



# APPENDIX G

## Local Laws

## **1. ORIGINAL JURISDICTIONS PREVIOUSLY ADDRESSED**

### **1.1. LOCAL LAWS NOW APPLICABLE TO PROJECT BECAUSE OF ROUTE RELOCATIONS**

#### **1.1.1. ROCKLAND COUNTY**

#### **1.1.2. NEW YORK CITY**

##### **1.1.2.1. Borough of Manhattan**

##### **1.1.2.1.1. Zoning**

### **1.2. LOCAL LAWS AND/OR ZONING AMENDMENTS ADOPTED AFTER DECEMBER 1, 2020**

#### **1.2.1. ROCKLAND COUNTY**

##### **1.2.1.1. County of Rockland**

##### **1.2.1.2. Town of Clarkstown**

##### **1.2.1.3. Town of Haverstraw**

##### **1.2.1.4. Village of Haverstraw**

##### **1.2.1.5. Village of W. Haverstraw**

##### **1.2.1.6. Town of Stony Point**

#### **1.2.2. NEW YORK CITY**

##### **1.2.2.1. Borough of Manhattan**

## **APPENDICES**

Attachment 1: Rockland County Zoning Maps

Attachment 2: City of New York Zoning Maps

## **INTRODUCTION**

Pursuant to Public Service Law (“PSL”) §130, no municipality or agency thereof that has received notice of filing an Article VII application may require any approval, consent, permit, certificate, or other condition for the construction or operation of a major facility for which an application for an Article VII certificate has been issued. Therefore, in accordance with this preemptive provision of PSL §130, no local approvals, consents, permits or certificates will be applied for by CHPE in connection with the proposed Randall’s Island Alternative or the Rockland County Route Augmentation (“RCRA”) unless explicitly noted otherwise herein. Except for those specified local substantive provisions that have been identified as potentially unreasonably restrictive in view of: (i) the existing technology; (ii) factors of costs or economics; or (iii) the needs of consumers and for which waivers are being requested from the Commission, the construction and operation of the Randall’s Island Alternative and the RCRA will comply with the requirements of all applicable local laws and regulations.

In accordance with PSL §130 and New York Codes Rules and Regulations 16 N.Y.C.R.R. §86.8, this Appendix lists municipal<sup>1</sup> ordinances, laws, resolutions, regulations, standards and other requirements identified by CHPE as applicable or potentially applicable to the construction and operation of the proposed Randall’s Island Alternative and the RCRA.

In municipalities where either the Randall’s Island Alternative or RCRA are proposed, and for which applicable local laws were listed, and in some instances previously waived by the Commission in the original Certificate or by recent amendment, this Appendix lists only applicable laws that (1) were not otherwise listed and addressed as part of the original license application, as supplemented by CHPE and/or addressed in and filed with the Joint Proposal, (2) were passed after the Amendment petition filed December 6, 2019 (the “December 2019 Amendment”), or (3) are now applicable because of changes to the certified route. Exhibits 7 and 115 submitted with CHPE’s original petition for a CECPN and with the Joint Proposal, respectively, and Appendix I to the December 2019 Amendment contain comprehensive lists of all local laws applicable to the Project route, as amended.

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<sup>1</sup> As defined in Article VII, a municipality means “a county, city, town or village in the state.” PSL § 120(1).

## **1.1. LOCAL LAWS NOW APPLICABLE TO PROJECT BECAUSE OF ROUTE MODIFICATIONS**

### **1.1.1. ROCKLAND COUNTY**

#### **1.1.1.1. County of Rockland**

*Other than local laws previously examined and addressed in the original certificate, and subsequent amendments thereto, no additional local laws become applicable as a result of the proposed Rockland County Route Augmentations.*

#### **1.1.1.2. Town of Clarkstown**

*Other than local laws previously examined and addressed in the original certificate, and subsequent amendments thereto, no additional local laws become applicable as a result of the proposed Rockland County Route Augmentations.*

#### **1.1.1.3. Town of Haverstraw**

*Other than local laws previously examined and addressed in the original certificate, and subsequent amendments thereto, no additional local laws become applicable as a result of the proposed Rockland County Route Augmentations*

#### **1.1.1.4. Village of Haverstraw**

*Other than local laws previously examined and addressed in the original certificate, and subsequent amendments thereto, no additional local laws become applicable as a result of the proposed Rockland County Route Augmentations.*

#### **1.1.1.5. Village of W. Haverstraw**

*Other than local laws previously examined and addressed in the original certificate, and subsequent amendments thereto, no additional local laws become applicable as a result of the proposed Rockland County Route Augmentations.*

#### **1.1.1.6. Town of Stony Point**

*Other than local laws previously examined and addressed in the original certificate, and subsequent amendments thereto, no additional local laws become applicable as a result of the proposed Rockland County Route Augmentations*



## **1.1.2. NEW YORK CITY**

### **1.1.2.1. Borough of Manhattan**

*The New York City Administrative Code and the Rules of the City of New York apply to both the originally certified route and the Randall's Island Alternative. Accordingly, no new local laws are applicable to the proposed route modification.*

*The Randall's Island Alternative is located entirely on property zoned as a public park (See Appendix B). New York City zoning laws do not apply to public parks.<sup>2</sup>*

*Construction work on parkland or in or near areas under the jurisdiction of the NYC Department of Parks and Recreation requires a NYC Parks Construction Permit.<sup>3</sup> The requirement for this permit, however, is supplanted by Public Service Law § 130.*

## **1.2. LOCAL LAWS AND/OR ZONING AMENDMENTS ADOPTED AFTER DECEMBER 1, 2020**

### **1.2.1. ROCKLAND COUNTY**

#### **1.2.1.1. County of Rockland**

*The municipality has not passed any local laws applicable to the Project since December 1, 2020.*

#### **1.2.1.2. Town of Clarkstown**

*The municipality has not passed any local laws applicable to the Project since December 1, 2020.*

#### **1.2.1.3. Town of Haverstraw**

*The municipality has not passed any local laws applicable to the Project since December 1, 2020.*

#### **1.2.1.4. Village of Haverstraw**

*The municipality has not passed any local laws applicable to the Project since December 1, 2020.*

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<sup>2</sup> NYC Zoning Handbook – 2018 Edition, page 11, available at: <https://www1.nyc.gov/site/planning/zoning/zh.page>.

<sup>3</sup> See <https://www.nycgovparks.org/permits/construction>.

