

or animal hospital, (8) Mobile/manufactured home park, (9) Public and semipublic use, and (10) Stables or riding academy.

Permitted uses in the R-1 zone include: (1) One-family dwellings, (2) Two-family dwellings, and (3) Agriculture. Special permit uses allowed in the R-1 zone include: (1) Bed and breakfast, (2) Cluster residential development, (3) Essential services and utilities, and (4) Public and semipublic buildings and grounds.

Permitted uses in the B zone include: (1) Agriculture, (2) Single-family dwellings constructed before January 1, 1997, (3) Retail business establishments which are clearly of a neighborhood service character, (4) Personal service establishments, (5) Restaurants and taverns, (6) Assembly halls and theaters, excluding drive-in theaters, (7) Newspaper printing, including incidental job printing, (8) Funeral parlors, (9) Custom shops, (10) Building supply and farm equipment stores, (11) Electrical, heating, plumbing or woodworking shops, (12) Wholesale establishments (enclosed building), (13) Recreation or amusement enterprises, except for activities that involve the racing of motorized vehicles or the use of firearms, (14) Commercial greenhouse or nursery, (15) Assembling, converting, altering, finishing, cleaning, or any other processing of products, (16) Public markets, (17) Machine tool sales, rental or service, (18) Commercial storage buildings providing space for rent, (19) Public and semipublic building and grounds, (20) Veterinary animal clinics or offices with interior operations only, (21) Hotels and motels, (22) Other business uses which, in the opinion of the Zoning Board of Appeals, are similar in nature and scale to those permitted above, and (23) Large-scale retail establishments and shopping centers, in excess of 50,000 square feet. Special permit uses allowed in the B zone include: (1) Bed and breakfast, (2) Drive-in business, (3) Motor vehicle service station or auto repair shop, (4) Essential services and utilities, (5) Motor vehicle sales, (6) Animal hospital or kennel (with outdoor runs or other facilities), (7) Multiple-family dwelling or development, (8) Motor vehicle service stations, including convenience store facilities, on the same parcel as large-scale retail developments or shopping centers.

Permitted uses in the LI zone include: (1) Agriculture, (2) Scientific research or experimental development of materials, methods or products, (3) Administrative, educational and other related activities and facilities in conjunction with a permitted use, (4) Manufacture or assembly of electric, electronic or optical instruments or devices, (5) Manufacturing, assembling, fabricating or packaging of products from previously prepared materials., (6) Manufacturing of food products, pharmaceuticals and the like., (7) Precision uses which, in the opinion of the Zoning Board of Appeals, are similar in nature and scale to those permitted above., (8) Commercial storage buildings providing space for rent., (9) Warehousing and distribution facilities., (10) Other uses which, in the opinion of the Zoning Board of Appeals, are

similar in nature and scale to those permitted above., (11) Uses permitted in the General Business District. No special permit uses are listed.

The Planned Industrial/Commercial Development District is intended for accommodating a coordinated site development plan for a relatively large area. It does not identify any specific permitted or special permit uses but stipulates that *“individual uses permitted in this zone shall be designed and constructed so as to not preclude further industrial or commercial development within the PD zone.”*

Town of Murray

The Town of Murray is located northeast of the Facility Site. Zoning regulations adopted in 2009 in the Town of Murray established the following nine zoning districts: Residential-Hamlet District (RH), Residential-Agricultural District (RA), Rural Residential District (RR), Business District (B), Industrial District (I), Flood Hazard Overlay District (F), Conservation Overlay District (C), Stream Corridor Overlay District (SCOD), and Erie Canal Overlay District (ECOD).

Permitted uses in the RH zone include: Agriculture, Single Family Dwelling, Two-Family Dwelling, Day Care-Family Center, Recreation Area. Special permit uses allowed in the RH zone include Bed and Breakfast, Business/Convenience, Business/Drive-In, Clubs, Day Care-Public Center, Essential Services, Home Occupation-Indirect Sales, Home Occupation-Direct Sales, Multiple Family Dwelling, Professional Offices, Public and Semi-Public Buildings & Grounds.

Permitted uses in zone RA include: Agriculture (Farm Operations), Agri-Business, Day Care-Family Center, Recreation Area, Single Family Dwelling, Two-Family Dwelling, and Businesses located along Ridge Road which legally exist on the effective date of this Ordinance (2019). Special permit uses allowed in the RA zone include: Airports, Animal Hospital, Kennel, Bed and Breakfast, Boat Rental Business, Camping Grounds, Essential Services, Farm Worker Housing, Home Occupation-Indirect Sales, Home Occupation-Direct Sales, Public and Semi-Public Buildings & Grounds, Solid Waste Management Facility; Storage and Sale of Topsoil, Mulch, Wood Chips, or Similar Type Products; Storage and Incidental Repair of Construction Equipment.

Permitted uses in zone RR include: Agriculture (Farm Operations), Single Family Dwellings, Two-Family Dwellings, Day Care-Family Centers, and Recreation Areas. Special permit uses allowed in the RR zone include: Bed and Breakfast, Home Occupation-Indirect Sales, Home Occupation-Direct Sales, Essential Services, Public and Semi-

Public Buildings & Grounds, Storage and Sale of Topsoil, Mulch, Wood Chips, or Similar Type Products, Storage and Incidental Repair of Construction Equipment.

Permitted uses in zone B include: Agriculture (Farm Operations), Agri-Businesses, Single Family Dwellings, Two-Family Dwellings, Day Care-Family Centers, Building Material Sales Yard, and Recreation Areas. Special permit uses allowed in the B zone include: Automobile Sales/Rental, Amusement Center, Animal Hospital, Kennel, Day Care-Public Center, Clubs, Essential Services, Mobile Home Park, Motel, Motor Vehicle Repair Shop, Public and Semi-Public Buildings & Grounds, Restaurant/Tavern, Retail Fuel Station or Outlet, Truck and Construction Equipment Sales/Repair/Rental, Home Occupation-Indirect Sales, Home Occupation-Direct Sales, Bed and Breakfast, Storage Facility, Business: Convenience, Business: Drive-In, Business: General, Professional Offices, Multiple Family Dwellings, Solid Waste Management Facility, Cold Storage Facility, Machining/Tool and Die Facility, Warehouse/Distribution Facility, Storage and Sale of Topsoil, Mulch, Wood Chips, or Similar Type Products, Storage and Incidental Repair of Construction Equipment.

Permitted uses in zone I include: Agriculture (Farm Operations), Agri-Business, Building Material Sales Yard, and Recreation Areas. Special permit uses allowed in zone I Include: Business-General, Solid Waste Management Facilities, Essential Services, Truck and Construction Equipment Sales/Repair/Rental, Cold Storage Facilities, Food Processing/Bottling Facilities, Machining/Tool and Die Facilities, Product Assembly Facilities, Product Fabrication/Manufacturing Facilities, Public Utility Facilities, Scientific Research Facilities, and Warehouse/Distribution Facilities.

