

## ZONING

### *480 Attachment 5*

#### **Town of Webb**

#### **Appendix C Regional Projects**

All references in this chapter to Class A regional projects or to Class B regional projects listed in the Adirondack Park Agency Act shall mean, for each Adirondack Park Plan private land classification indicated, the following projects involving proposed new land uses or development or subdivision of land:

I. Class A regional projects. (Note that the Adirondack Park Plan industrial private land classification is not indicated, since there are no such areas within the Town.)

A. Hamlet.

1. Project involving wetlands, with the exception of uses identified in Subsection F.
2. Project involving 100 or more residential lots, parcels or sites or residential units, whether designed for permanent, seasonal or transient use.
3. Structure in excess of 40 feet in height, except agricultural use structure and residential radio and television antenna.
4. Commercial or private airport.
5. Watershed management and flood-control project.
6. Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of such structure.
7. Timber harvesting that includes a clear-cutting of any single unit of land of more than 25 acres.

B. Moderate-intensity use.

1. Project, with the exception of uses identified in Subsection F, located in the following critical environmental areas:
  - a. Within 1/4 mile of rivers navigable by boat designated to be studied as wild, scenic or recreational in accordance with the Environmental Conservation Law, during the period of such designation.
  - b. Involving wetlands.

## WEBB CODE

- c. At elevation of 2,500 feet or more.
  - d. Within 1/8 mile of tract of forest preserve land or water now or hereafter classified as wilderness, primitive, or canoe in the State Master Plan for management of state lands, except for an individual single-family dwelling and uses or structures accessory thereto.
2. Project involving 75 or more residential lots, parcels or sites or residential units, whether designed for permanent, seasonal or transient use.
  3. Commercial or agricultural service use involving 10,000 or more square feet of floor space.
  4. Structure in excess of 40 feet in height, except agricultural use structure and residential radio and television antenna.
  5. Tourist attraction.
  6. Ski center.
  7. Commercial or private airport.
  8. Timber harvesting that includes a clear-cutting of any single unit of land of more than 25 acres.
  9. Sawmill, chipping mill, pallet mill and similar wood-using facility.
  10. Mineral extraction or structure related thereto.
  11. Watershed management and flood-control project.
  12. Sewage treatment plant.
  13. Major public utility use.
  14. Industrial use.
  15. Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of such structure.
- C. Low-intensity use.
1. Project, with the exception of uses identified in Subsection F, located in the following critical environmental areas:

## ZONING

- a. Within 1/4 mile of rivers navigable by boat designated to be studied as wild, scenic or recreational in accordance with the Environmental Conservation Law, during the period of such designation.
  - b. Involving wetlands.
  - c. At elevation of 2,500 feet or more.
  - d. Within 1/8 mile of tract of forest preserve land or water now or hereafter classified as wilderness, primitive, or canoe in the State Master Plan for management of state lands, except for an individual single-family dwelling and uses or structures accessory thereto.
2. Project involving 35 or more residential lots, parcels or sites or residential units, whether designed for permanent, seasonal or transient use.
  3. Commercial or agricultural service use involving 5,000 or more square feet of floor space.
  4. Structure in excess of 40 feet in height, except agricultural use structure and residential radio and television antenna.
  5. Tourist attraction.
  6. Ski center.
  7. Commercial or private airport.
  8. Mineral extraction or structure related thereto.
  9. Timber harvesting that includes a clear-cutting of any single unit of land of more than 25 acres.
  10. Sawmill, chipping mill, pallet mill and similar wood-using facility.
  11. Watershed management and flood-control project.
  12. Sewage treatment plant.
  13. Waste disposal area or junkyard.
  14. Major public utility use.
  15. Industrial use.
  16. Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of such structure.

## WEBB CODE

### D. Rural use.

1. Project, with the exception of uses identified in Subsection F, located in the following critical environmental areas:
  - a. Within 1/4 mile of rivers navigable by boat designated to be studied as wild, scenic or recreational in accordance with the Environmental Conservation Law, during the period of such designation.
  - b. Involving wetlands.
  - c. At elevation of 2,500 feet or more.
  - d. Within 1/8 mile of tract of forest preserve land or water now or hereafter classified as wilderness, primitive, or canoe in the State Master Plan for management of state lands, except for an individual single-family dwelling and uses or structures accessory thereto.
  - e. Within 150 feet of the edge of a right-of-way of federal or state highways or the edge of a right-of-way of county highways designated by the Adirondack Park Agency or the Town as major travel corridors, except for an individual single-family dwelling and uses or structures accessory thereto.
2. Project involving 20 or more residential lots, parcels or sites or residential units, whether designed for permanent, seasonal or transient use.
3. Commercial and agricultural service use involving 2,500 or more square feet of floor space.
4. Structure in excess of 40 feet in height, except agricultural use structure and residential radio and television antenna.
5. Tourist accommodation.
6. Ski center.
7. Commercial or private airport, including commercial seaplane base.
8. Timber harvesting that includes a proposed clear-cutting of any single unit of land of more than 25 acres.
9. Sawmill, chipping mill, pallet mill and similar wood-using facility.
10. Mineral extraction or structure related thereto.
11. Watershed management and flood-control project.