**1.2.1.5. Village of W. Haverstraw**

*The municipality has not passed any local laws applicable to the Project since December 1, 2020.*

**1.2.1.6. Town of Stony Point**

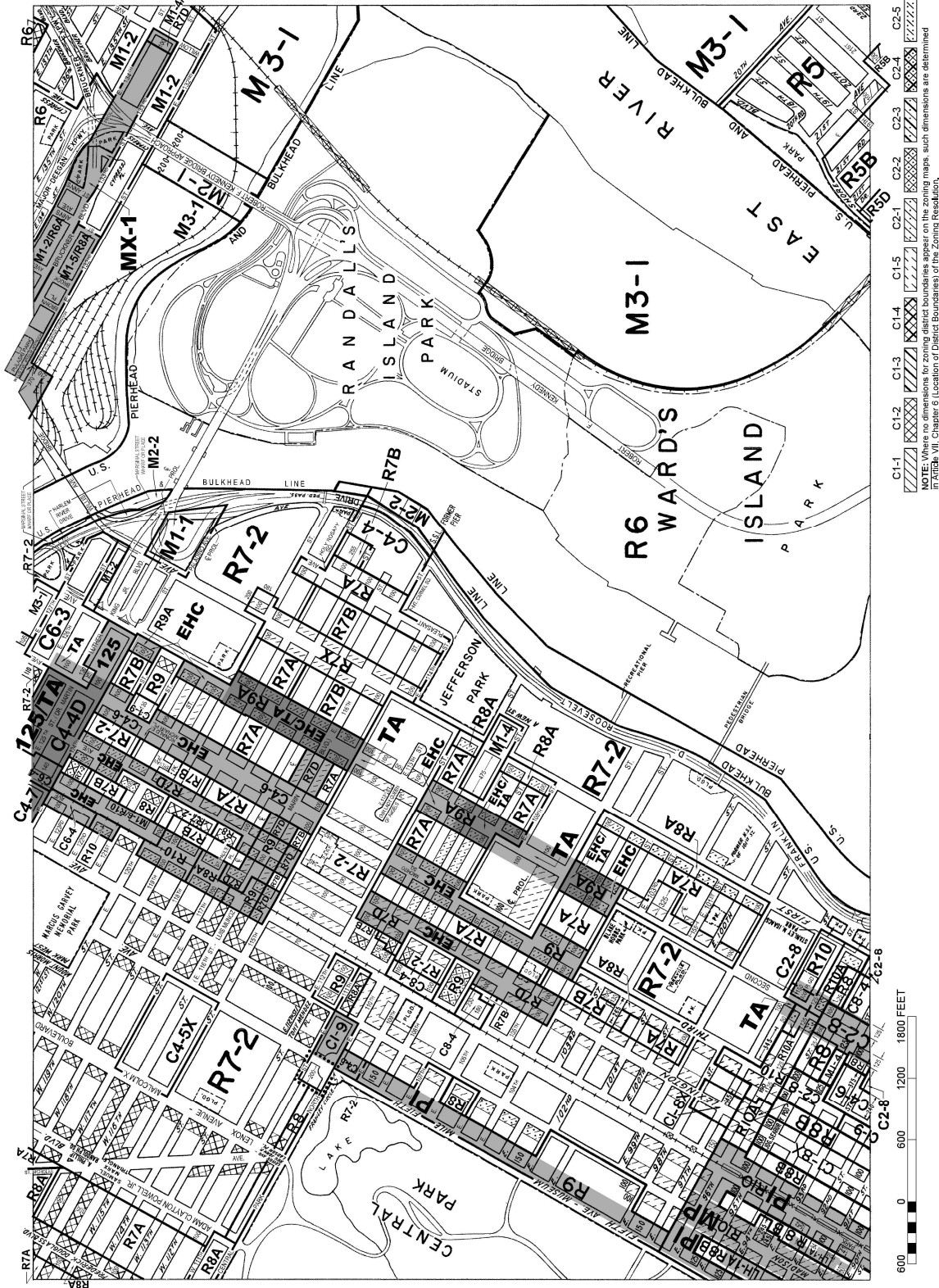
*The municipality has not passed any local laws applicable to the Project since December 1, 2020.*

**1.2.2. NEW YORK CITY**

**1.2.2.1. Borough of Manhattan**

*New York City has not passed any local laws applicable to the Project since December 1, 2020.*

# **ATTACHMENT 1**



## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

### Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R — RESIDENTIAL DISTRICT

C — COMMERCIAL DISTRICT

M — MANUFACTURING DISTRICT

**SPECIAL PURPOSE DISTRICT**  
The letter(s) within the special purpose district as described in the text of the Zoning Resolution.

..... AREA(S) REZONED

### Effective Date(s) of Rezoning:

12-19-2019 C 190434 ZMM

### Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

ZONING  
MAP

6b



MAP KEY

5c	6a	6c
5d	<b>6b</b>	6d
8c	9a	9c

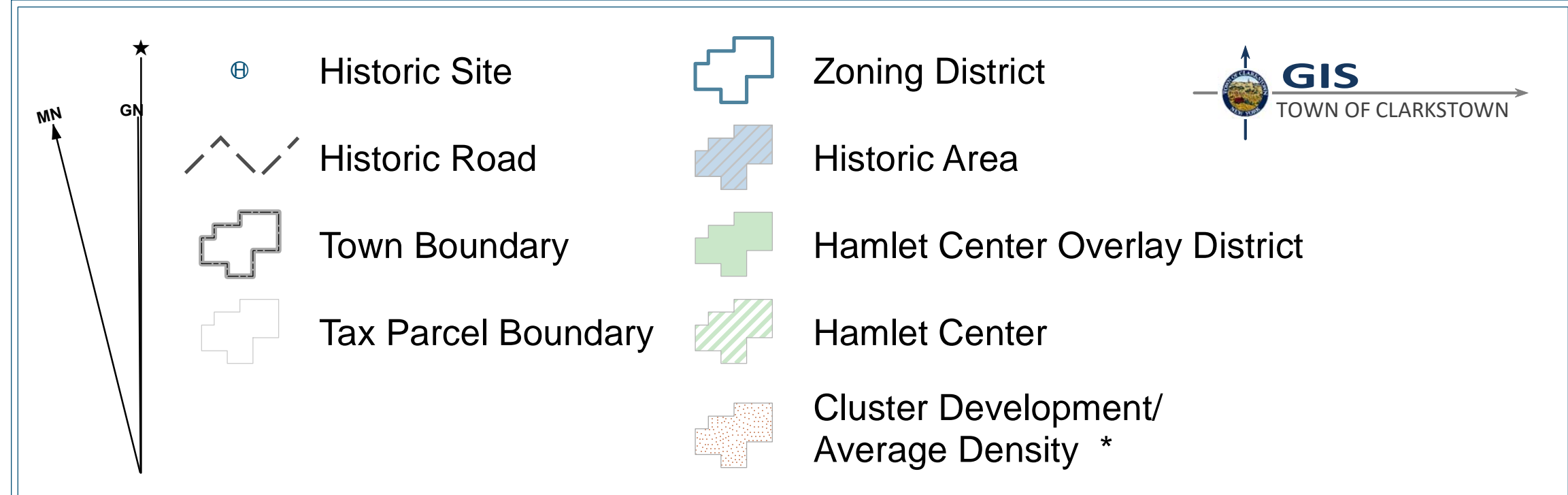
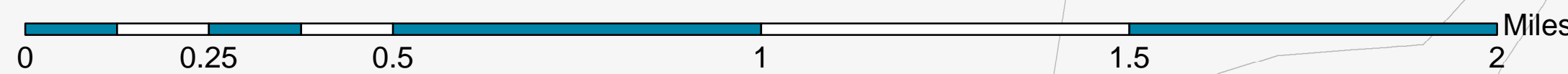
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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 725-6251.