As mentioned above, the Town of Murray has four overlay districts that are designed to take precedence over all other zoning ordinances as a consolidated measure to protect the Town's residents, properties, and unique ecological and cultural resources. These District Overlays include the: Flood Hazard Overlay District, Conservation Overlay District, Stream Corridor Overlay District, and the Erie Canal Overlay District.

The Flood Hazard Overlay District (F) is a restrictive zoning policy that takes precedence over other zoning ordinances and is based upon the "Flood Insurances Rate Map" prepared by the Federal Emergency Management Agency (FEMA). The intent of the district is to prevent harm or damages to the residents and properties of the Town, as well to avoid the potential negative impacts associated with developing flood plains. Specific permitted or special uses are not stipulated in the zoning ordinance.

The Conservation Overlay District (C) is designed to protect unique ecological habitats and sensitive resource areas in the Town of Murray. The overlay district includes all freshwater wetlands described in Article 24 of New York State Environmental Conservation Law (Freshwater Wetlands Act). Specific permitted or special uses are not stipulated in the zoning ordinance.

The Stream Corridor Overlay District (SCOD) is a policy designed specifically for the protection of the Sandy Creek Corridor. Protection measures are comprehensive, and are intended to: preserve streambank vegetation, maintain soil stability, reduce soil erosion and sedimentation, regulate water temperatures for fish habitat, attenuate flood flow, and encourage recreational access without causing harm to the resource. Permitted uses in the SCOD zone include: Customary repair and maintenance of existing structures, accessory structures, fences, pools and other existing site features, Customary lawn care and gardening activities, Customary agricultural operations, Construction and maintenance of fences for agricultural purposes, Withdrawal of water for agricultural purposes (such as crop irrigation), Removal of storm debris, fallen trees, dead vegetation and trash, Paths and trails for non-motorized traffic, Docks or piers for launching non-motorized boats, Streambank stabilization using vegetative treatments, Installation of riparian plantings and/or reforestation of the site, Selective harvesting of vegetation for agricultural purposes, and Pruning or removal of vegetation along public utility transmission line easements by the responsible utility company. All other uses and activities require for the application of a streambank development permit.

Recognizing the historical and cultural significance of the Erie Canal, the Erie Canal Overlay District (ECOD) is intended as means of providing protection while also encouraging low impact water-uses for recreation and tourism. Permitted uses in the ECOD zone include: Public parks, Paths and trails for non-motorized traffic, Public recreation and swimming, and Flood and erosion protection structures. Special permit uses allowed in the ECOD zone include: Bed and Breakfast, Boat Rental Business, Camping Grounds, Motels, Public and Semi-Public Buildings & Grounds, and Restaurants/Taverns.

Town of Clarendon

The Town of Clarendon is located east of the Facility Site. Zoning regulations adopted in 2017 in the Town of Clarendon established the following seven zoning districts: Residential/Hamlet District (RH), Residential/Agricultural District (RA), Business/Commercial District (BC), Conservation District (C), Industrial District (I), Historic District (H), and Industrial-Mining District (IM).

Permitted uses in the RH District include: Agriculture, Mobile/Manufactured Homes – solely on lots presently occupied by a mobile/manufactured home or in an approved mobile/manufactured home park (See Section 630), One Family Dwellings, Two Family Dwellings, and Public Utilities (Essential Services). Special permit uses allowed in the RH District include: Cottage Industries, Home Occupations, Professional Offices, Public Facilities, Restaurants, Business-Retail, Business-Service, Retail Fuel Outlets, and Taverns.

Permitted uses in the Residential/Agricultural District (RA) include: Agriculture, Agri-Business, Mobile/Manufactured Homes – solely on lots presently occupied by a mobile/manufactured home or in an approved mobile/manufactured home park (See Section 630), Nursery/Garden Center, One Family Dwelling, Two Family Dwelling, and Public Utilities (Essential Services). Special permit uses allowed in the RA District include: Cottage Industry, Excavation and Mining, Home Occupation, Kennel, Parking and Storage of Commercial Trucks and Construction Equipment, Public Utilities (Essential Services), Riding Stable, Track or Arena, Business-Service, and Business-Retail.

Permitted uses in the Business/Commercial District (BC) include: Adult Day Care Center, Agriculture, Agri-Business, Animal Hospital, Business-Retail, Business-Service, Campground, Child Day Care Center, Geriatric Care Facility, Motel/Hotel, One Family Dwelling, Professional Office, Public Facilities, Recreational Center, Restaurant, Retail Fuel Outlet, Tavern, Two Family Dwelling, and Public Utilities (Essential Services). Special permit uses allowed in the BC District include: Motor Vehicle Repair Shop, Motor Vehicle Sales, Clubs, and Storage Facilities.

The Conservation District (C) is an overlay district taking precedence over the underlying zoning ordinances for the intent of preserving unique ecological communities within the Town of Clarendon. The District C ordinance incorporates the requirements of the Freshwater Wetlands Act but does not stipulate any specific permitted or special uses.

Permitted uses in the Industrial District (I) include: Cold Storage Facility, Cosmetic Production Facility, Excavating and Mining, Farm and Garden Implement Store, Food Processing/Bottling Facility, Nursery/Garden Center, Parking and Storage of Commercial Trucks and Construction Equipment, Product Assembly Facility, Product Fabrication Facility, Professional Office, Public Utilities (Essential Services), Scientific Research Facility, Storage Facility, and Warehouse/Distribution Facility. The Industrial District has a single special permit use, Adult Business.

The Historic District (H) is an overlay district taking precedence over the underlying zoning ordinances (all except the Conservation District) for the intent of preserving areas of historical or cultural significance. The Historic District is a restrictive ordinance and does not define specific permitted or special uses.

Permitted uses in the Industrial Mining District (IM) include: (A) Excavation, extraction, removal, processing, storage, stockpiling and sale of topsoil, sand, gravel and stone, consisting of both consolidated and unconsolidated material; (B) Manufacture, storage and sale of concrete including any raw materials or ingredients thereof; (C) Crushing (except initial or primary crushing), grading, screening, washing or processing of stone, sand or gravel within a fully enclosed building or buildings; (D) Storage bins containing concrete and asphaltic concrete (including raw materials or ingredients such as asphalt, stone, sand, cement); (E) Stockpiling of finished stone shall be allowed outside an enclosed building; (F) Storage of machinery and equipment for transporting such material shall be allowed outside an enclosed building; Public Utilities; and exterior stockpiling, subject to planning board review; (H) Mining activities governed by the mining permit issued by the NYSDEC shall be conducted during the hours specified in the permit and in accordance with Town ordinances; (I) Any exterior stockpiling and storage may be subject to conditions imposed by the Planning Board during site plan review.

