

ZONING

122 Attachment 2

Village of Montgomery

Table of Zoning Map Amendments and Annexations

The following is a list of amendments to the Zoning Map of the Village of Montgomery; also included are annexations of property. The complete text of each amendment and annexation is on file in the office of the Village Clerk.

Annexations

Local Law No./ Adoption Date	Description
L.L. No. 5-1996/9-17-1996	A parcel, piece or tract of land, located in the Town of Montgomery, County of Orange, State of New York, and further identified on the Town of Montgomery Tax Maps as Section 33, Block 1, Lot 4.1, located adjacent to the Village of Montgomery and the Montgomery branch of the Erie Railroad

Zoning Map Amendments

Local Law No./ Adoption Date	Description
L.L. No. 2-1990/2-20-1990	The portion of the I-1 Zoning District, situate at the easterly end of the village south of and including the Penn Central Railroad tracks and right-of-way, to the B-1 Zoning District
L.L. No. 2-1990/2-20-1990	The portion of the I-1 Zoning District, situate at the easterly end of the village north of the Penn Central Railroad tracks and right-of-way, to the RM-1 Zoning District
L.L. No. 7-1995/12-5-1995	The following properties, from the I-2 (village industry) Zoning District to the R-6 (one- and two-family) Zoning District: Section 206, Block 3, Lot 5; Section 206, Block 3, Lot 6; Section 206, Block 3, Lot 7; Section 206, Block 3, Lot 8

MONTGOMERY CODE

Local Law No./ Adoption Date	Description
L.L. No. 6-1996/9-17-1996	A new R-2 One-Family Residential Zoning District, to encompass the lands of Torsoe Bros. Construction Corp. and Montville Realty, Inc., recently annexed to the Village of Montgomery from the Town of Montgomery as more fully described in L.L. No. 5-1996, consisting of 19.940± acres of land and designated on the Town of Montgomery Tax Maps as Section 33, Block 1, Lot 4.1
L.L. No. 3-1997/9-16-1997	The following parcel of 4,200 square feet at the intersection of New York State Route 211 and Charles Street, from the R-5 Zoning District to the B-2 Zoning District: Section 202, Block 5, Lot 3 (lands N/F Devitt)
L.L. No. 4-1999/11-16-1999	0.859 acre, which is part of a parcel located on the north side of New York State Route 17K (208 Ward Street), from the B-1 (Neighborhood Business) Zoning District to the RM-1 (Multifamily Residential) Zoning District
L.L. No. 2-2006/4-4-2006	0.918 acre, which is part of a parcel designated as Tax Map Section 207, Block 1, Lot 2.1, located at 73 Railroad Avenue, from the I-2 (Village Industry) Zoning District to the R-6 (One- and Two-Family Residential) Zoning District
L.L. No. 1-2008/8-19-2008	Approximately 36.55 acres situated on the southeast corner of NYS Route 211 and Chandler Lane and designated on the Village of Montgomery Tax Maps as Section 213, Block 1, Lot I, from I-1 Industrial Park District to a planned development district (PDD-Chandler Lane)

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Local Law No./

Adoption Date

L.L. No. 4-2011/8-2-2011

Description

Approximately .384 acre situated on the northeast corner of Clinton Street and Fought Street and designated on the Village of Montgomery Tax Maps as Section 202, Block 9, Lot 7, from the B-2 (Village Business) District to a planned development district (PDD-Clinton Street)

L.L. No. 2-2012/6-19-2012

Approximately .867 acre situated at 200 Ward Street and designated on the Village of Montgomery Tax Maps as Section 203, Block 1, Lot 9, from the B-1 (Neighborhood Business) District to a planned development district (PDD-Ward Street)

L.L. No. 3-2012/10-2-2012

Approximately 1.31 acres situated as 190 Ward Street and designated on the Village of Montgomery Tax Maps as Section 203, Block 1, Lot 8, from the B-1 (Neighborhood Business) District to a planned development district (PDD-Ward Street No. 2)

L.L. No. 1-2019/2-5-2019

Establishing a Planned Development District on the parcel of on the parcel of property comprising approximately 20 acres situated in the Village of Montgomery at the terminus of Factory Street and bordering the Wallkill River, having a tax map number of Section 204, Block 1, Lot 1 with the current record owner being Steinberger Bros Realty, LLC. The Planned Development District shall replace the Multifamily (RM-1) zoning district classification for the above described parcel.

MONTGOMERY CODE

Local Law No./

Adoption Date

L.L. No. 3-2021/7-6-2021

Description

Rezoning the following lot from the R-4 Zoning District to the B-2 Zoning District: Section 201, Block 2, Lot 6 Lands N/ F Agotaras Properties, LLC

Rezoning the following lots from the I-2 Zoning District to the R-4 Zoning District:

Section 211, Block 1, Lot 23 Lands N/ F Gambelunghe

Section 211, Block 1, Lot 24 Lands N/ F Miller

Section 211, Block 1, Lot 26 Lands N/ F Reale

Section 211, Block 1, Lot 27 Lands N/ F Malley

Section 211, Block 1, Lot 28. 1 Lands N/ F Embro

Rezoning the following lots from the I-2 Zoning District to the B-2 Zoning District:

Section 202, Block 1, Lots 1 and 2 Lands N/F Reliable Pump & Well Services, LLC

Section 202, Block 13, Lots 1.123 and 5.22 Lands N/F Rowley Development

Section 202, Block 13, Lot 1.2 LLC Lands N/F Middletown & NJ Railroad, LLC

Section 202, Block 13, Lot 2 Lands N/F Chambers Family Realty

Section 213, Block 1, Lot 2 Lands N/ F TID Realty

Rezoning the following lot from the I-2 Zoning District to the R-6 (One- and Two-Family) District:

202, Block 13, Lot 5.21 Lands N/ F Rowley Development

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Local Law No./**Adoption Date**

L.L. No. 3-2021/7-6-2021 con't.

Description

Rezoning the following lot from the RM -1 Multifamily District to the R-2 (One-Family) District:

Section 204, Block 1, Lot 3.1 Lands N/ F Meyer

Section 204, Block 1, Lot 3 2 Lands N/ F Williams

Section 204, Block 1, Lot 4 Lands N/ F Husinko

Section 204, Block 1, Lot 5 Lands N/ F Orange Mental Retardation Property, Inc.

Section 204, Block 1, Lot 6.1 Lands N/ F Baker

Section 204, Block 1, Lot 6.2 Lands N/ F Williams

Rezoning that part of Section 202, Block 1, Lot 9. 2 Lands N/ F Chambers Family Realty that is presently zoned RM-1 Multifamily District consisting of approximately 9.5 acres of land situated approximately 300 feet north of said property's boundary line with the right-of-way line of NYS Route 17K to the R-2 (One-Family) Zoning