## **ATTACHMENT 2**



# TOWN OF CLARKSTOWN ZONING MAP



Source: Historic Sites, Historic Roads, Zoning Districts, Hamlet Centers, Hamlet Center Overlay Districts, Historic Areas, & Subdivision Boundaries, Town of Clarkstown Data Processing, GIS. All other data, Rockland County Planning Department, GIS. Prepared by: Clarkstown Data Processing, GIS.

Every reasonable effort has been made to ensure the accuracy of the information contained in this map. However, the Town of Clarkstown makes no warranties express or implied, as to the accuracy of the data on this map. This map is for general information purposes and must not be relied upon for engineering or site specific purposes. This map is updated only periodically and therefore may not reflect the most current information. Tax parcel and road information is updated on an annual or as needed basis.

\* Subject to bulk regulations as shown on subdivision plans approved by the Planning Board. Print Date: 9/25/2019

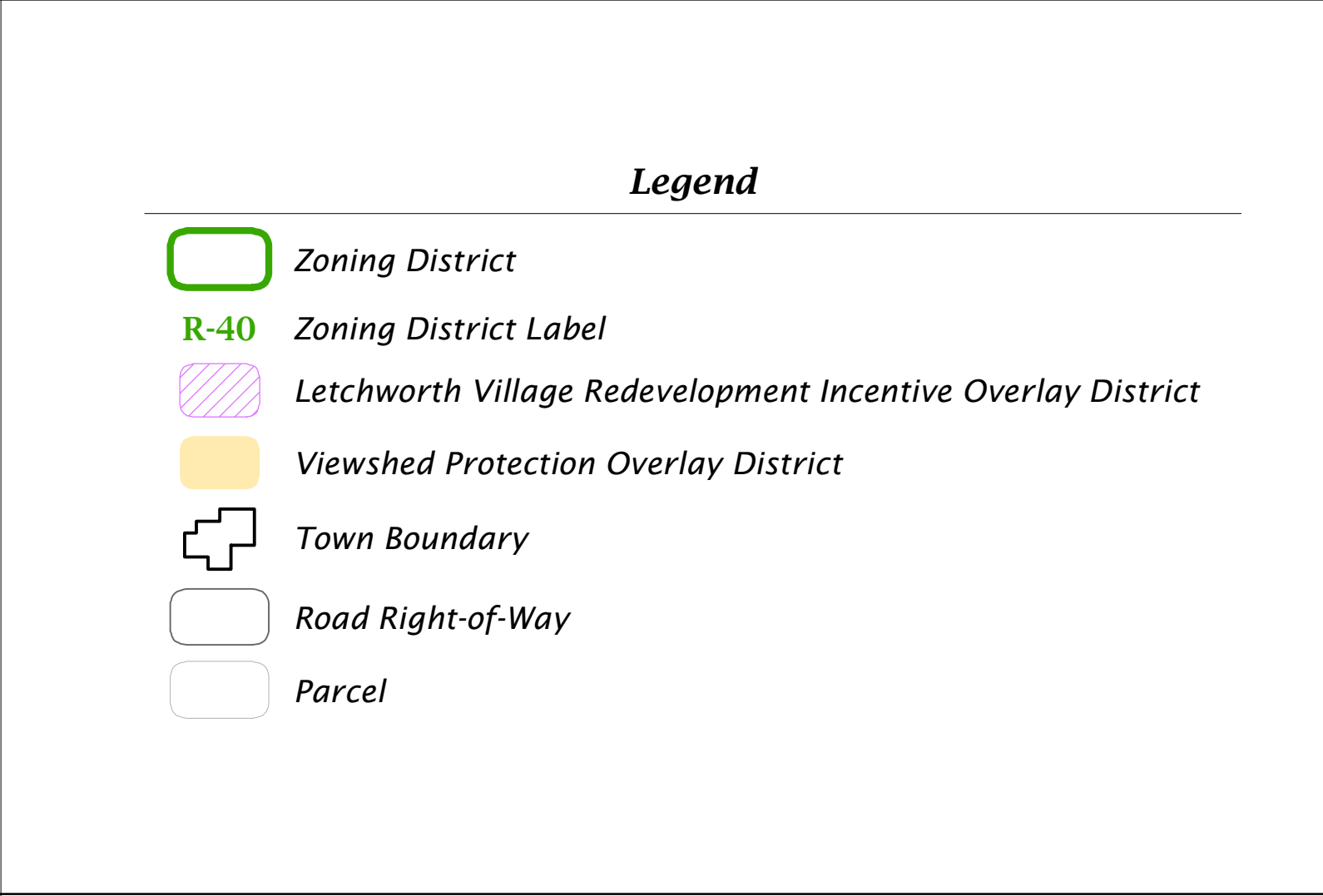
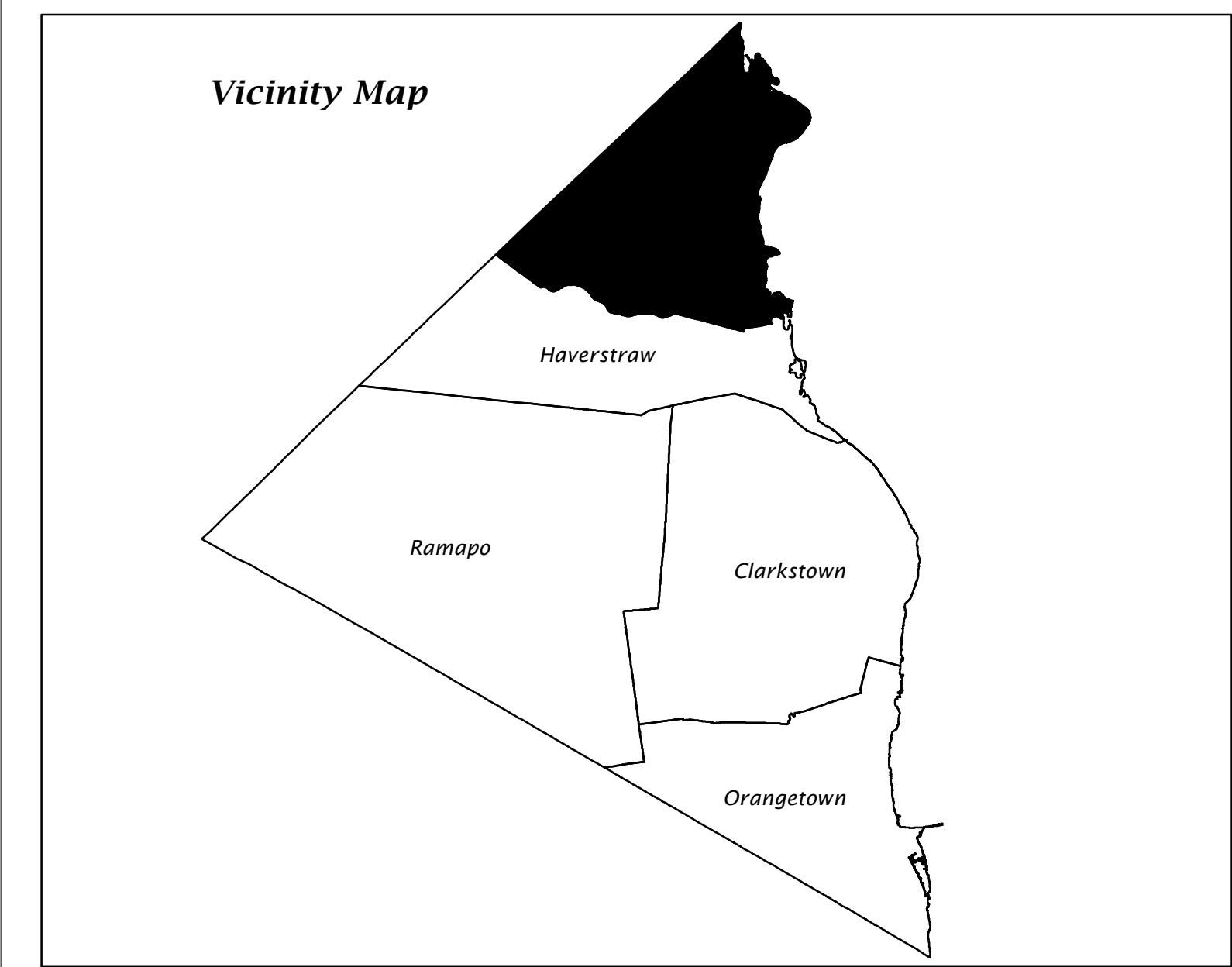
THIS DRAWING WAS PRODUCED USING SOFTWARE:		LAYER	DESCRIPTION	CORRECTION	DATE	RESOLUTION	APPROVAL
ESRIARCGIS	VERSION: 9.3.1	ALL	INITIAL DIGITAL RELEASE		6/2/2011	585-2011	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	WEST NYACK HC DISTRICT BOUNDARY CORRECTION		6/5/2012	N/A	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	ZONING DISTRICT BOUNDARY CORRECTION		13/2/12	585-2012	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	NS ZONING DISTRICT ADDITION		13/2/12	585-2012	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	VARIOUS BOUNDARY CHANGES TO RS & MRS ZONES		3/5/2013	60-2013	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	M.A.P. ERROR CORRECTION		6/2/2015	80-2015	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	H1, H2, H3, H4 ZONING DISTRICT ADDITION		7/23/2015	176-2015	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	ZONING DISTRICT BOUNDARY CORRECTION		4/8/2014	172014	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	ROSS ROAD AREA AMENDMENT		9/5/2014	69-2014	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	CONGERS MULTIFAMILY ZONING AMENDMENT		9/5/2014	60-2014	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	CO, COS ZONING DISTRICT ADDITION		9/9/2014	35-2014	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	TRAHPHAGEN HISTORICAL SITE DESIGNATION		8/19/2014	370-2014	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	ROUTE 69 WEST, NANUET AMENDMENT		3/27/2015	512015	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	NANUET HAMLET COMMERCIAL ZONE AMENDMENT		3/27/2015	80-2015	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	ZONING DISTRICT BOUNDARY CORRECTION		6/9/2015	177-2015	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	WEST NYACK CO ZONE AMENDMENT		10/20/2015	326-2015	WW
ESRIARCGIS	VERSION: 9.3.1	Historic Site	HISTORIC SITE ADDITION		10/20/2015	389-2015	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	RG-1 & RG-2 DISTRICT REPLACEMENT		7/2/2016	69-2016	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	CLUSTER SUBDIVISION ADDITION		12/5/2016	565-2016	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	CONGERS A/R TO CO ZONING AMENDMENT		7/18/2017	18-2017	WW
ESRIARCGIS	VERSION: 9.3.1	Zoning District	HC-N, TOD1, TOD2, TOD3 ZONING DISTRICT ADDITION		6/25/2019	308-2019	WW
ESRIARCGIS	VERSION: 9.6.1	Zoning District	LOCAL LAW AMENDING THE TOWN ZONING MAP		7/19/2019	327-2019	WW

