

**Topic:** Zoning; Comprehensive Planning  
**Resource Type:** Regulations  
**State:** New York  
**Jurisdiction Type:** Municipal  
**Municipality:** Town of Gardiner  
**Year (adopted, written, etc.):** 2006  
**Community Type - applicable to:** Suburban; Rural  
**Title:** Town of Gardiner Zoning Purposes Ordinance  
**Document Last Updated in Database:** May 5, 2017

### ***Abstract***

Sections 220-1, § 220-2, and § 220-3 of the Town Code for the Town of Gardiner provide an introduction to the Town's zoning ordinance. Chapter 220 states the title and the purpose of the zoning ordinance and acknowledges that the provisions of the ordinance are in accordance with the Town's New Comprehensive Plan. Chapter 220 hereby establishes a new comprehensive zoning plan for the Town of Gardiner which is set forth in the text, tables and map that constitutes this chapter. The plan is adopted for all the purposes set forth in Article 16 of Town Law, and all powers and authority granted by Town Law are hereby adopted in the interest, protection and promotion of the public health, safety and general welfare.

### ***Resource***

Town of Gardiner NY Zoning Purposes  
Code of the Town of Gardiner NY'  
Chapter 220: Zoning  
General Code  
ARTICLE I Title and Purposes

#### **§ 220-1. Title.**

A chapter regulating and restricting the location, construction and use of buildings and structures, and the use of land in the unincorporated area in the Town of Gardiner, County of Ulster, State of New York.

#### **§ 220-2. Short title.**

This chapter shall be known and may be cited as the "Zoning Law of the Town of Gardiner, New York."

### **§ 220-3. Purposes.**

There is hereby established a new comprehensive zoning plan for the Town of Gardiner which is set forth in the text, tables and map that constitute this chapter. Said plan is adopted for all the purposes set forth in Article 16 of Town Law, and all power and authority granted therein are hereby adopted in the interest, protection and promotion of the public health, safety and general welfare; and more specifically:

- A. To protect and promote the public health, safety, and general welfare of the Town.
- B. To guide the future growth and development of the Town.
- C. To provide adequate light, air and privacy, to secure safety from fire, flood and other danger, and to prevent overcrowding of the land and undue congestion of population.
- D. To protect the rural character and the social and economic stability, and to encourage the orderly and beneficial development of all parts of the Town.
- E. To protect and conserve the value of land throughout the Town and the value of buildings appropriate to the various districts established by this chapter.
- F. To bring about the gradual conformity of the uses of land and buildings throughout the Town through the Comprehensive Zoning Plan set forth in this chapter, and to minimize the conflicts among the uses of land and buildings.
- G. To promote the most beneficial relation between the use of land and buildings and the circulation of traffic throughout the Town, having particular regard to the avoidance of congestion in the streets and the provision of safe and convenient vehicular and pedestrian traffic movements appropriate to various uses of land and buildings throughout the Town.
- H. To provide a guide for public policy and action in the efficient provision of public facilities and services and for private enterprise in building development, investment, and other economic activity relating to uses of land and buildings throughout the Town.
- I. To encourage development to an amount equal to the availability and capacity of public facilities.
- J. To prevent the pollution of air, streams, lakes and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and sound management of the natural resources throughout the Town in order to preserve the integrity, stability, and beauty and rural atmosphere of the community.

- K. To preserve the natural beauty of the Town as provided in the Master Plan, especially the unique ecological and scenic resources of the Shawangunk ridge and escarpment, and to allow development only where it is consistent with maintaining the Town's natural, scenic, and ecological resources. **[Amended 1-10-2006 by L.L. No. 1-2006]**
  
- L. To protect and preserve the foregoing principles by strict enforcement of this chapter.