

**LOCAL LAW NO. 11-2025**

**A LOCAL LAW AMENDING TOWN CODE § 218-68.1(F), HAMLET ZONING DISTRICTS, BUILDING TYPE REGULATIONS**

**WHEREAS**, Town of Mount Pleasant Town Code § 218-68.1 regulates the zoning of the Hamlet Zoning Districts within the Town of Mount Pleasant;

**WHEREAS**, following the creation of the Hamlet Zoning Districts, the Valhalla Hamlet Zoning District regulations would allow large density projects to abut some of the Town’s lower density, residential districts including R-10 and R-40 Zoning Districts;

**WHEREAS**, the Town Board wishes to establish transitional parcels in the Valhalla Hamlet Zone which abut or are directly across the street from a residential Zoning District (hereinafter the “Transitional Parcels”);

**WHEREAS**, in order to protect the lower density residential districts, General Commercial, Mixed Use, One-Story Commercial and Civic Buildings will be precluded from the Transitional Parcels; and

**WHEREAS**, additional front yard setbacks, side yard setbacks, maximum building coverage, floor area ratio and maximum impervious surface regulations will be established for Multi-Family Buildings in the Transitional Parcels.

**NOW, THEREFORE BE IT RESOLVED**, that the Town Board of the Town of Mount Pleasant hereby amends Town Code Chapter §218-68.1, *Hamlet Zoning Districts*, as follows with ~~strikethrough~~ language being removed and underlined language being added:

**CHAPTER 218. Zoning**

**Article IV Special District Regulations**

**§ 218.68.1 Hamlet Zoning Districts.**

E. Rules applicable to all buildings. The Following rules apply to all buildings and districts unless expressly stated otherwise:

...

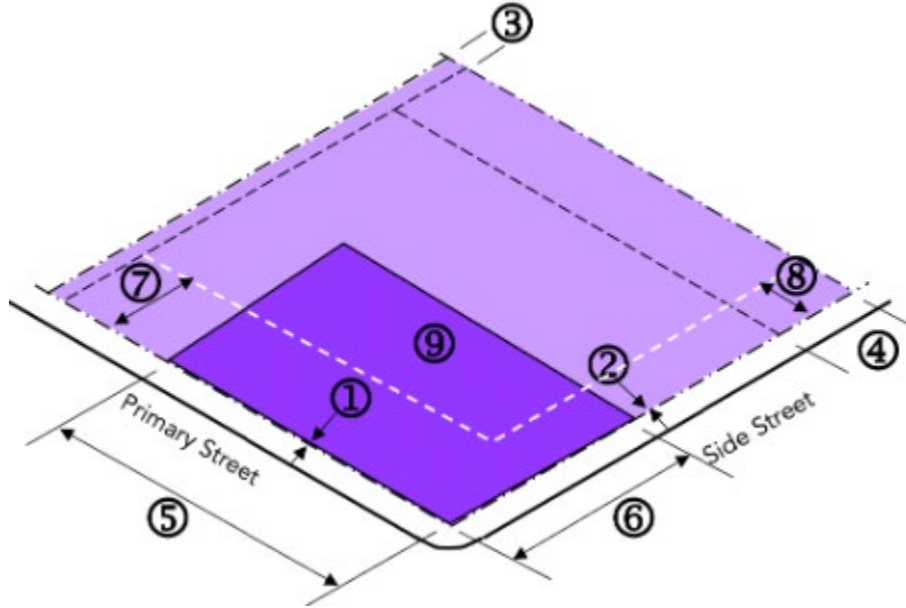
(9) Transitional Parcels in the Valhalla Hamlet Zone.

In the Valhalla Hamlet Zone there will be established transitional parcels which abut the zoning district’s boundary of a neighboring residential Zoning District or directly across the street from a residential Zoning District (hereinafter the “Transitional Parcels”). Within the Transitional Parcels the following types of buildings shall not be permitted: General Commercial, Mixed-Use, One Story Commercial and/or Civic.

F. Building type regulations.

(5) Multi-Family Building

(b) Building placement



**Building Setbacks**

①	Front Yard, Primary Street Front Yard, Primary Street, for Transitional Parcels in the Valhalla Hamlet Zone	0' 30'
②	Side Yard, Side Street Side Yard, for Transitional Parcels in the Valhalla Hamlet Zone	0' Total 30', Minimum 15'
③	Side Yard, Interior Side Yard, Interior for Transitional Parcels in the Valhalla Hamlet Zone	0' or 5' <sup>(1)</sup> 5'
④	Rear Yard	30'

**Build-To-Line**

⑤	Building Along Primary Street (min % of lot width)	75%
⑥	Building Along Side Street (min % of lot width)	35%

**Parking Setbacks**

⑦	Primary Street (min)	30'
⑧	Side Street (min)	10'
⑨	Parking Location	Behind Building

**Coverage**

Building (max)	70%
Impervious Surface (max)	75%
Building (max) for Transitional Parcels in the Valhalla Hamlet Zone	50%
Floor Area Ratio (FAR) for Transitional Parcels in the Valhalla Hamlet Zone	50%
Impervious Surface (max) for Transitional Parcels in the Valhalla Hamlet Zone	55%

**BE IT FURTHER RESOLVED**, if any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be modified 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, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

**BE IT FURTHER RESOLVED**, that the Town Board hereby directs the Town Clerk to file said Local Law in the Office of the Secretary of State; and

**BE IT FURTHER RESOLVED**, that this resolution shall be effective immediately.


Motion By: Councilman Saracino

Seconded by: Councilwoman Zaino

Vote:

Supervisor Carl Fulgenzi	<u>Y</u>	N	A	Absent
Councilwoman Laurie Rogers Smalley	<u>Y</u>	N	A	Absent
Councilman Mark Saracino	<u>Y</u>	N	A	Absent
Councilman Thomas Sialiano	<u>Y</u>	N	A	Absent
Councilwoman Danielle Zaino	<u>Y</u>	N	A	Absent

I hereby attest that the above Resolution was approved by the Town Board of the Town of Mount Pleasant at its October 14, 2025 Meeting and that I have been authorized to sign this Resolution by decision of the Town Board.

  
Emily Costanza, Town Clerk