Town of Byron

The Town of Byron is located south of the Facility Site. Zoning regulations adopted in 2013 in the Town of Byron established the following eight zoning districts and overlay zones: Agricultural District (A), Agricultural Residential District (A-R), Residential District (R-1), Neighborhood Commercial District (C-1), General Commercial District (C-2), Industrial District (I-1), Flood Plain Overlay Zone (F-P), and Land Conversation District (L-C).

Permitted uses in the Agricultural District (A), include both Agriculture and agricultural accessory uses and Ponds with Soil & Water Conservation District approval. Special Permit uses allowed in the A District include Communication towers and Wind Energy Conversion Systems.

Permitted uses in the Agricultural Residential District (A-R) include: Agricultural, agricultural accessory uses and agricultural-base business, Single family dwelling and its accessory uses, Stable or Riding not governed by NYSDAM, Veterinary Clinic, and Outdoor recreation facility. Special permit uses in the A-R District include: Two family dwellings, Multi-family dwellings, Public utility facility, Home occupations, Professional office, Excavation operation, Private air strip, Campgrounds, Not for profit public and semi-public uses and buildings, Religious institutions or schools, Kennel, Stable or Riding Academies not governed by NYSDAM, Bed and Breakfast, Commercial recreation uses, Wind Energy Conversion Systems, Industrial Wind Turbine, Commercial greenhouses, Commercial communication towers, Cemetery, Self-service storage facility, Contractor's yard, Club, Lumber and wood products, Boarding Houses, Accessory Apartment.

Permitted uses in the Residential District (R-1) include: Single family dwellings and accessory uses, Two-family dwellings and accessory uses, and Agricultural uses, excluding storage of manure and stabling of farm animals outside of NYS Certified Agricultural Districts. Special permit uses allowed for R-1 Districts include: Home occupations, professional office, not for profit and semi-public uses and buildings, Bed and Breakfast, Cluster residential developments, child daycare center, adult care facilities, Multi-family dwellings, dwelling accessory apartment.

Permitted uses in the Neighborhood Commercial District (C-1) include: Professional offices, Bed & Breakfast, Antique shops, Hobby shop, Retail Trade and/or Service, Banks, Barber or Beauty shop, Bakery, Public utility facility, and other businesses that are similar in nature and scale. Special permit uses allowed for C-1 Districts include: Automobile car wash, Medical Clinic, Printing and publishing establishment, and Signs and advertising specialties.

Permitted uses in the General Commercial District (C-2) focus on “General Retail Establishments” which are generally defined as establishments larger than those found in the Neighborhood Commercial District (C-1). Special permit uses allowed for C-2 Districts include: Veterinary Clinic, Theatre or bowling alley and other forms of indoor recreation, Community Center, Recreational Vehicle Sales and Service, Light manufacturing, Gas stations/convenient store, Hotels and Motels, Funeral Homes, Car dealers, Contractor yards, Motor vehicle service stations, Motor vehicle repair/collision shops, and Agri-based business.

Permitted uses in the Industrial District (I-1) include: Light Industrial/Agri-industrial Uses, Light industry and manufacturing, Manufactured/modular homes sales and service, Chemicals and allied products, Tool and die/fabrication, Manufactured/molded foam products, Truck and Transportation terminal, Construction/Contractor yard, Warehouse/Wholesale Trade, and Commercial storage buildings for rent. Special permit uses allowed for I-1 Districts include: Industrial Wind Turbines, Wind Energy Conversion Systems, and Adult uses.

The Flood Plain Overlay Zone (F-P) incorporates FEMA’s Flood Insurance Rate Map to establish a review process that reduces the threat of flood damages to the Town. The intent of the ordinance is to prevent new development within the overlay zone. However, approved special permits allow for the following uses: Golf courses, Outdoor recreation, Parks/playgrounds, and Agricultural and agricultural accessory uses outside a NYS Certified Agricultural District.

The Land Conservation District (L-C) is a restrictive ordinance that prohibits development within areas of said district. Permitted uses allowed within the L-C focus on Park, recreational, and Agricultural uses.

Town of Elba

The Town of Elba is located south of the Facility Site. Zoning regulations adopted in 2001 in the Town of Elba established the following six zoning districts and overlay zones: Residential District (R), Agricultural-Residential District (A-R), Business District (B), Flood Plain Overlay Zone (FP), Mobile Home Overlay Zone (MHO), and Planned Unit Development District (PUD).

Permitted uses in the Residential District (R) include: One family dwellings, Church and other places of worship, parish house, convent, rectory and Parsonage; School, public park, playground, library, municipal building and water system and other similar public use, Farm and all usual agricultural operation (excluding stabling of farm animals), Roadside stand, and Accessory use and building. Special permit uses for the R District include: Two family dwelling, Multi-family dwelling(s), Wind Energy Conversion System-Production Model, Home Occupation I and II, Outdoor recreation facility, Temporary mobile home, Professional office, Community center, Nursing home, Public utility, Adult care facility, Child day care facility, Day treatment center, and Cluster residential development.

Permitted uses for the Agricultural-Residential District (A-R) include: Farm and all usual agricultural operations, One and two-family dwelling, Single mobile home, Home occupation I, Church and other places of worship, parish house, convent, rectory and Parsonage; School, public park, playground, library, municipal building and water system and similar public uses, Farm water supply (conservancy and fire protection pond located not less than one hundred (100) feet from any street or property lines), Private stable, Vegetable storage and packing facilities, Roadside stand, and Accessory use and building storage and packing facilities. Special permit uses allowed in District A-R include: Multi-family dwelling(s), Motel, Wind Energy Conversion System-Production Model, Outdoor recreation facility, Indoor recreation facility, Club, Airport landing strip, Animal Kennel, Motor vehicle repair shop, Community center, Professional office, Nursing home, Public utility, Public stable, Commercial greenhouse, Cluster residential development, Temporary mobile home, Animal shelter, Adult care facility, Animal waste storage facility, Child day care center, Self-service storage facility, Commercial Excavation, Day treatment center, All terrain vehicle, snowmobile, go-kart, motorcycle and motor vehicle race track and course, Commercial communication tower, Home Occupation II, Skilled trade shop, and Small engine repair shop.

Permitted uses for the Business District (B) include: Retail use and service, Restaurant, Motel, Commercial greenhouse, Animal Kennel, Professional office, Personal service business, Wholesale trade, Office, bank, and Adult Uses. Special permit uses allowed in the B District include: Drive-in business, Motor vehicle repair shop, Small engine repair shop, Gasoline station, Gasoline station-market, indoor recreation facility, Motor vehicle sales, Recreational

vehicle and mobile home sales and service, Public utility, Light industrial uses involving the processing, fabrication, assembly or packaging of previously prepared or refined materials (industrial), Warehousing, storage, or distribution establishment (industrial), Machinery and transportation equipment, sales, service, and repair, Freight and/or trucking terminal (industrial), Contractor's yard (industrial), Child day care center, Recyclables handling and recovery facility, Self-service storage facility, Commercial communication tower, and Small engine repair shops.