HUDSON  
RIVER

ZONE	RESIDENTIAL	Minimum Lot Size (square feet)
AAR	ACTIVE ADULT RESIDENCE	3 ACRES
MF-1	MULTI FAMILY - 4 - 8 units / acre	40,000
MF-2	MULTI FAMILY - 9 - 13 units / acre	40,000
MF-3	MULTI FAMILY - 14 - 18 units / acre	40,000
R-10	MEDIUM HIGH DENSITY RESIDENCE	10,000
R-15	MEDIUM DENSITY RESIDENCE	15,000
R-22	MEDIUM DENSITY RESIDENCE	22,500
R-40	LOW DENSITY RESIDENCE	40,000
R-80	LOW DENSITY RESIDENCE	80,000
R-160	CONSERVATION DENSITY RESIDENCE	160,000
TOD 1	TRANSIT ORIENTED DEVELOPMENT 1	40,000

ZONE	COMMERCIAL & INDUSTRIAL	Minimum Lot Size (square feet)
CO	COMMERCIAL OFFICE	100,000
COS	COMMERCIAL OFFICE SUPPORT	10,000
CS	COMMUNITY SHOPPING	10,000
H1	CIVIC & CULTURAL	30,000
H2	HAMLET NEIGHBORHOOD	10,000
H3	HAMLET TRANSITION	10,000
H4	HAMLET CENTER	10,000
HC	HAMLET COMMERCIAL	8,000
HC-N	HAMLET COMMERCIAL - NANUET	8,000
LIO	LIGHT INDUSTRIAL OFFICE	100,000
LO	LABORATORY OFFICE	200,000
LS	LOCAL SHOPPING	8,000
M	MANUFACTURING	60,000
MRS	MAJOR REGIONAL SHOPPING	30 ACRES
NS	NEIGHBORHOOD SHOPPING	15,000
PED	PLANNED ECONOMIC DEVELOPMENT	50 ACRES
PO	PROFESSIONAL OFFICE	30,000
RS	REGIONAL SHOPPING	20,000
TOD 2	TRANSIT ORIENTED DEVELOPMENT 2	10,000
TOD 3	TRANSIT ORIENTED DEVELOPMENT 3	10,000

