County Clerk’s Office on February 14, 2008 as Map Number 6914; thence running in a westerly direction, along the northerly bounds of Lot 20, North 83 degrees, 43 minutes, and 22 seconds West, a distance of 268.66 feet to a point marking the northwesterly corner of Lot 20, said point being found along the easterly bounds of the unimproved Ferguson Lane; thence continuing in a northerly and westerly direction, along the bounds of Ferguson Lane, the following three courses and distances:

- 1.) North 06 degrees, 36 minutes, and 00 seconds East, a distance of 170.02 feet to a point; thence
- 2.) Along a curve to the left, having a radius of 800.00 feet, for a distance of 21.18 feet to a point; thence

- 3.) North 83 degrees, 24 minutes, and 05 seconds West, a distance of 50.02 feet

To a point marking the northeasterly corner of Lot 25 and the southwesterly corner of Lot 24 on the aforementioned map; thence continuing in a westerly direction, along the common boundary between Lot 24 and Lot 25, North 83 degrees, 24 minutes, and 05 seconds West, a distance of 299.56 feet to a point along the easterly bounds of the lands as conveyed to Daniel E. Colomb by deed book 3380 at page 44, said point marking the southwesterly corner of Lot 24; thence continuing in a northerly direction, along the common boundary between Colomb and Lots 24, 23, and 22, the following two courses and distances:

- 1.) North 06 degrees, 36 minutes, and 00 seconds East, a distance of 395.70 feet to a point; thence
- 2.) North 06 degrees, 30 minutes, and 30 seconds East, a distance of 898.29 feet

To a point along the easterly bounds of Colomb marking the northwesterly corner of Lot 22 and the southwesterly corner of the lands as conveyed to Dapple Grey LLC by deed book 20230 at page 246; thence continuing in an easterly direction, along the northerly bounds of Lot 22 and Lot 21 and the southerly bounds of Dapple Grey LLC, the following three courses and distances:

- 1.) South 82 degrees, 35 minutes, and 30 seconds East, a distance of 141.82 feet to a point; thence
- 2.) South 83 degrees, 41 minutes, and 30 seconds East, a distance of 182.96 feet to a point; thence
- 3.) South 84 degrees, 04 minutes, and 00 seconds East, a distance of 307.18 feet

To a point along the northerly bounds of Lot 21, said point marking the southeasterly corner of Dapple Grey LLC; thence continuing in a generally easterly and southerly direction, along the bounds of the lands as conveyed to Quiet Brook Farms LLC by deed book 3208 at page 125, the following seven courses and distances:

- 1.) South 83 degrees, 09 minutes, and 00 seconds East, a distance of 275.89 feet to a point; thence
- 2.) South 06 degrees, 39 minutes, and 00 seconds West, a distance of 444.48 feet to a point; thence
- 3.) South 15 degrees, 26 minutes, and 30 seconds West, a distance of 29.86 feet to a point; thence
- 4.) North 83 degrees, 12 minutes, and 00 seconds West, a distance of 278.45 feet to a point; thence
- 5.) South 07 degrees, 41 minutes, and 30 seconds West, a distance of 233.64 feet to a point; thence
- 6.) South 07 degrees, 47 minutes, and 30 seconds West, a distance of 391.39 feet to a point; thence
- 7.) South 05 degrees, 23 minutes, and 30 seconds West, a distance of 387.14 feet

to the point and place of beginning, containing 22.63 acres of land to be the same more or less. Bearings given in the above description refer to Magnetic North.

Section 3. Map Amendment.

The location and boundaries of said PIC-75 Zoning District is hereby confirmed and shall be depicted on the Zoning Map of the Town of Kingsbury and is hereby made a part of this chapter and made available at the Office of the Town Clerk.

Section 4. Severability

If any clause, sentence, paragraph, subdivision, section, or part of this Local Law or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged 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, section, or part of this Local Law, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 5. Effective Date.

This Local Law shall take effect 10 days after publication and upon its filing with the Office of the Secretary of State and filing of an affidavit of publication with the Town Clerk.