The Flood Plain Overlay Zone (FP) is for information purposes only and is designed to identify areas of special flood hazard and ensure coordinated review of new development to reduce the threat of flood damages. The FP zone is further regulated by the Town's Flood Damage Prevention Local law and incorporates FEMA's Flood Insurance Rate Map to distinguish boundaries. No permitted or special uses are stipulated in the ordinance.

The Mobile Home Overlay Zone (MHO) has a singular permitted use, the development of Single mobile homes. Special uses allowed in the MHO Zone focus entirely on the development of Mobile home parks.

The Planned Unit Development District (PUD) is a district ordinance intended to permit greater flexibility and more effective and innovative uses for land development. Permitted uses are determined through submission of petition and can vary greatly. No specific permitted or special uses are stipulated in the PUD District.

Town of Oakfield

The Town of Oakfield is located south of the Facility Site. Zoning regulations in the Town of Oakfield established the following five zoning districts: Land Conservation (LC), Residential Agriculture (R&A), General Residential (R), Commercial (C), and Industrial (I).

Permitted uses in the LC District include: Farms and related practices, Farm water supply, Farm accessory uses and buildings. Special permit uses allowed in the LC zoning district are solely associated with the development/use of Dog Kennels.

Permitted uses in the R&A District include: Single family detached dwellings with a minimum floor area of seven hundred (700) square feet, Mobile homes with a minimum floor area of six hundred (600) square feet, Farms and related farming activities provided that no off-premise manure shall be stored within one hundred (100) feet of a property boundary, Farm water supply, conservancy and fire protection ponds, located not less than one hundred (100) feet from any street or property line, Municipal parks, playgrounds, and buildings deemed appropriate by the Town

Board, Home occupation, Churches and other similar places of worship, parish houses, convents, and other facilities of recognized religious groups, and Two-family dwellings with a minimum floor area of six hundred fifty (650) square feet per unit. Special permit uses allowed within the R&A District include: Public utility uses exclusive of office buildings, maintenance buildings and yards and equipment storage yards, Non-commercial landing strip, Industrial agricultural and commercial agricultural operations, Mobile home parks and mobile home subdivisions, Stripping of topsoil and sod, Campsites, Artificial lakes, Cemeteries, Excavation for specified purposes, Dog kennels, Model shop, pattern shop, machine shop or welding, auto body repair shop, small engine and small machines repair shop, sporting club, golf courses, and temporary wind data gathering towers. Within the R&A District, the singular use contingent upon a special use permit is a Non-commercial Wind Energy System.

Permitted uses in the R District include: Single family detached dwellings with a minimum floor area of seven hundred (700) square feet, Churches and other similar places of worship, parish houses, convents, and other such facilities of recognized religious groups, Public parks, playgrounds and buildings deemed appropriate by the Town Board, Home occupations, Farms and related farming activities provided that no off-premise manure or farm ponds shall be within one hundred (100) feet of an adjoining property line, except the keeping of farm animals; Home and farm gardens, and Two-family dwellings with a minimum floor area of six hundred fifty (650) square feet per unit. Special permitted uses allowed within the R District include: Cemeteries, Excavations for Artificial lakes, Gravel pits, and Topsoil removal; Public utility structures, Educational and cultural institutions, Mobile home parks and mobile home subdivisions, Single mobile homes for a period of one year while constructing a residential dwelling on the same lot; Dog kennels, and the keeping of farm animals.

Permitted uses in the C District include: Motor vehicle sales, services and parking; Stores and shops for conducting of wholesale or retail trade and business; Offices and banks. Special permit uses allowed in the C District include: Drive through banks, restaurants, drive-in restaurants, bowling alleys and similar community services and places of entertainment; Gasoline stations, gasoline station-markets, or public garages; Motels and auto courts; Dog kennels, and Food warehousing and distribution centers.

Permitted uses in the I District include: Manufacturing, warehousing, the fabrication and assembly of industrial parts and materials in metal, plastic, glass, wood, paper or similar materials, the mining, processing and storage of minerals; Industrial and scientific research and development facilities, Commercial greenhouses, Home farm and market gardens operations, Wholesale trades and businesses, Transportation yards and terminals, Liquid fuels in underground storage; and the warehousing, distribution and sales of bulk solid and gaseous fuels, building materials and supplies and

equipment. Special permit uses allowed within the I District include: Sanitary landfills, Car wash, Motor vehicle service stations; Public garages for storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding; Stripping of top soil and of sod; Other manufacturing, processing or storage uses subject to review by the Town Planning Board; Planned unit development, and Dog kennels.

Town of Alabama

The Town of Alabama is located southwest of the Facility Site. Zoning regulations adopted in 2013 in the Town of Alabama established the following seven zoning districts: Residential District (R), Agricultural-Residential District (A-R), Commercial District (C), Industrial District (I), Land Conservation (LC), Flood Plain Overlay District (FP), and Planned Unit Development District (PUD).

Permitted uses in the Residential District (R), include: One family dwelling; Churches and other places of worship, parish houses, convents, rectories, and parsonages; Schools, public parks, playgrounds, libraries, municipal buildings and water systems and similar public uses; Farms and all usual agricultural operations, excluding stabling of farm animals; Roadside stands, Accessory uses and buildings, Non-Commercial Wind Energy Systems. Special permit uses allowed within the R District include: Two family dwellings, Multi-family dwellings, Wind Energy Conversion System-Production Model, Home occupation I or II, Outdoor recreation facility, Temporary mobile homes, Professional office, Community center, Nursing home, Public utility, Adult care facility, Child day care facility, Cluster residential development, Home Business Class I or II, and Neighborhood Business.

Permitted uses in the Agricultural-Residential District (A-R) include: Farms and all usual agricultural operations, One and two-family dwellings, Single mobile homes; Churches and other places of worship, parish houses, convents, rectories and parsonages; Schools, public parks, playgrounds, libraries, municipal buildings and water systems and similar public uses; Farm water supply, Private stables, Home Occupation I, Roadside stands, Accessory uses and buildings, Contractor's Yard, and Non-Commercial Wind Energy Systems. Special permit uses allowed within the A-R District include: Multi-family dwelling(s), Home occupation II, Outdoor recreation facility, Indoor recreation facility, Club, Airport landing strip, Dog/Board Kennel, Motor vehicle repair shop, Community center, Professional offices, Nursing home, Public utility, Public stable, Commercial greenhouse, Mobile home park, Junkyard, Cluster residential development, Animal shelter, Adult care facility, Animal waste storage facility (outside NYS Ag. & Markets Agricultural Districts), Child day care center, Self-service storage facility, Commercial communication tower, Home Business Class I or II, Recreational vehicles and campgrounds, ATV, Snowmobile, Go-Kart, Motorcycle Race Courses, Sporting club,

Landscaping and topsoil business (excluding stripping of topsoil from premises), Bio remediation, Commercial Wind Energy Systems, and Neighborhood Business.

