

ORDINANCE NO. 15

ORDINANCE ESTABLISHING COTTON POINT RESIDENTIAL AREA IN THE LAKE GEORGE PARK

ADOPTED: OCTOBER 2, 1968
PUBLISHED: OCTOBER 9, 1968
EFFECTIVE: OCTOBER 19, 1968

Be it enacted and Ordained by the Town Board of the Town of Bolton, Warren County, New York, as follows:

SECTION 1

The word "person" as used in this ordinance shall include an individual, society, club, firm, partnership, corporation or association of persons, and the singular number shall include the area. The words "residential area" shall have the meaning intended and provided by Article 13-C of the General Municipal Law. The legislative intent in the adoption of the ordinance shall be as set forth in Section 280 of the General Municipal Law.

SECTION 2

Pursuant to the provisions of Article 13-C of the General Municipal Law there is hereby established a residential area in that portion of the Town of Bolton wholly within Lake George Park bounded and described as follows:

Beginning at a point in the north line of Lot 13, Northwest Bay Tract, 300 feet easterly from the center of the State Highway, Route 9N, and running thence along the said north line of Lot 13, being also the north line of the lands of Kathleen Knickerbocker south 57 degrees 05 minutes east for a distance of about 439 feet to the shore of Basin Bay in Lake George; thence southerly and southeasterly along the shore of Basin Bay to the northeasterly corner of the premises now owned by Nathan McKeag; thence southwesterly along the northerly bounds of said Nathan McKeag property to the northwesterly corner thereof; thence southeasterly along the westerly bounds thereof to the southwesterly corner thereof; thence northeasterly along the southerly bounds thereof to the shore of Basin Bay in Lake George; thence southerly, southeasterly, easterly and northeasterly around the shore of Basin Bay to the center of the northeast end of Cotton Point; thence in a general southwesterly direction along the shore of Lake George, as it winds and turns, for about 1670 feet to the north side of the causeway leading to Cotton Point; thence easterly along said causeway, around the shore of Cotton Island in a clockwise direction and westerly along the causeway for the total distance of 690 feet to the Cotton Point mainland shore; thence southwesterly and southerly along the lake shore on the easterly side of Cotton Point and Hemlock Point for a distance of about 2875 feet to the extreme south end of Hemlock Point; thence northwesterly, westerly and southwesterly along the shore of Boon Bay in Lake George for a distance of about 2400 feet to the southeast corner of that portion of Lot 11, Northwest Bay Tract, now owned by the Fathers of the Blessed Sacrament; thence along part of the south boundary of the last-mentioned property north 76 degrees 15 minutes

west about 10.70 feet to a point; thence northerly on a line parallel with the center line of said State Highway Route 9N, and at all points 300 feet distant easterly from said center line, for a distance of about 3750 feet to the place of beginning, containing 95 acres, more or less.

SECTION 3

On and after the effective date of this ordinance, no person shall use any real property within the boundaries of the aforesaid residential area for any industrial or commercial purpose, except that any residence within the said area may be leased or rented for single, private family residential purposes.

SECTION 4

If the Town Board of the Town of Bolton shall hereafter adopt and enact a general zoning ordinance for the entire Town of Bolton and any provisions of such general zoning ordinance relating to the use of real property in the said residential area established by this ordinance shall conflict with or be inconsistent with any provision of such general zoning ordinance the provisions of such zoning ordinance shall supercede the provisions of this ordinance and shall govern the use of such property.

SECTION 5

The Town Board of the Town of Bolton shall have the power to grant a proper and appropriate variance from this ordinance to authorize or permit a necessary or desirable use of land or prevent unnecessary hardship in an individual or particular instance. Such variance shall be by resolution adopted by an affirmative vote of a majority of the total membership of the Town Board and a variance shall be granted only after a public hearing.

Notice of such public hearing shall be published once in the official newspaper and posted on the bulletin board of the Town Clerk, and a copy of such notice mailed to the owners of real property located within 500 feet of the boundaries of the real property for which a variance has been requested. Such notice shall contain the name of the owner of the property for which a variance has been requested, a sufficient description to identify the particular property for which a variance has been requested and a concise statement of the particular proposed use for which the variance has been requested. The application by an owner to the Town Board shall be by written petition which shall contain the foregoing information, and a statement of the names of real property located within 500 feet of the boundaries of the real property for which the variance has been requested.

SECTION 6

A violation of this ordinance shall be an offense punishable upon conviction by a fine not to exceed One Hundred Dollars or imprisonment for not to exceed sixty days, or both, and each calendar week's continued violation shall constitute a separate additional violation, In addition to the foregoing penalties provided for violation of this ordinance, the Town Board of the Town of Bolton shall have the right to apply to any court of competent jurisdiction for an order to restrain and enjoin any proposed or threatened violation of this ordinance.

SECTION 7

This ordinance shall take effect immediately.
BY ORDER OF THE TOWN BOARD OF THE TOWN OF BOLTON.