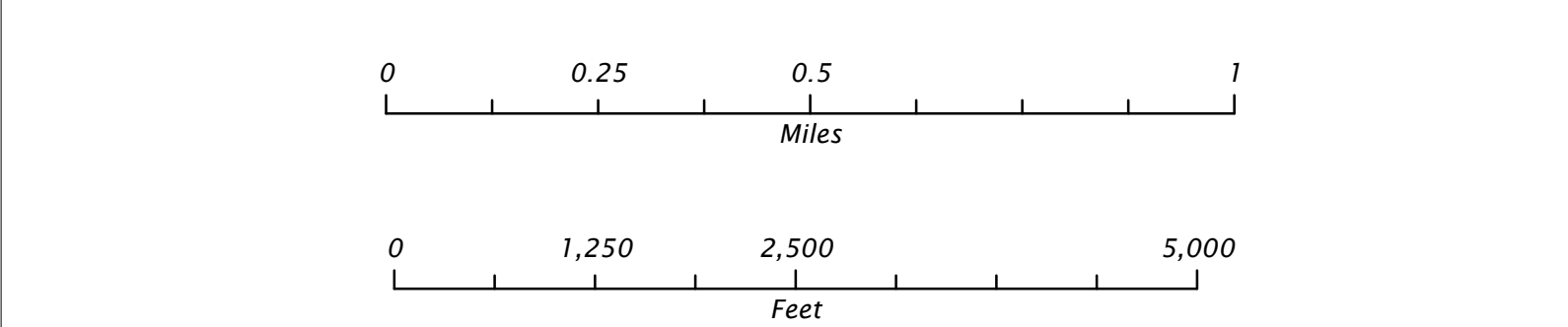




Zoning Legend		
APRP	Ambrey Pond Reservoir Protection District	
BU	Business District	
LI	Light Industrial District	(40,000 S.F./Lot)
LI-2	Light Industrial District	(20,000 - 80,000 S.F./Lot)
MHC	Manufactured Housing Community District	
O	Office District	
PW	Planned Waterfront District	
R-1	Low Density Residential District	
RR	Rural Density Residential District	
RW	Waterfront Residential District	
SR	Special Recreation District	
SRC	Senior Citizen Housing District	
SR-R	Special Recreation Residential District	

- Notes:
- The zoning boundaries were derived from the local zoning ordinance and map. They have been verified by the local municipality.
  - This is the Official Zoning Map if adopted by the municipality.  
DATE ADOPTED: September 13, 2016
  - Previous zoning map adopted: February 5, 2013

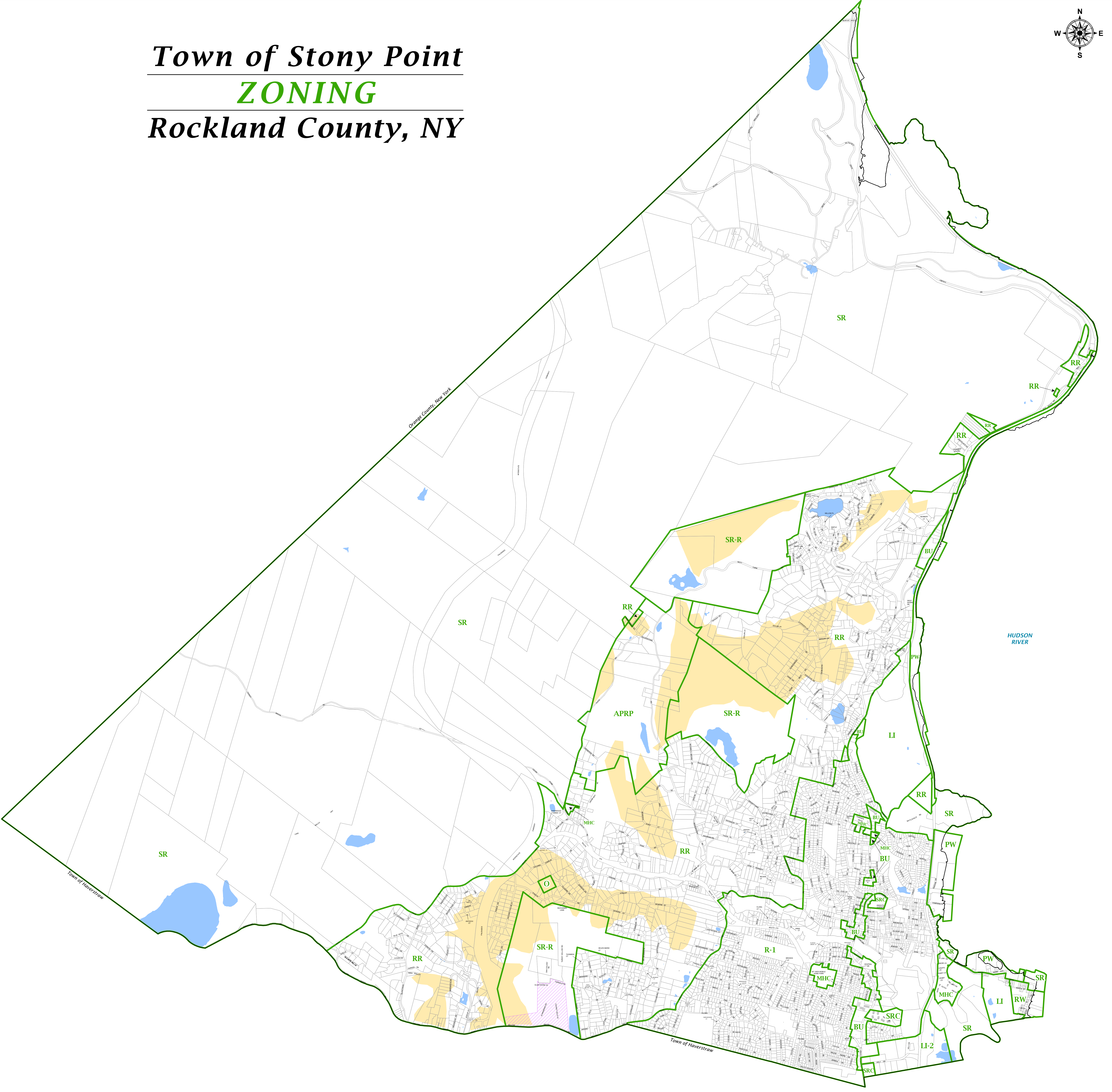
Zoning Revision Notes:		
2/97	Zoning Lines	CMC
2/06	Map Converted to ArcGIS	SL
10/12	Map Updated per Stony Point	SI
12/12	Map Updated per Stony Point	SL
5/15	Map Updated per Stony Point	CW
2/16	Updated Zoning District MHC per Stony Point Town Board Resolution 2015/43	CW