Permitted uses in the Commercial District (C) include: Retail uses and services, Restaurant, Motel, Commercial greenhouse, Professional office, Personal service business, Wholesale trade, Offices, banks, Adult uses, and Non-Commercial Wind Energy Systems. Special permit uses allowed in the C District include: Drive-in business, Motor vehicle repair shop, Gasoline station, Gasoline station-market, Indoor recreation facility, Light industry limited to assembly operations and warehousing, Motor vehicle sales, Recreational vehicle and mobile home sales and service, Public utility, Contractor's yard, Child day care center, Recyclables handling and recovery facility, Self-service storage facility, Commercial Communication tower, and Bio remediation.

Permitted uses in the Industrial District (I) include: Manufacturing industries, Warehouse or wholesale use Public utility; Machinery and transportation equipment, sales, service and repair; Freight and/or trucking terminal, Motor vehicle repair shop, Adult use, Non-Commercial Wind Energy Systems. Special permit uses allowed within the I District include: Commercial excavation, Contractor's yard, Recyclables handling and recovery facility, Self-service storage facility, Commercial communication tower, Junkyard, Bio remediation, Mass Vehicle Storage, and Commercial Wind Energy Systems.

Permitted uses in the Land Conservation District (LC) include: Wildlife refuge areas, Farms and related activities, Farm water supply, and Outdoor recreation. No special permit use is specified within the ordinance.

The Flood Plain Overlay District (FP) is for information purposes only and is designed to identify areas of special flood hazard and ensure coordinated review of new development to reduce the threat of flood damages. The FP zone incorporates FEMA's Flood Insurance Rate Map to distinguish boundaries and acknowledges the NYSDEC's authority per Article 36, 6 NYCRR Part 500 Flood Plain Management Regulations Development Permits. No permitted or special uses are stipulated in the ordinance.

The Planned Unit Development District (PUD) is a district ordinance intended to permit greater flexibility and more effective and innovative uses for land development. Permitted uses are determined through submission of petition and can vary greatly. No specific permitted or special uses are stipulated in the PUD District.

Town of Shelby

The Town of Shelby is located west of the Facility Site. Zoning regulations adopted in 2017 in the Town of Shelby established the following sixteen zoning districts and overlays: Hamlet (HA), Agricultural/ Residential (AR), Rural Residential (RR), Waterfront Development Overlay (WDO), Waterfront Residential (WR), General Business (GB), Light Industrial (LI), Industrial (I), Flood Hazard Overlay District (F), Historic District (HD), Planned Development District (PD), Maple Ridge Overlay (MR), Adult Business Overlay (A), Mining/Excavation Overlay (M/E), Energy Overlay Zone (Wind), and Wildlife Refuge Protection Overlay District (WRPOD).

Permitted uses in the Hamlet District (HA) include: One and Two Family Dwellings, Farm Produce Stands, and Agriculture (except for animal husbandry). Special permit uses allowed within the HA District include: Bed & Breakfast, Farm Market, Home Business, Multi-Family Dwelling, Neighborhood Business, Professional Offices, Motor Vehicle Repair Shop, Gasoline Station, Essential Services and Public Utilities, Public and Semi-Public Buildings and Grounds, Restaurant, and Seasonal Services Restaurants.

Permitted uses in the Agricultural/ Residential District (AR) include: Agriculture, One and Two Family Dwellings, Farm Produce Stands, and Public Park or Recreation Areas. Special permit uses allowed within the AR District include: Agricultural Processing or Distribution facility, Animal Hospital, Farm Market, Bed and Breakfast Inn, Home Business, Private airport, Campground, Kennel, Essential Services and Utilities, and Junk Yards.

Permitted uses in the Rural Residential District (RR) include: Agriculture, One and Two Family Dwellings, and Public Park or Recreation Areas. Special permit uses allowed within the RR District include: Multiple Family Dwellings, Essential Services and Utilities, Bed and Breakfast, Public and Semi-Public Buildings and Grounds, and Outdoor Commercial Recreation Facilities, and Ponds.

Permitted uses in the General Business District (GB) include: Single Family Dwellings, Two-Family Dwellings, Agriculture; Retail, Service and General Business, including Farm Markets and Roadside Stands; Professional Offices, Restaurants and Taverns; Custom shops, including but not limited to printing, electrical, heating, plumbing, or woodworking; Assembling, converting, altering, finishing, cleaning, or any other processing of products; Hotels and Motels, Newspaper Printing, Commercial storage, Indoor commercial recreation facilities, Funeral homes; and Other business uses that, in the opinion of the Zoning Board of Appeals, are similar in nature and scale to those permitted above. Special permit uses allowed within the GB District include: Motor Vehicle Repair, Motor Vehicle Sales/ Rental, Gasoline Station, Outdoor commercial recreation facilities, Riding Stable, Agricultural Distribution and Processing

Facilities, Home Business, Bed & Breakfast Inn, Essential Services and Public Utilities, Multiple Family Dwelling, Public and Semi-Public Buildings and Grounds, Drive-In Business, Telecommunication Facility, and Veterinarian/ Animal Hospital (with indoor facilities only).

Permitted uses within the Light Industrial District (LI) include: Agriculture, Scientific or research laboratories devoted to research, design and/or experimentation and processing and fabrication incidental thereto; Administrative, educational and other related activities and facilities in conjunction with a permitted use; Manufacture or assembly of electric, electronic or optical instruments or devices; Light manufacturing, assembling, fabricating or packaging of products from previously prepared materials such as cloth, plastic, paper, leather, precious or semi-precious metals, wood, metal, or stone; Agricultural product processing, Precision machining, tool and die work; The warehousing or storage of goods and products such as building materials; Newspaper printing, Essential services and public utilities; Custom shops, including but not limited to printing, electrical, heating, plumbing, or woodworking; Self-service storage facility, Motor Vehicle Repair Shop; Administrative and Corporate Offices which do not provide on-site retail sales or professional services to the general public; and Other uses that, in the opinion of the Zoning Board of Appeals, are similar in nature and scale to those permitted above. Special permit uses allowed within the LI District are exclusive to Telecommunication Facilities.

Permitted uses within the Industrial (I) District include all uses previously listed in the LI District. Special permit uses allowed within the I District are as follows: Heavy industry, Telecommunication Facility, and Excavation or Mining.

