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AN ORDINANCE
providing for the
REGULATION AND CONTROL
of the
PILOT KNOB EXTENSION AREA



THE GRASTORF PRESS, Granville, New York

The Town Board of the Town of Fort Ann, New York, pursuant to the authority granted in subdivision 7, of Section 130 of the Town Law and pursuant to its police power as set forth in subdivisions 11 and 15 of said section of the Town Law does hereby ORDAIN and ENACT as follows:

SECTION 1. There shall be no parking on the road designated as the Pilot Knob Extension Road from a point on said road, which point is southeasterly and opposite Pilot Knob Boat Co. Inc., and extending northerly on both sides of said road a distance of 822.22 feet..

SECTION 2. That said road is hereby designated a Fire Lane and signs to that effect shall be erected as appropriate.

SECTION 3. Diagonal parking for Town of Fort Ann residents only shall be permitted between the hours of 7:00 a.m. and 9:00 p.m. in the designated area bounded and described as follows: Beginning at an iron pin set in the line between lands of Camp Andrew and the Town of Fort Ann, running then S 51° 17' E, 52.04 feet to an iron pin set in the ground; running thence S 22° 38' W, 75.37 feet to an iron pin set in the ground; running thence S 55° 08' W, 39.35 feet to an iron pin set in the ground; running thence N 34° 52' W, 50 feet to an iron pin set in the ground; running thence N 55° 08' E, 24.78 feet to an iron pin set in the ground; running thence N 22° 38' E, 75.22 feet to the point and place of beginning.

SECTION 4. No parking shall be permitted at any other time on the lands designated in SECTION 3. Unattended motor vehicles will be towed away after 9:00 p.m. at owner expense.

SECTION 5. The following activities are prohibited on the lands described in SECTION 3 and in the adjacent waterfront area:

- (a) the launching of boats
- (b) overnight camping
- (c) the use of self-contained underwater breathing apparatus
- (d) running at large of pets
- (e) consumption of alcoholic beverages

SECTION 6. This ordinance shall take effect following a public hearing after due notice ten days after publication and posting.

Dated: August 1978.

Passed: June 22, 1978

01.5 # 549'

AN ORDINANCE
Establishing
PILOT KNOB
RESIDENTIAL AREA
IN THE
LAKE GEORGE TRACT

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Be it Enacted and Ordained by the Town Board of the Town of Fort Ann, Washington County, New York, as follow:

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 Fort Ann wholly within the Lake George Park bounded and described as follows:

ALL that parcel of land in the Town of Fort Ann, Washington County, described as follows:

BEGINNING at a point on the easterly shore of Lake George at the southwesterly corner of lands of New York State, said point of beginning being also the southwesterly corner of lot 60 and the northwesterly corner of lot 54 of the Lake George Tract, and said point of beginning being also the northwesterly corner of lands of Marjorie Belle Greene and Isabelle Lloyd Fursman; running from thence in an easterly direction along the northerly line of the said lands of Greene and Fursman, being also along the northerly bounds of lot 54 and the southerly bounds of lot 60, Lake George Tract, to the northeasterly corner of the said lot 54; thence running southerly along the easterly bounds of the said lot 54 to the southeasterly corner thereof; thence running westerly along the southerly bounds of the said lot 54 and the northerly bounds of lot 50, Lake George Tract, to the northwesterly corner of lot 50, Lake George Tract; thence running along the westerly line of a portion of the said lot 50 and the easterly bounds of lot 53, to the southeasterly corner thereof; thence running westerly along the southerly bounds of lot 53, and the northerly bounds of lot 51, Lake George Tract, to the northeasterly corner of lands conveyed by Victoria Mary McCabe to A. Robert Stewart by deed dated September 21, 1964, recorded in book number 394 of deeds at page 903 in the Washington County Clerk's Office; thence running along the easterly and southerly bounds of the said lands of Stewart to the southwesterly corner thereof in the center of Pilot Knob Road; thence running southerly in the center of the said road to the northwesterly corner of lands conveyed by Albert Lexutt to John J. Gallogly by deed dated June 28, 1958 and recorded in book number 364 of deeds at page 13 in the Washington County Clerk's Office; thence running easterly along the northerly bounds of the said lands of Gallogly to the northeasterly corner thereof; thence running southerly along the easterly line of the said lands of Gallogly to the southeasterly corner thereof; thence running easterly along a line which is a continuation of the southerly line of the said lands of Gallogly and following the north-

erly bounds of lands of the said Victoria Mary McCabe, to the center of the old Pilot Knob Road; thence running southerly along the center of the said road to a point therein in the southwesterly bounds of lot 51, Lake George Tract; thence running southeasterly along the southwesterly bounds of the said lot 51 and the northeasterly bounds of lot 52, Lake George Tract, to the most southerly corner of the said lot 51 in the northwesterly bounds of the McNab Patent; thence running northeasterly along the northwesterly bounds of the said McNab Patent to the northeasterly corner thereof; thence running southerly along the easterly bounds of the McNab Patent to a point therein at the southwesterly corner of lot 42 and the northwesterly corner of lot 41, Lake George Tract; thence running southerly in a straight line, passing through lands of Melvin McKinstry, Arthur Stiles, Norman Canavan and Frank S. Wozniak, to the northeasterly corner of lands of Edward Gersten; thence running southerly in a straight line, still passing through lands of the said Frank S. Wozniak, to the southeasterly corner of lands of Carroll P. Mahoney and Katherine M. Barber; thence running South 74 degrees and 21 minutes West along the southerly bounds of the said lands of Mahoney and Barber, crossing the new Pilot Knob Road, 294.75 feet; thence running North 19 degrees and 05 minutes West, still along the bounds of the lands of Mahoney and Barber, 20.00 feet; thence running South 74 degrees and 21 minutes West, still along the bounds of the lands of Mahoney and Barber, 50.00 feet to the center of the old Pilot Knob Road; thence running North 20 degrees and 33 minutes West along the center of the said road and the westerly bounds of the lands of Mahoney and Barber, 217.00 feet; thence running North 08 degrees and 37 Minutes West, still in the center of the said road and the westerly bounds of the lands of Mahoney and Barber, 84.96 feet; thence running North 71 degrees and 08 minutes West, leaving the said road and still following the bounds of the lands of Mahoney and Barber, 40.00 feet, more or less, to the easterly shore of Lake George; (The above courses and distances refer to a survey by Coulter and Ashley dated October 8, 1941, revised June 9, 1944, and made for Lucy Bogardus and Margaret Mahoney) thence running northerly along the shore of Lake George to the point and place of beginning.

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 an owner of real property in the above described area may cut and remove timber for sale, for commercial purposes, and except that any residence within the said residential area may be leased or rented for single, private family residential purposes, provided that no more than three residential units are located upon the owner's parcel of real property, but this ordinance shall not apply nor prohibit a non-conforming use in existence at the time of the effective date of this ordinance.

SECTION 4. If the Town Board of the Town of Fort Ann shall hereafter adopt and enact a general zoning ordinance for the entire Town of Fort Ann 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 general 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 Fort Ann 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 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 the owners of real property located within 500 feet of the boundaries of the real property for which a 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 a violation of this ordinance, the Town Board of the Town of Fort Ann 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.

Effective September 6, 1965.