

# ZONING

## 235 Attachment 3

### Town of Montgomery

**Table of Bulk Requirements for Composting,  
Recycling Handling and Recovery Facilities**

<b>Special Exception Use</b>	<b>Minimum Lot Size Per Use (square feet)<sup>1</sup></b>	<b>Minimum Frontage (feet)</b>	<b>Maximum Facility Coverage<sup>4</sup></b>	<b>Maximum Building Height (feet)<sup>3</sup></b>	<b>Minimum Front Yard (feet)</b>	<b>Minimum Side Yard (feet)<sup>2</sup></b>	<b>Minimum Rear Yard (feet)<sup>2</sup></b>
Composting facility	1 acre per 2,000 cubic yards per year, 4-acre minimum	300	20%	35	100	75	75
Recyclable handling and recovery facility	1 acre per 10 tons per day, 3-acre minimum	250	20%	35	100	75	75
Waste tire storage processing	1 acre per 1,000 tires, 3-acre minimum	250	20%	35	100	75	75
Transfer stations	1 acre per 10 tons per day , 4-acre minimum	300	20%	35	100	75	75
C&D processing	1 acre per 10 tons per day , 4-acre minimum	250	20%	35	100	75	75
Wood-chipping facility	1 acre per 2,000 cubic yards per year, 4-acre minimum	300	20%	35	100	75*	75*

**NOTES:**

All uses in this schedule require site plan review by the Planning Board and 6 NYCRR Part 360, Solid Waste Management Facilities, effective October 9, 1993, and further revisions thereof.

<sup>1</sup> Minimum lot size requirements shall apply separately for each use if more than one special exception use is granted for a site.

<sup>2</sup> The side yard and/or rear yard setbacks shall be doubled for all facility operations if the proposed special exception use is located adjacent to a residential zoning district. In addition, adequate screening must be provided to the Planning Board's satisfaction.

## MONTGOMERY CODE

Minimum horizontal separation distances from property lines:

Potable water well	200 feet
Surface water wetlands	200 feet
Hospital or health-care facility	2,500 feet (separation distance applies to composting operations only)
Schools	2,500 feet (separation distance applies to composting operations only)

<sup>3</sup> A maximum height of 60 feet for buildings and structures in the ID/BGD-1 District.

(i) A maximum height of 110 feet (excluding the height of any antennas that may be installed thereon) for process equipment used to convert previously sorted and separated biomass into a synthesis gas for the purpose of generating electricity;

(ii) A maximum height of 80 feet for storage silos containing prepared biomass fuel; and

(iii) A maximum height of 70 feet for any air-cooled condenser structure used to cool process water utilized in the gasification-to-energy process;

A maximum height of 95 feet for any emissions stack or flare associated with a biomass gasification-to-energy facility; provided, however, such stack or flare shall be set back i) 100 feet or ii) two times its height from the nearest property line, whichever is greater.

<sup>4</sup> A maximum facility coverage percentage of 35% for all facilities located within the ID/BGD-1 District.