The Flood Hazard Overlay District (F) is for information purposes only and is designed to identify areas of special flood hazard and ensure coordinated review of new development to reduce the threat of flood damages. The FP zone incorporates FEMA's Flood Insurance Rate Map. No permitted or special uses are stipulated in the ordinance.

The Historic District or Landmark (HD) ordinance takes precedence over the underlying zoning ordinances for the intent of preserving areas of historical or cultural significance. The Historic District is a restrictive ordinance that requires Town Board approval and does not define specific permitted or special uses.

Permitted uses in the Waterfront Residential District (WR) include: One Family Dwellings, Two Family Dwellings, and associated accessory uses. Special permit uses allowed within the District include: Multiple Family Dwellings, Essential Services and Utilities, Bed & Breakfast Inns, Ponds, and Seasonal Dwellings.

Permitted uses in the Waterfront Development Overlay (WDO) include all uses permitted by the underlying zoning district, public recreation and swimming, and Flood and erosion control structures. Special permit uses allowed within the WDO Overlay District include: Any use allowed with a Special Permit in the underlying zoning district, Hotels and Motels, Campgrounds, Conference/ resort complex; Restaurants other than drive-in restaurants, Boat marinas, boat rental businesses, and charter boat services; Public or semi-public tourist facilities, such as restrooms, information centers, museums, places of public assembly; Neighborhood businesses and professional offices that are enhanced by a waterfront location and proximity to water-dependent uses; Mixed uses and facilities that are consistent with the above uses, and which are approved by the Planning Board as being consistent with the Town's Comprehensive Plan; and Other uses as determined by the Zoning Board of Appeals to be consistent with the intent and purpose the WDO District.

The Maple Ridge Road Overlay District (MR) is intended to establish quality design and visual aesthetics along Maple Ridge Road. All uses within the MR District Overlay require site plan approval. No specific permitted or special uses are specified within the ordinance.

The Adult Business Overlay District (A) is specific to businesses indicated by the district name, adult business. All development within the district overlay is subject to provisions of Town Local Law No. 3 of 1999 (Shelby).

The Planned Industrial / Commercial Development District (PD) is designed to encourage industrial and commercial development that conforms to the site development plan of a large area and is in harmony with the Town's Comprehensive Plan. All industrial and commercial uses allowed within the Industrial District and General Business District are permitted within this PD District upon the issuance of final site plan approval (with the exception of residential uses).

The Mining and Excavation District Overlay (M/E) permits for mining and excavation activities that produce under 1,000 tons of minerals or 750 cubic yards that occur within 12 consecutive calendar months. Any mining or excavation uses that exceed these limits, were not approved through other town ordinances, or that do not occur within the Industrial District, require a special use permit.

The Wind Energy Overlay District is (WIND) intended to provide a means of developing the Town's wind energy resources through wind energy conversion systems that reduce or prohibit the placement of such systems in areas

that the public health, safety, and welfare will be jeopardized. WIND District designations can only be formed within previously designated AR and I Districts.

The Wildlife Refuge Protection Overlay District (WRPOD) is specific to the protection of the unique ecological resources found within the Iroquois National Wildlife Refuge, partially located within the Town's southern limits. The overlay district is purely restrictive in nature and does not stipulate any permitted or special uses.

Town of Ridgeway

The town of Ridgeway is located northwest of the Facility Site. Zoning regulations adopted in 2003 in the Town of Ridgeway established the following eleven zoning districts and overlays: Hamlet (HA), Agricultural / Residential (AR), Rural Residential (RR), Waterfront Development Overlay (WDO), Waterfront Residential (WR), General Business (GB), Light Industrial (LI), Industrial (I), Flood Hazard Overlay District (F), Historic District (HD), Planned Development District (PD), and Adult Business Overlay (A).

Permitted uses in the Hamlet (HA) District include: One- and Two-Family Dwellings, Farm Produce Stands, and Agriculture (except for animal husbandry). Special permit uses allowed within the HA District include: Bed & Breakfast, Farm Market, Home Business (class A), Multi-Family Dwelling, Neighborhood Business, Professional Offices, Motor Vehicle Repair Shop, Gasoline Station, Essential Services and Public Utilities, Public and Semi-Public Buildings and Grounds, and Telecommunication facilities

Permitted uses in the Agricultural / Residential District (AR) include: Agriculture, One- and Two-Family Dwellings, Farm Produce Stands, and Public Parks or Recreation Areas. Special permit uses allowed within the AR District include: Agricultural Processing or Distribution facility, Animal Hospital, Farm Market, Farm Labor Camp, Bed and Breakfast Inn, Home Business, Private airport, Campground, Excavation and Mining, Kennel, Essential Services and Utilities, Junk Yards, Public and Semi-Public Uses, Outdoor Commercial Recreation Facilities, Riding Stable, Ponds, Conference/ Resort complex, Manufactured home parks, Telecommunications Facility, and Seasonal Dwelling.

Permitted uses in the Rural Residential District (RR) include: Agriculture, One- and Two- Family Dwellings, and Public Parks or Recreation Areas. Special permit uses allowed within the RR district include: Home Business, Multiple Family Dwellings, Essential Services and Utilities, Bed and Breakfast, Public and Semi-Public Buildings and Grounds, Outdoor Commercial Recreation Facilities, and Ponds.

Permitted uses in the General Business District (GB) include: Single-Family Dwellings, Two-Family Dwellings, Agriculture; Retail, Service and General Business, including Farm Markets and Roadside Stands; Professional Offices, Restaurants and Taverns; Assembling, converting, altering, finishing, cleaning, or any other processing of products (additional stipulations apply); Hotels and Motels, Newspaper Printing, Commercial storage, Indoor commercial recreation facilities, Funeral homes; and Other business uses that are similar in nature and scale to those permitted above. Special permit uses allowed within the GB District include: Motor Vehicle Repair, Motor Vehicle Sales/ Rental, Gasoline Station, Outdoor commercial recreation facilities, Riding Stable, Agricultural Distribution and Processing Facilities, Home Business, Bed & Breakfast Inn, Essential Services and Public Utilities, Multiple Family Dwelling, Public and Semi-Public Buildings and Grounds, Drive-In Business, Telecommunication Facility, and Veterinarian/ Animal Hospital (with indoor facilities only).

Permitted uses within the Light Industrial District (LI) include: Agriculture, Scientific or research laboratories; Administrative, educational and other related activities and facilities in conjunction with a permitted use; Manufacture or assembly of electric, electronic or optical instruments or devices; Light manufacturing, assembling, fabricating or packaging of products from previously prepared materials such as cloth, plastic, paper, leather, precious or semi-precious metals, wood, metal, or stone; Agricultural product processing; Precision machining, tool and die work; The warehousing or storage of goods and products such as building materials, farm supplies and the like, which may be sold from the premises to the general public; Newspaper printing, Essential services and public utilities; Custom shops, including but not limited to printing, electrical, heating, plumbing, or woodworking; Self-service storage facility, Motor Vehicle Repair Shop; and Other uses that are similar in nature and scale to those permitted above. Special permit uses allowed within the LI District are solely that of Telecommunication Facilities.

