

Town of Putnam Valley

Neighborhood Business Committee

January 30, 2025

To: Town Board

Re: Modifications to CN zoning district

Dear Supervisor Annabi and Members of the Town Board,

On January 28, 2025, the Neighborhood Business Committee (NBC) reviewed the proposed changes to the CN zoning district. Specific changes include adding specific parcels that are presently zoned residential to CN (Commercial Neighborhood) zoning district. These parcels are identified in the 2007 Comprehensive Plan and Zoning map as well as on a map prepared by the Town Planner and include the following:

Parcel located at the corner of Oscawana Lake Road and Dunderberg Road (front section of parcel)

Parcel located at the corner of Oscawana Lake Road and Cedar Drive

Parcels located at the four corners of Church, Oscawana Lake Drive and Canopus Hollow Road

Parcels located at the four corners of Mill Street and Peekskill Hollow Road

Parcels located at the Tompkins Corners hamlet-Peekskill Hollow Road and Wiccopee Road.

The NBC members were polled and voted unanimously to recommend the zoning changes to these parcels.

In addition, the NBC reviewed the existing permitted uses and uses allowed by special use permit in the CN zoning district and recommends the Town Board consider removing the uses below that are **underlined and in bold**. These uses do not appear to comport with the intent of the code to allow small businesses which can blend with the surrounding residential neighborhoods.

CN Neighborhood Commercial Districts.

(1)

Purpose and intent. The purpose and intent of the CN District is to:

(a)

Encourage the integration of the small-scale shopping area into the neighborhood which it serves.

(b)

As the name implies, these districts would provide limited services to the small business districts. These areas are designed to serve the adjacent residential community and should not compete with the general commercial uses and services found in the CC-1 and CC-2 Districts.

(2)

Permitted uses.

(a)

Residences above commercial stores. Note: Residences/bedrooms should be quantified.

(b)

Libraries or museums.

(c)

Municipal buildings.

(d)

United States Government Post Offices.

(e)

Utility services, regional.

(f)

Administrative and business offices.

(g)

Apparel and accessory stores.

(h)

Bakery shops, retail.

(i)

Convenience stores with gas pumps

(j)

Convenience stores without gas pumps

(k)

Delicatessens.

(l)

Florists.

(m)

Liquor sales, retail.

(n)

Medical offices.

(o)

Nurseries, retail.

(p)

Personal convenience services.

(q)

Professional offices and services.

(r)

Retail stores, individual/general.

(s)

(t)

Hardware stores.

(u)

Dance/artistic studios, galleries.

[Added 6-14-2017 by L.L. No. 2-2017]

(v)

Data processing and computer-related services.

[Added 6-14-2017 by L.L. No. 2-2017]

(w)

Dry-cleaning services; dropoff.

[Added 6-14-2017 by L.L. No. 2-2017]

(x)

Financial services.

[Added 6-14-2017 by L.L. No. 2-2017]

(y)

Photography, digital.

[Added 6-14-2017 by L.L. No. 2-2017]

(z)

Delivery/messenger service.

[Added 6-14-2017 by L.L. No. 2-2017]

(aa)

Printing establishments.

[Added 6-14-2017 by L.L. No. 2-2017]

(3)

Special permit uses. The following special permit uses may be permitted as provided for in Article **IX** of this chapter.

(a)

Child day care, nursery schools or family care.

(b)

Clubhouse or lodge.

(c)

Utility services, local.

(d)

Antiques stores.

(e)

Catering Establishments

(f)

Cocktail lounge/bar

(g)

(Reserved)^[1]

[1]

Editor's Note: Former Subsection A(3)(g), which permitted by special permit storefront dry-cleaning services, was repealed 6-14-2017 by L.L. No. 2-2017.

(h)

Laundry services/storefront

(i)

Restaurant, general

(j)

Retail mini mall/**shopping centers**

(k)

Automotive sales or rental

(l)

Schools, businesses, or trades.

[Added 6-14-2017 by L.L. No. 2-2017]

(m)

Consumer repair services.

[Added 6-14-2017 by L.L. No. 2-2017]

(n)

Exterminating services

[Added 6-14-2017 by L.L. No. 2-2017]

(o)

Kennel, commercial

[Added 6-14-2017 by L.L. No. 2-2017]

(p)

Kennel, commercial. (Provide large lot requirement).

[Added 6-14-2017 by L.L. No. 2-2017]

(q)

Laundromat on-site

[Added 6-14-2017 by L.L. No. 2-2017]

(r)

Photography.

[Added 6-14-2017 by L.L. No. 2-2017]

(s)

Restaurant, fast food

[Added 6-14-2017 by L.L. No. 2-2017]

(t)

Amusement arcades

[Added 6-14-2017 by L.L. No. 2-2017]

(u)

Athletic and health clubs and health spas.

[Added 6-14-2017 by L.L. No. 2-2017]

(v)

Theatres and cinemas

[Added 6-14-2017 by L.L. No. 2-2017]

(w)

Contractor yard

[Added 6-14-2017 by L.L. No. 2-2017]

(x)

Assembly of component parts.

[Added 6-14-2017 by L.L. No. 2-2017]

(y)

Veterinary hospitals

[Added 6-14-2017 by L.L. No. 2-2017]

(z)

Automotive limo and taxis

[Added 6-14-2017 by L.L. No. 2-2017]

(aa)

Automotive gas station

[Added 6-14-2017 by L.L. No. 2-2017]

(bb)

[Added 6-14-2017 by L.L. No. 2-2017]

(4)

Accessory uses CN District. The following uses, accessory and incidental to permitted uses and specially permitted uses, may be permitted as provided for in Article **VII** of the chapter.

(a)

Off-street parking and loading in accordance with the provisions of Article **X** of this chapter.

(b)

Maintenance, security, or utility structures serving the specific need of the use.

(c)

Indoor storage facilities incidental to the principal use.

(d)

Other customary accessory structures subject to the applicable provisions of Article **VII** hereof, such as trash receptacles, dumpsters and other large trash containers, air conditioners, air condensers, temporary outdoor displays and the like, provided that said use, building or structure is incidental to the principal use of the site.

(5)

Lot and bulk regulations. The minimum lot size, height, lot and bulk regulations, minimum street frontage and related standards for the CN District shall be as set forth in § **165-14** of this article.

NOTE: The NBC suggests that Design Guidelines and standards be developed and adopted to ensure the commercial development does not negatively affect surrounding residential properties and that all buildings and improvements are developed in such a manner as to

blend with the rural and the historical nature of the hamlets.

Please do not hesitate to contact me should you have any questions

Respectfully submitted,

A handwritten signature in black ink that reads "Lisa Montalto". The signature is written in a cursive style with a prominent loop at the end of the last name.

Lisa Montalto, Chairperson

Neighborhood Business Committee