## ZONING

12. Sewage treatment plant.
13. Waste disposal area and junkyard.
14. Major public utility use.
15. Industrial use.
16. Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of such structure.

### E. Resource management.

1. Project, with the exception of uses identified in Subsection F, located in the following critical environmental areas:
  - a. Within 1/4 mile of rivers navigable by boat designated to be studied as wild, scenic or recreational in accordance with the Environmental Conservation Law, during the period of such designation.
  - b. Involving wetlands.
  - c. At elevation of 2,500 feet or more.
  - d. Within 1/8 mile of tract of forest preserve land or water now or hereafter classified as wilderness, primitive, or canoe in the State Master Plan for management of state lands, except for an individual single-family dwelling and uses or structures accessory thereto.
  - e. Within 300 feet of the edge of a right-of-way of federal or state highways or the edge of a right-of-way of county highways designated by the Adirondack Park Agency or the Town as major travel corridors, except for an individual single-family dwelling and uses or structures accessory thereto.
2. Subdivision of land (and all land uses and development related thereto) involving two or more lots, parcels or sites.
3. Campground involving 50 or more sites.
4. Group camp.
5. Ski center and related tourist accommodation.
6. Agricultural service use.

## WEBB CODE

7. Structure in excess of 40 feet in height, except agricultural use structure and residential radio and television antenna.
  8. Sawmill, chipping mill and pallet mill and similar wood-using facility.
  9. Commercial sand and gravel extraction.
  10. Timber harvesting that includes a proposed clear-cutting of any single unit of land of more than 25 acres.
  11. Mineral extraction or structure related thereto.
  12. Watershed management and flood-control project.
  13. Sewage treatment plant.
  14. Major public utility use.
  15. Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of such structure.
- F. Exceptions noted above at Subsection 1 of each private land classification:
1. Hamlet: (a) forestry use other than any listed forestry use; (b) agricultural use; (c) public utility use; and (d) any use and structure accessory to such proposed or preexisting uses other than signs.
  2. Moderate-intensity use: same as hamlet above, plus (e) open space recreation use.
  3. Low-intensity use: same as moderate-intensity use above.
  4. Rural use: same as moderate-intensity use above, other than any sand and gravel pits associated with forestry use and agricultural use located within the listed critical environmental area adjoining the right-of-way of federal or state highways, or the right-of-way of county highways designated as a major travel corridor.
  5. Resource management: same as rural use above.
- II. Class B regional projects.
- A. Hamlet: none.
  - B. Moderate-intensity use.

## ZONING

1. Project involving 15 or more but less than 75 lots, parcels or sites, other than subdivision of land involving mobile homes.
2. Subdivision of land involving less than 15 lots, parcels or sites other than subdivision of land involving mobile homes, which do not meet the following criteria:
  - a. In the case of such subdivision involving land having shoreline, each lot, parcel or site is at least 25,000 square feet in size and complies with all of the provisions of the shoreline restrictions.
  - b. In the case of such subdivision not involving land having shoreline, each lot, parcel or site is at least 40,000 square feet in size.
3. Any subdivision or subsequent subdivision of such land, either by the original owner or subsequent owners, where the total number of lots, parcels or sites resulting from such subdivision and any prior subdivision or subdivisions exceeds 14.
4. Subdivision of land involving mobile homes (and all land uses and development related thereto) and involving two or more lots, parcels or sites.
5. Project involving the clustering of buildings on land having shoreline on the basis of a specified number of principal buildings per linear mile or proportionate fraction thereof, as provided for in the shoreline restrictions.
6. Multiple-family dwelling. (Adirondack Park Agency defines this as a building containing two or more dwellings.)
7. Mobile home court.
8. Public and semipublic building.
9. Commercial or agricultural service use involving less than 10,000 square feet of floor space.
10. Tourist accommodation.
11. Marina, including boatyard and boat-launching site.
12. Group camp, campground, recreational campsite.
13. Golf course.
14. Commercial seaplane base.

## WEBB CODE

15. Any land use or development not now or hereafter included in the Adirondack Park Agency list of primary uses or list of secondary uses for moderate-intensity use areas.
16. Individual single-family dwelling within 1/8 mile of a tract of forest preserve land or water now or hereafter classified as wilderness, primitive, or canoe in the State Master Plan for management of state lands.
17. Project within 1/4 mile of rivers designated to be studied as wild, scenic or recreational in accordance with the Environmental Conservation Law, other than those navigable by boat, during the period of such designation.
18. Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of such structure.