Permitted uses in the Industrial District (I) include all uses described above and permitted through the Light Industry District. Special permit uses in the Industrial District are exclusive to Telecommunication Facilities and Heavy Industry which is defined as manufacturing, assembly, storage and related activities such as stone quarrying, concrete mixing operations and sawmills that require outdoor storage or outdoor processing of materials

The Flood Hazard Overlay District (F) is for information purposes only and is designed to identify areas of special flood hazard and ensure coordinated review of new development to reduce the threat of flood damages. The FP zone incorporates FEMA's Flood Insurance Rate Map. No permitted or special uses are stipulated in the ordinance.

The Historic District or Landmark (HD) ordinance takes precedence over the underlying zoning ordinances for the intent of preserving areas of historical or cultural significance. The Historic District is a restrictive ordinance that requires Town Board approval and does not define specific permitted or special uses.

Permitted uses in the Waterfront Residential District (WR) include One- and Two- Family Dwellings. Special permit uses allowed within the WR District include: Multiple Family Dwellings, Essential Services and Utilities, Bed & Breakfast Inn, Ponds, and Seasonal Dwellings.

To promote tourism and recreational uses, the Waterfront Development Overlay (WDO), permits the following uses: Public Recreation, Flood and erosion protection measures, and all uses permitted by the underlying zoning district. Special permit uses allowed within the District include: Hotels and Motels, Campgrounds, Conference/ resort complex, Restaurants; Boat marinas, boat rental businesses, and charter boat services; Public or semi-public tourist facilities, Sales or rental of fishing equipment, Marine service and repair, Self-service laundries, similar mixed use facilities consistent with those listed above, and any use allowed with a special permit in the underlying zoning district.

The Adult Business Overlay District is specific to a singular use, as implied by the name, adult business. The provisions of the Town of Ridgeway's 'Adult Business Local Law' apply.

The Planned Development District (PDD) is designed to encourage commercial and industrial development that incorporates the site development plan for a relatively large area and conforms to the Town's Comprehensive Plan. Although subject to Town Board approval, permitted uses include all industrial and commercial uses in the I and B zoning districts (excluding residential uses).

Town of Gaines

The Town of Gaines is located north of the Facility Site. Zoning regulations adopted in 2012 in the Town of Gaines established the following four zoning districts: Residential / Agricultural (RA), Commercial (C), Commercial/Historical (CH), and Industrial (I).

Permitted uses in the Residential / Agricultural Zoning District include: Agriculture and Agri Business, Double-Wide Mobile/Manufactured Homes and Modular Homes, Family Day Care Home and/or Group Family Day Care, Farm Labor Housing in a NYS certified agricultural district, One and Two-Family Dwellings, Recreation Areas, and Wind Energy Conversion Systems in a NYS certified agricultural district. Special permit uses allowed within the RA District include:

Airports, Campgrounds, Community Recycling, Commercial Day Care Centers, Essential Services, Excavation and Mining, Farm Labor Housing Lying Outside a NYS Certified Agricultural District, Farm Machinery Repair Shop, Home Occupations, Kennels and Animal Hospitals, Meteorological (MET) Towers, Mobile Home Park, Monument Shop, Multiple Family Dwellings, Professional Offices, Pinball or Video Game Arcades, Public/Semi-Public/Community Facilities, Satellite Antenna, Seasonal Tourist Business, Small Wind Energy Conversion System, and Telecommunication Facilities.

Permitted uses in the Commercial District (C) include: Business Services, Restaurants, and Retail and Wholesale Businesses. Special permit uses allowed within the C District include: Adult use and/or Business, Club, Commercial Day Care Centers, Drive-in Restaurants, Essential Services, Home Occupations, Hotels and Motels, Junk Yards Kennels and Animal Hospitals, Motor Vehicle Repair Shop and/or Body Repair shop, Multiple Family Dwellings, Pinball or Video Game Arcades, Professional Offices, Public/Semi-Public/Community Facilities, Retail Gasoline Outlet, Small Wind Energy Conversion System, and Telecommunication Facility.

The Commercial / Historical District (CH) is an overlay zone that supersedes underlying zoning ordinances and is designed to protect areas of historical or cultural significance in the Town of Gains. Permitted uses in the CH District include: Agriculture and One Family Dwellings. Special permit uses allowed in the CH District include: Antique Shops, Restaurants, Book Stores, Bed and Breakfast and/or Tourist Home, Carpet Stores, Convenience Stores, Gift and/or Souvenir Stores, Flower Stores, Farm Produce Stores, Kennels, Pet Stores, and Sporting Goods Stores.

Permitted uses in the Industrial (I) District include Light Industrial or Agri-industrial uses, involving the processing, assembly, or packaging of previously prepared or refined materials. Permitted uses must not pose a hazard to health or an excessive nuisance as related to: dust, smoke, smog, observable gas, fumes, odors, noise, glare, vibration, etc.

Village of Albion

The Village of Albion occupies approximately 3.0 square miles and is located partly within the towns of both Albion and Gaines, to the north of the Facility Site. Zoning regulations adopted in 1996 in the Village of Albion established the following 11 zoning districts: Single-Family Residential (R-1), One- and Two-Family Residential (R-2) Multifamily Residential (R-3), Mobile Home Park (R-MH), Residential/Offices/Limited Commercial (R-C), Central Business District (CBD), General Commercial (GC), Planned Commercial (PC), Light Industrial (LI), Canal Overlay (C), and Flood Hazard Overlay (F).

Permitted uses in the R-1 zone include: (1) One-family dwellings. Special permit uses allowed in the R-1 zone include: (1) Essential services and utilities, (2) Public and semipublic uses and buildings, (3) Bed-and-breakfast establishments, (4) Cluster residential developments, and (5) Townhouses.

Permitted uses in the R-2 zone include: (1) One-family dwellings and (2) Two-family dwellings. Special permit uses allowed in the R-2 zone include: (1) Essential services and utilities, (2) Bed-and-breakfast establishments, (3) Public and semipublic buildings and uses, (4) Conversion of single-family dwellings into two dwelling units, and (5) Townhouses.

Permitted uses in the R-3 zone include: (1) Multifamily dwellings, (2) Townhouses, and (3) Single-family and two-family dwellings. Special permit uses allowed in the R-3 zone include: (1) Essential services and utilities, and (2) Public and semipublic buildings and uses.

