

TOWN OF PINE PLAINS

LOCAL LAW NO. ____ OF THE YEAR 2026

**INTRODUCING LOCAL LAW NO. ____ OF 2026 ENTITLED: “A LOCAL LAW
AMENDING THE TOWN OF PINE PLAINS CODE CHAPTER 7,**

BE IT ENACTED by the Town Board of the Town of Pine Plains as follows:

SECTION 1: TITLE.

This Local Law shall be entitled: “A Local Law Amending Article II, Section 275-6 of Chapter 275 of the Town Code”.

SECTION 2: LEGISLATIVE INTENT.

The Town of Pine Plains Zoning Law was adopted by Local Law No. 2 of 2009 in October of 2009. The Local Law has been amended in certain respects pursuant to Local Law No. 2 of 2015, Local Law No. 3 of 2015 and by Local Law No. 1 of 2017. The Zoning Law has now been codified as Chapter 275 of the Town Code. The Town Board recently adopted an amendment to its Comprehensive Plan and appointed a Zoning Review Committee to work with BFJ Planning to adopt a series of targeted text changes in the Town’s Zoning Code to address issues which have been identified as requiring amendment, correction or change since the Zoning Code was created in 2009. The Town Board also enacted Local Law No. __ of 2021 and Local Law No. __ of 2021 amending in certain respects the Zoning Map with regard to H-R and H-MS zoning district boundaries. As a result of these zoning amendments, there exists at least one parcel bifurcated by the H-R and H-MS zoning districts which has created certain hardships for the property owners seeking to develop their property in accordance with the provisions of H-MS zoning district. Upon recommendation of the Planning Board, the Town Board has determined this problem can be remedied by an amendment to Article II, Section 275-6(D) of the Town’s Zoning Code to provide for the development of such bifurcated parcels in accordance with the less restrictive zoning district applicable to that parcel.

SECTION 3: STATEMENT OF AUTHORITY.

This Local Law is enacted pursuant to the authority of General Municipal Law §10; New York State Town Law and in accordance with Article XVII of the Town Code. To the extent the provisions of this Local Law are in conflict with §278 of the New York State Town Law, the Town Board asserts its intention to supersede §278 pursuant to the authority granted in Municipal Home Rule Law, §1(ii)(b)(3). In accordance with §22(1) of the MHRL, this Local Law supersedes §§267-a, 267-b, 274-a, 274-b, 276, 277 and 278 of the New York State Town Law.

SECTION 4: REVISIONS TO THE TOWN CODE:

A. Section 275-6(D) of the Town's Zoning Code is hereby amended to delete §275-6(D) and substitute in its place the following:

“However, in the event that the divided lot consists of 4.5 acres or less, the less restricted portion of the lot may extend into the remainder of said lot, provided that the Planning Board makes a finding that such extension will not adversely impact the essential character of the districts or neighborhood.”

SECTION 5. SEVERABILITY.

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law, which shall be given effect without such part or parts.

SECTION 6: EFFECTIVE DATE.

This local law shall take effect immediately after its filing with the State Secretary of State as provided in §27 of the Municipal Home Rule Law.