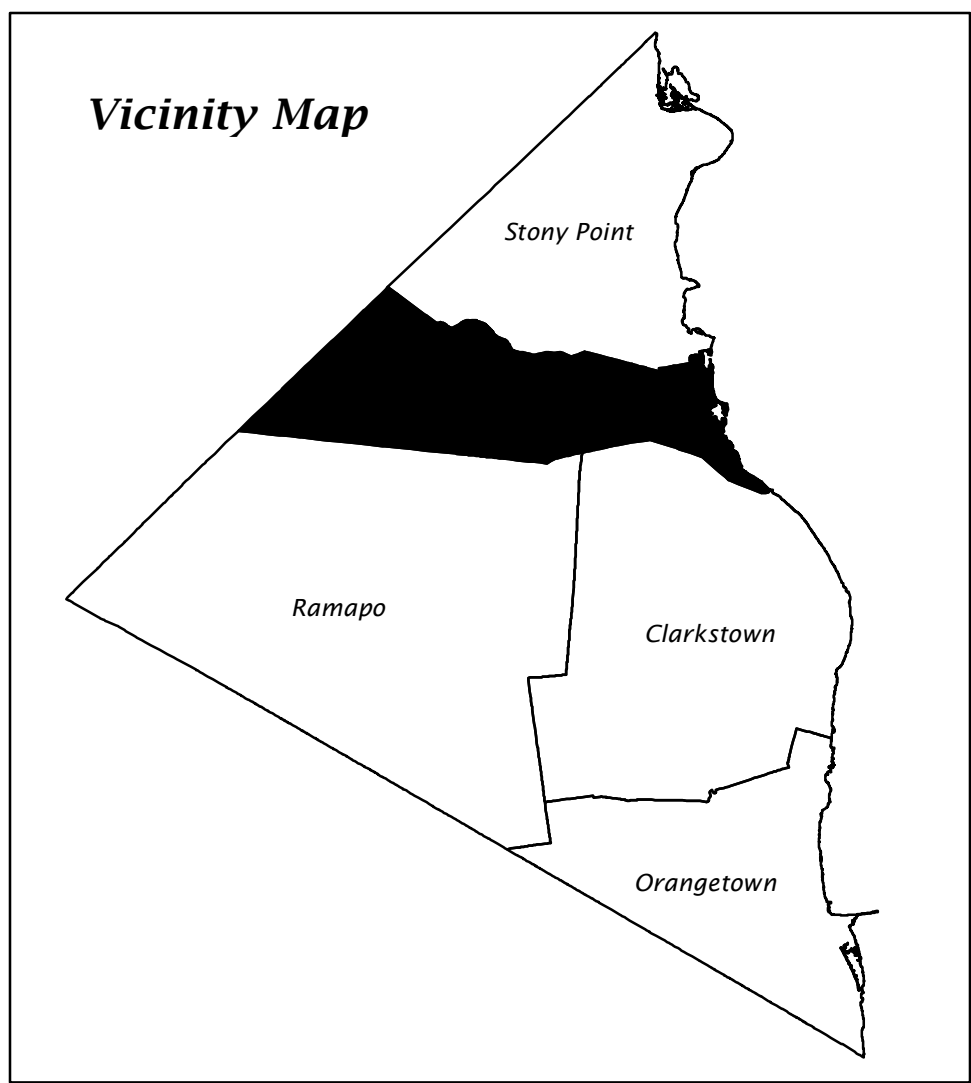
This map was prepared by the Rockland County Planning Department, Geographic Information Systems Group, September 2016.

This map was prepared using the official municipal tax maps created by James W. Sewall Company (July 2016). As a result it may not reflect what presently exists in the field. This map is not to be used for surveying, engineering or conveyance purposes.

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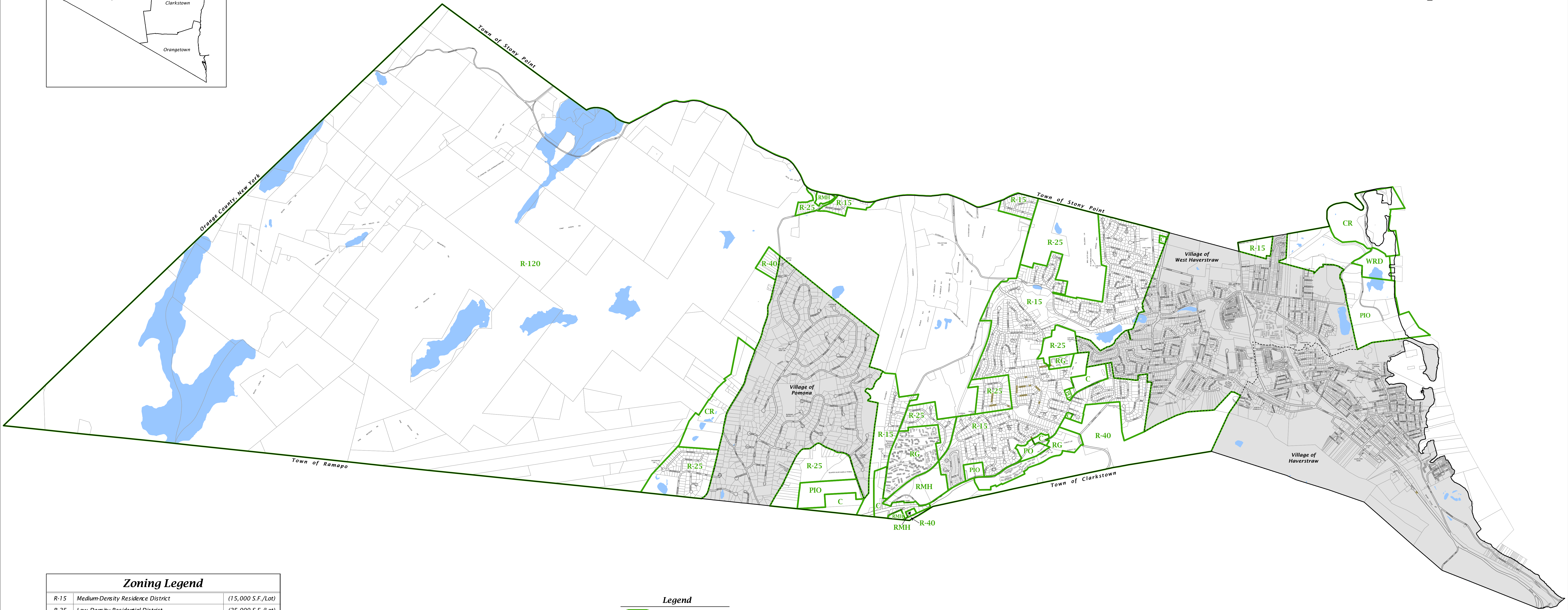




# Town of Haverstraw

## ZONING

# Rockland County, NY



Zoning Legend		
R-15	Medium-Density Residence District	(15,000 S.F./Lot)
R-25	Low-Density Residential District	(25,000 S.F./Lot)
R-40	Low-Density Residence District	(40,000 S.F./Lot)
R-120	Rural Residence District	(120,000 S.F./Lot)
RG	General Residence District	
RMH	Mobile Home Residence District	
WRD	Waterfront Recreation Development District	25 Acre
C	Commercial	(10,000 S.F./Lot)
CR	Commercial Recreation District	
PIO	Planned Industrial Office District	(40,000 S.F./Lot)
PO	Professional Office District	(20,000 S.F./Lot)

- Notes:
1. The zoning boundaries were derived from the local zoning ordinance and map. They have been verified by the local municipality.
  2. This is not the Official Zoning Map unless adopted by the municipality. DATE ADOPTED: October 13, 2015 RESOLUTION #: 11

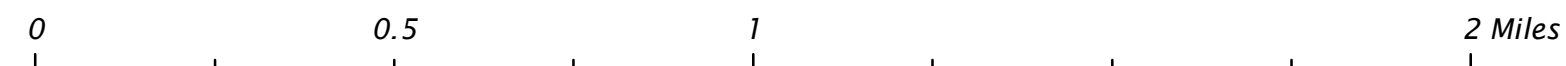
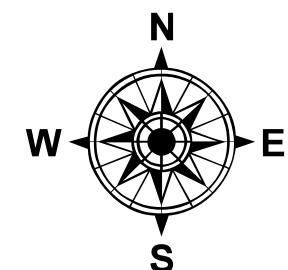
Zoning Revision Notes:		
5/15	Updated R-25 and R-15 Zone per Town Board	CW

- Legend
- Zoning District
  - Zoning District Label
  - Town Boundary
  - Village Boundary
  - Road Right-of-Way
  - Parcel

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This map was prepared using the official municipal tax maps created by James W. Sewall Company (June 2015). As a result it may not reflect what presently exists in the field. This map is not to be used for surveying, engineering or conveyance purposes.