### C. Low-intensity use.

1. Subdivision of land (and all land uses and development related thereto) involving 10 or more but less than 35 lots, parcels or sites, other than subdivision of land involving mobile homes.
2. Subdivision of land involving less than 10 lots, parcels or sites which do not meet the following criteria:
  - a. In the case of such subdivision involving land having shoreline, each lot, parcel or site is at least 50,000 square feet in size and complies with all of the provisions of the shoreline restrictions.
  - b. In the case of such subdivision not involving land having shoreline, each lot, parcel or site is at least 120,000 square feet in size.
3. Any subdivision or subsequent subdivision of such land, either by the original owner or subsequent owners where the total number of lots, parcels or sites resulting from such subdivision and any prior subdivision or subdivisions exceeds nine.
4. Project involving the clustering of buildings on land having shoreline on the basis of a specified number of principal buildings per linear mile or proportionate fraction thereof, as provided for in the shoreline restrictions.
5. Multiple-family dwelling. (Adirondack Park Agency defines this as a building containing two or more dwellings)
6. Mobile home court.
7. Mobile home subdivision (and all land uses and development related thereto) involving two or more lots, parcels or sites.

## ZONING

8. Public and semipublic building.
  9. Commercial or agricultural service uses involving less than 5,000 square feet of floor space.
  10. Tourist accommodation.
  11. Marina, including boatyard and boat-launching site.
  12. Golf course.
  13. Group camp, campground, recreational campsite.
  14. Commercial seaplane base.
  15. Commercial sand and gravel extraction.
  16. Any land use or development not now or hereafter included on the Adirondack Park Agency list of primary uses or list of secondary uses for low-intensity use areas.
  17. Individual single-family dwelling within 1/8 mile of a tract of forest preserve land or water now or hereafter classified as wilderness, primitive or canoe in the State Master Plan for management of state lands.
  18. Project within 1/4 mile of rivers designated to be studied as wild, scenic or recreational in accordance with the Environmental Conservation Law, other than those navigable by boat, during the period of such designation.
  19. Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of such structure.
- D. Rural use.
1. Subdivision of land involving five or more but less than 20 lots, parcels or sites, other than subdivision of land involving mobile homes.
  2. Subdivision of land involving less than five lots, parcels or sites which do not meet the following criteria:
    - a. In the case of such subdivision involving land having shoreline, each lot, parcel or site is at least 80,000 square feet in size and complies with all of the provisions of the shoreline restrictions.
    - b. In the case of such subdivision not involving land having shoreline, each lot, parcel or site is at least 320,000 square feet in size.

## WEBB CODE

3. Any subdivision or subsequent subdivision of such land, either by the original owner or subsequent owners where the total number of lots, parcels or sites resulting from such subdivision and any prior subdivision or subdivisions exceeds four.
4. Subdivision of land involving the clustering of buildings on land having shoreline on the basis of a specified number of principal buildings per linear mile or proportionate fraction thereof, as provided for in the shoreline restrictions.
5. Multiple-family dwelling. (Adirondack Park Agency defines this as a building containing two or more dwellings.)
6. Mobile home court.
7. Mobile home subdivision (and all land uses and development related thereto) involving two or more lots, parcels or sites.
8. Public and semipublic building.
9. Marina, boatyard and boat-launching site.
10. Golf course.
11. Group camp, campground, and recreational campsite.
12. Commercial sand and gravel extraction.
13. Project within 1/3 mile of rivers designated to be studied as wild, scenic or recreational in accordance with the Environmental Conservation Law, other than those navigable by boat, during the period of such designation.
14. Any land use or development not now or hereafter included on the Adirondack Park Agency list of primary uses or list of secondary uses for rural use areas.
15. Commercial and agricultural service use involving less than 2,500 square feet of floor space.
16. Individual single-family dwelling within 1/8 mile of a tract of forest preserve land or water now or hereafter classified as wilderness, primitive or canoe in the State Master Plan for management of state land, or within 150 feet of an Adirondack Park Agency or Town designated major travel corridor.
17. Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of such structure.

## ZONING

### E. Resource management.

1. Individual single-family dwelling, including mobile home.
2. Project involving the clustering of buildings on land having shoreline on the basis of a specified number of principal buildings per linear mile or proportionate fraction thereof, as provided in the shoreline restrictions.
3. Forestry use structure.
4. Hunting and fishing cabin and other private club structure involving 500 or more square feet of floor space.
5. Golf course.
6. Campground involving fewer than 50 sites.
7. Project within 1/4 mile of rivers designated to be studied as wild, scenic and recreational in accordance with the Environmental Conservation Law, other than those navigable by boat, during the period of such designation.
8. Any material increase or expansion of an existing land use or structure included on this list that is 25% or more of the original size of such existing use or 25% or more of the original square footage of such structure.

### F. All private land classifications except hamlet.

Development of a public road by the Town, or by other parties for dedication to the Town, whether or not involving other subdivision or development.

### III. Other provisions.

- A. Certain regional projects not permitted in the Town. Certain Class A and Class B regional projects listed above may not be permitted by this chapter. Listing of Adirondack Park Agency Act regional projects herein shall not be construed to permit such projects unless otherwise permitted by this chapter.
- B. Definitions and interpretations. If any question arises as to whether a proposed project is a Class A or Class B regional project listed above, the definitions and other provisions of the Adirondack Park Agency Act, as well as any interpretation and opinion provided by the Agency, shall be used to make such determination.