

Proposed Town of Lyme Zoning Ordinance Amendments

Section 210: DEFINITIONS

Add the following

HEAVY INDUSTRIAL: A heavy industry is a facility associated with intense manufacturing and process uses, such as chemical production and mining/quarrying that often generate significant impacts like noise, odors, dust or vibrations. These uses generally require sufficient space and access to major transportation routes while also demanding adequate buffer areas to prevent negative effects on adjacent, less intense commercial or residential areas.

ENVIRONMENTALLY SENSITIVE AREA: Land containing fragile ecosystems, high-value natural resources, or hazardous conditions, such as wetlands, steep slopes (equal to or greater than 25%), aquifer recharge zones, to include the Alvar Site near Three Mile Creek Road in the Town of Lyme. These areas are restricted from intensive development to prevent environmental degradation and conserve habitat.

Section 412: USE SCHEDULE – Town of Lyme

ADD (2) After Quarry in the Table: Quarry (2)

ADD The following note after the table:

(2) Quarry operations are allowed with a Special Permit within the AR District subject to the stipulations outlined in Section 725, Paragraph A through E

Add a line for Heavy industrial in Table as follows:

USES:

Heavy Industrial (2)

Zoning Districts: WF – Waterfront – NP

AR – Agricultural Rural Residential – Special Permit

Section 725: QUARRY/HEAVY INDUSTRIAL

Amend this section as follows:

- A. Quarry operations shall be designated as Heavy Industrial as defined in Section 210: Definitions

- B. Quarry/Heavy industrial operations shall not be permitted in the areas located generally south (water side) of NYS Rt 12E
- C. 250 ft setbacks shall be required from all Town, County and State Highways, residential and commercial properties, and adjacent municipalities to minimize potential impacts on the Village of Chaumont, and the Towns of Cape Vincent, Clayton, and Brownville.
- D. No excavation of materials shall be located within 50 feet of front line or within 25 feet of side lot line. Furthermore, increased setbacks may be necessary depending on slope stability and mining depth to ensure the protection of adjacent properties.
- E. 1000 ft setbacks shall be required from **clearly** identified and mapped environmentally sensitive areas.