Note: The municipal boundaries along the Hudson River do not reflect the legal boundary. Some municipal boundaries may extend into the Hudson River.



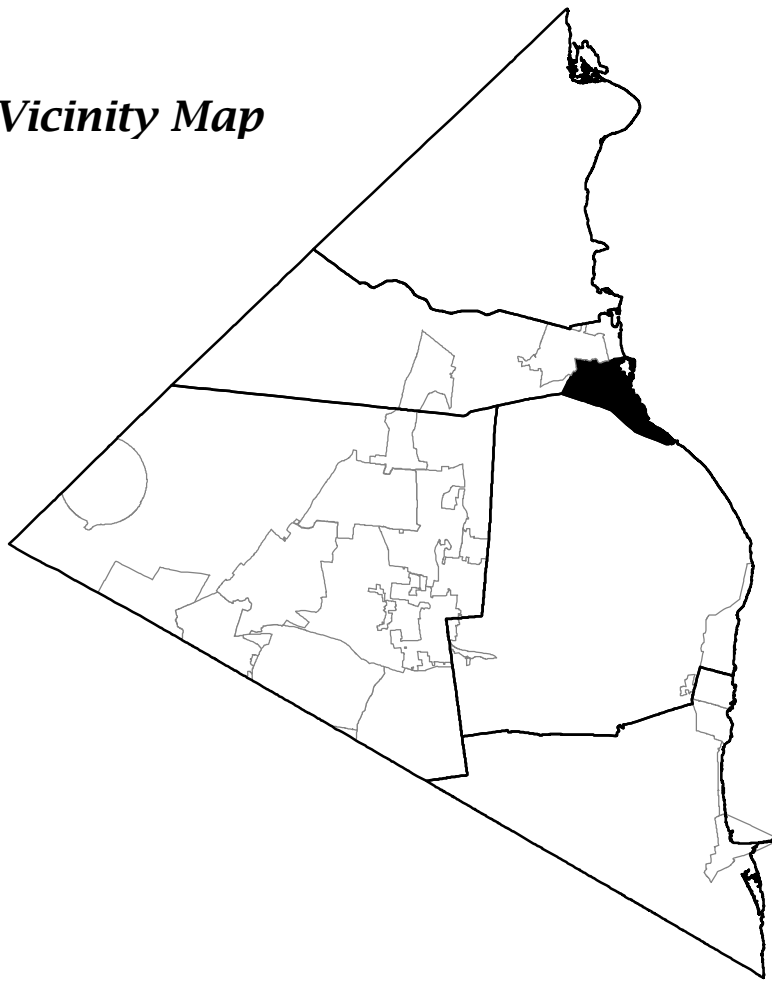
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Village of Haverstraw - Rockland County, NY

ZONING

Vicinity Map



- Legend**
- Zoning District
  - R-1 Zoning District Label
  - Mountain Protection Overlay District
  - Town Boundary
  - Village Boundary
  - Road Right-of-Way
  - Parcel

Zoning Legend

R-1	First Residence District	(7,500 - 20,000 S.F./Lot)
R-1C	First Residence Conversion District	(7,500 - 20,000 S.F./Lot)
R-1T	First Residence Townhouse District	(4,000 - 20,000 S.F./Lot)
R-2	Second Residence District	(7,500 - 20,000 S.F./Lot)
R-3	Third Residence District	(5,000 - 20,000 S.F./Lot)
PRD	Planned Residential Development District	(7,500 - 80,000 S.F./Lot)
HB	Highway Business District	(0 - 10,000 S.F./Lot)
CBD	Central Business District	
PO	Professional Office District	(10,000 S.F./Lot)
PI	Planned Industrial District	(40,000 S.F./Lot)
SP	Special Purpose District	(10,000 S.F./Lot)
WD	Waterfront Development District	(80,000 S.F./Lot)
XX	Undetermined	

- Notes:**
- The zoning boundaries were derived from the local zoning ordinance and map. They have been verified by the local municipality.
  - This is not the Official Zoning Map unless adopted by the municipality.  
DATE ADOPTED: July 28, 2016  
RESOLUTION #: 159 - 2016
  - This map was amended on September 18, 2017 per Resolution # 167 - 2017

**Zoning Revision Notes:**

10/99	Zoning	CMc
12/05	Map Converted to ArcGIS	SL
8/06	Map Updated Per Village	SL
3/14	Map Updated Per Village via Turner Miller Group	SL
12/15	Map Updated Per Village	CW
8/17	Updated Zone HB Boundary per V.B. Resolution 270-2012	CW

Village of West Haverstraw

Town of Haverstraw

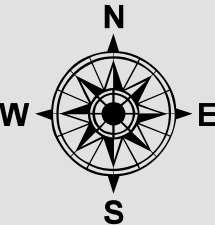
Town of Haverstraw

Hudson River

Town of Clarkstown

This map was prepared by the Rockland County Planning Department, Geographic Information Systems Group. September 2017.

This map was prepared using the official municipal tax maps created by James W. Sewall Company (June 2017). As a result it may not reflect what presently exists in the field. This map is not to be used for surveying, engineering or conveyance purposes.

