

TOWN OF ATHENS
LOCAL LAW # OF 2026
A LOCAL LAW AMENDING THE TOWN ZONING LAW TO AMEND THE HOLLISTER
LAKE OVERLAY DISTRICT

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF ATHENS AS FOLLOWS:

A local law adopted pursuant to the General Municipal Law of the State of New York amending the Zoning Law of the Town of Athens, County of Greene, State of New York to Amend the Hollister Lake Overlay District.

Section 1. Legislative Intent

The Town of Athens has previously enacted a local law adopting a Zoning Law for the Town of Athens which included various zoning districts. The Town Board has determined after a review of the Comprehensive Plan, and upon the recommendation of New York State Department of Environmental Conservation and the request of the Village of Athens that it is in the best interest of the residents of the Town Athens and neighboring communities to amend §180-15 Regulation Specific to Districts and 180-32 Development on Steep Slopes to better preserve and protect existing sources of public drinking water supply.

Section 2. Authority

This local law is adopted pursuant to the NYS Town Law and the Municipal Home Rule Law.

Section 3. Amendments

- A. §180-15 A (4). Regulations Specific to Districts. Subparagraph (4) shall be amended as follows:
(4) (a) All uses or change of uses shall be subject to Site Plan Approval.
- B. §180-15 A (4) (c) Regulations Specific to Districts. A new subparagraph (9) shall be added as follows:
(9) Within the Hollister Lake Overlay District, new conventional septic systems be located at least 100 feet from a watercourse or associated wetland or at least 300 feet of a reservoir. For a raised system, all new systems may only be located a distance greater than 250 feet from any watercourse or associated wetland and 500 feet from a public water supply reservoir.
- C. §180-32 Development on Steep Slopes. A new subparagraph J. shall be added as follows: In the Hollister Lake Overlay District the maximum area of disturbance allowed in slope areas on a parcel having 15% slopes shall be 5%. No development, grading of the land or stripping of vegetation shall be permitted on slopes of 5% or greater. Site design and grading on slopes greater than 5% shall provide the minimum disruption of view corridors and scenic vistas and shall preserve significant natural topographic features, including ridgelines, to the extent that any portion of the ridgeline is within the regulated steep slope area.

Section 4. Severability

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Effective Date

This local law shall take effect immediately upon filing with the Secretary of State.