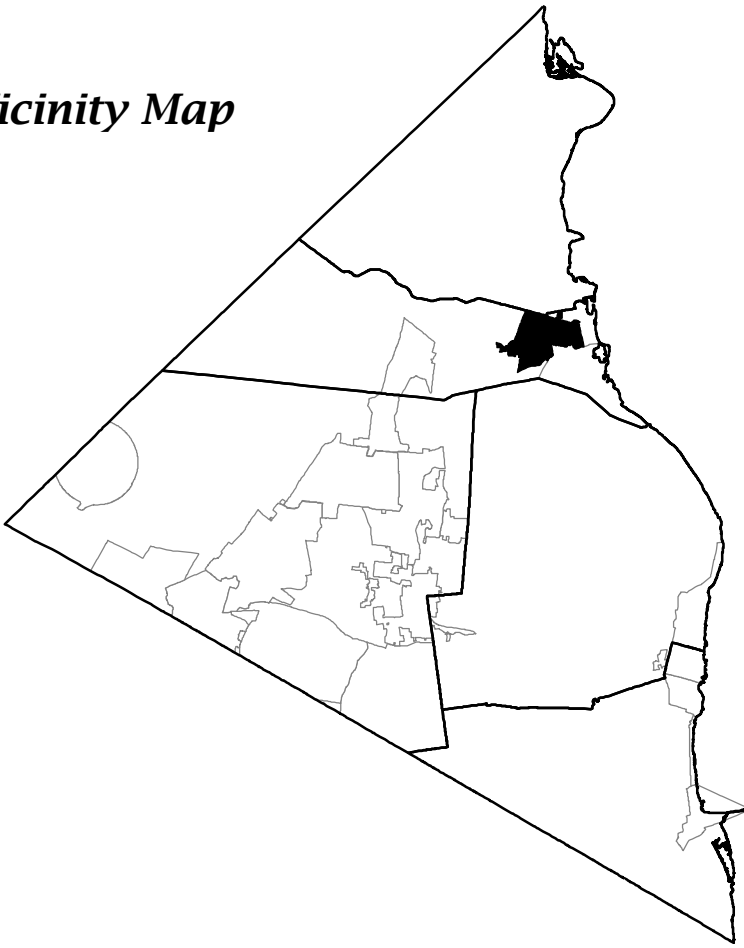




Village of West Haverstraw - Rockland County, NY

ZONING

Vicinity Map



Legend

- Zoning District
- R-40 Zoning District Label
- Town Boundary
- Village Boundary
- Road Right-of-Way
- Parcel

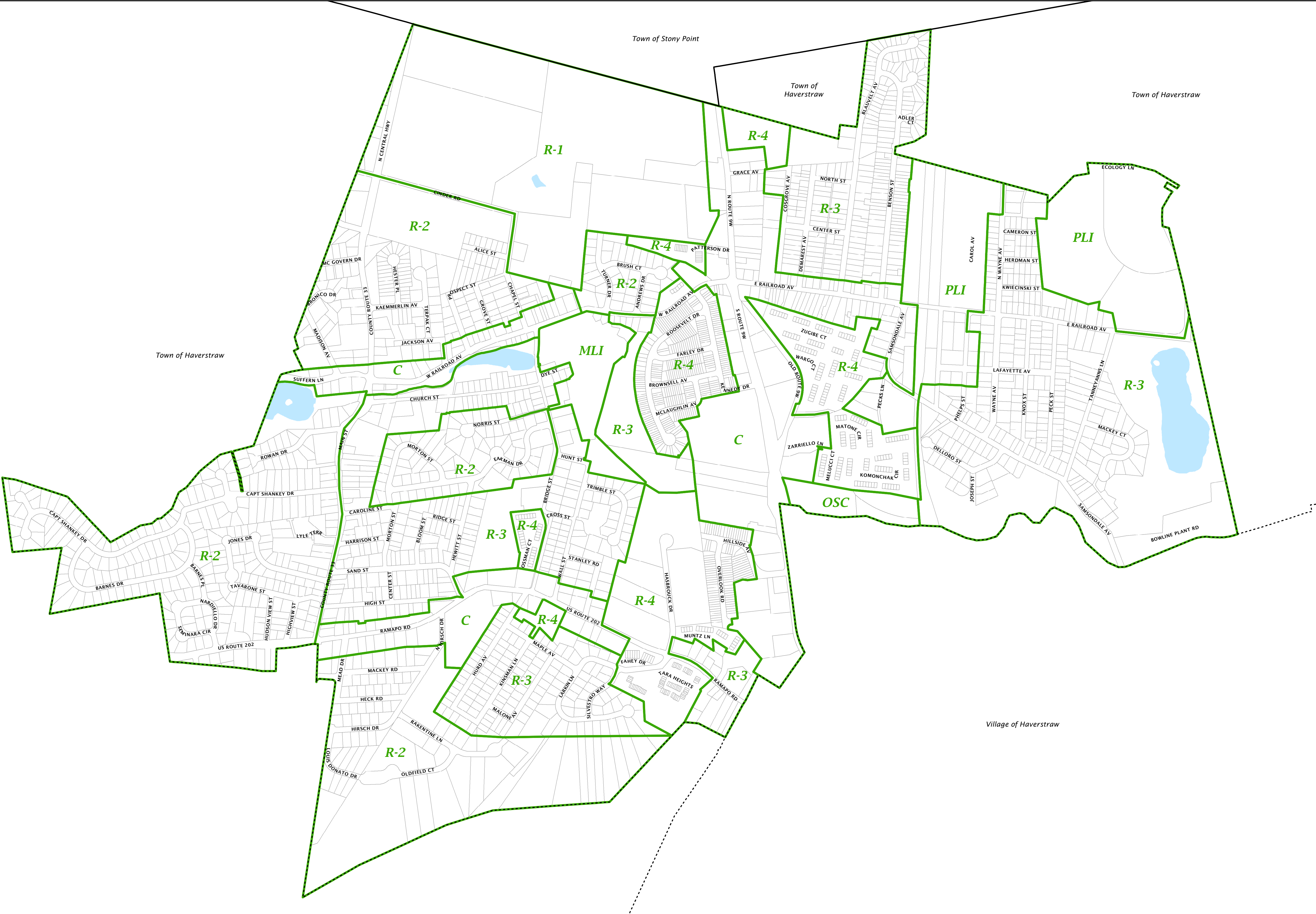
Zoning Legend

R-1	First Residence District	(15,000 S.F./Lot)
R-2	Second Residence District	(7,500 S.F./Lot)
R-3	Third Residence District	(8,500 S.F./Lot)
R-4	Fourth Residence District	(40,000 S.F./Lot)
C	Commercial District	(5,000 S.F./Lot)
MLI	Mixed Use Light Industrial District	(20,000 S.F./Lot)
PLI	Planned Light Industrial District	(25,000 S.F./Lot)
OSC	Open Space Conservation District	(1 Acre/Lot)

- Notes:
- The zoning boundaries were derived from the local zoning ordinance and map. They have been verified by the local municipality.
  - Corrections made on August 10, 2010 were based on map provided by the Village of West Haverstraw. Map Name: Zoning Map 10, July 2001.
  - This is the Official Zoning Map adopted by the municipality.  
DATE ADOPTED: November 1, 2017  
RESOLUTION # 17-199  
Previous Map Adopted: October 10, 2010

Zoning Revision Notes:

10/99	Zoning & Road Names	CMc
2/06	Map Converted to ArcGIS	SL
8/06	Updates made per Village (R-4)	SL
10/16	Updated Zone PLI Boundary per Sec. 3.1 of appx. B, L.L. No. 3-1985	CW
	Updated Zone R-4 Boundary per L.L. No. 3-2009	
	Updated Zone C Boundary per L.L. No. 5-2014	
	Updated Zone R-3 Boundary per L.L. No. 1-2015	
8/17	Updated Zone C Boundary per L.L. No. 2-2016	CW
	Added MLI and OSC Zones per L.L. No. 6-2016	



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