Permitted uses in the R-MH zone include: (1) Mobile/manufactured home parks. Special permit uses allowed in the R-MH zone include: (1) Essential services and utilities, and (2) Public and semipublic buildings and uses.

Permitted uses in the R-C zone include: (1) One- and two-family dwellings, (2) Neighborhood business under 6,000 sf of gross floor area, (3) Administrative, professional or medical offices, (4) Funeral parlors, (5) Public and semipublic uses and buildings. Special permit uses allowed in the R-C zone include: (1) Essential services and utilities, (2) Bed-and-breakfast establishments, (3) Multifamily dwellings, and (4) Townhouses.

Permitted uses in the CBD zone include: (1) Stores selling groceries, meats, baked goods and other such food items, (2) Drugstores and pharmacies, (3) Stationery, tobacco and newspaper stores and confectionery stores, (4) Clothing, variety and general merchandise stores, (5) Hardware, appliance, radio and television sales and service, (6) Eating and drinking establishments, (7) Office supplies and equipment, and (8) Furniture and home furnishings. Special permit uses allowed in the CBD zone include: (1) Essential services and utilities, (2) Drive-in businesses, and (3) Commercial recreation or amusement centers in an enclosed building.

Permitted uses in the GC zone include: (1) Uses permitted in the CBD zone, (2) Custom shops, including printing, electrical, heating, plumbing or woodworking, (3) Building supply/farm equipment stores, (4) Electrical, heating, plumbing or woodworking shops, (5) Wholesale establishments with all sales activities in an enclosed building, (6) Public and semipublic buildings and uses, including day-care centers, churches, schools, hospitals and nursing homes,

(7) Recreation or amusement enterprises, (8) Commercial greenhouses/ nurseries, (9) Boat/marine sales or service, (10) Machine tool sales, rental or service, (11) Commercial storage buildings providing space for rent, (12) Veterinary animal clinics/offices with interior operations only, (13) Building materials storage, including the production of incidental millwork, (14) Automobile sales/rental establishments, and (15) Other business uses of similar nature and scale acceptable to the Zoning Board of Appeals. Special permit uses allowed in the GC zone include: (1) Essential services and utilities, (2) Motor vehicle filling and service stations, (3) Animal hospitals with outdoor facilities or kennels, (4) Drive-in businesses, and (5) Car wash establishments.

The PC zone is intended to provide for a mix of uses on a single or on adjoining parcels. Permitted uses in the PC zone include: (1) Neighborhood businesses, (2) Day-care centers and other public or semipublic uses, and (3) Medical, professional and administrative offices. Special permit uses allowed in the PC zone include: Essential services and utilities.

Permitted uses in the LI zone include: (1) Scientific research or experimental development of materials, methods or products, including engineering and laboratory research, (2) Administrative, educational and other related activities and facilities in conjunction with a permitted use, (3) Manufacture or assembly of electric, electronic or optical instruments or devices, (4) Light manufacturing, assembling, fabricating or packaging of products from previously prepared materials, (5) Manufacturing of food products, pharmaceuticals and the like, (6) Manufacturing of cement products, (7) Contractors' equipment or materials storage, (8) Lumberyards or coalyards, (9) Warehouses., (10) Railroad freight or classification yards; freight depots, (11) Welding shops, (12) Sale or storage of grain and feed products, (13) Storage yards, (14) Truck terminal facilities, (15) Commercial storage facilities, (16) Auto body shops, (17) Other uses of similar nature and scale acceptable to the Zoning Board of Appeals. Special permit uses allowed in the LI zone include: (1) Essential services and utilities, (2) Adult bookstores/adult entertainment uses, and (3) General office complexes.

The permitted uses in the Canal and the Flood Hazard Overlay zoning districts are based upon what is permitted in the underlying zoning district. No special permit uses are listed for either the C or the F districts in the zoning regulations.

Village of Holley

The Village of Holley occupies approximately 1.3 square miles and is located within the Town of Murray, northeast of the Facility Site. Zoning regulations adopted originally in 1970 and amended most recently in 2013 in the Village of

Holley established the following seven zoning districts: Single-Family Residential (R-1), Multifamily Residential (R-2), Commercial (C-1), Commercial (C-2), Industrial (M-1), Land Conservation (L-C), and Light Industrial (L-1).

Permitted uses in the R-1 zone include: One-family detached dwellings, Churches and similar places of worship, Public elementary and high schools, public parks and playgrounds, Libraries and museums. Special permit uses allowed in the R-1 zone include: Community buildings, Large-scale residential development, Golf courses and public swimming pools, and Essential services.

Permitted uses in the R-2 zone include: One-family detached dwellings, Churches and similar places of worship, Public elementary and high schools, public parks and playgrounds, Libraries and museums, and Two-family dwellings. Special permit uses allowed in the R-2 zone include: Community buildings, Large-scale residential development, Golf courses and public swimming pools, Essential services, and Multifamily attached dwellings.

Permitted uses in the C-1 zone include any retail or personal service establishments such as: Eating and drinking establishments, Hardware stores; Food stores; Clothing stores; Drug stores; Business and professional offices; Hotels and motels; and Essential services. Special permit uses allowed in the C-1 zone include: Automobile service stations and Multifamily attached dwellings.

Permitted uses in the C-2 zone include any retail or personal service establishments such as: Eating and drinking establishments, Hardware stores; Food stores; Clothing stores; Drug stores; Business and professional offices; Hotels and motels; and Essential services. Special permit uses allowed in the C-2 zone include: Automobile service stations, Multifamily attached dwellings and Other light manufacturing, including assembly, fabricating or packaging of products from previously prepared materials such as cloth, plastic, paper, leather, precious or semi-precious metals or stones.

Permitted uses in the M-1 zone include: Any manufacturing, assembly or other industrial or research operation meeting the requirements of the performance standards of this chapter. Special permit uses allowed in the M-1 zone include: Large-scale industrial park development; Extraction of stone, sand and gravel, and Automobile service.

The Zoning regulations do not identify any permitted uses in the L-C zone. Special permit uses allowed in the L-C zone include: Farm and other agricultural operations; Parks, golf courses, athletic fields and other similar uses, Essential services, and Disposal facilities, and landfill operations and similar use.

Permitted uses in the L-1 zone include: (A) Administrative, including municipal, public service and public utility buildings, educational, professional entities, including medical operations and other related activities, and (B) Day -care centers operated with and on the same property that shall provide a service primarily for the employees within the industry. Special uses in the L-1 zone requiring site plan review and a special permit uses include: (A) Graphic arts and other light printing operations, (B) Light manufacturing, assembly, fabricating or packaging of products from previously prepared materials, (C) Scientific research (including biologically based research) or experimental development of materials, methods or products, including engineering and laboratory research, (D) Warehouse and distribution uses, (E) Any use of a similar nature but not included in this section, and which is consistent with the stated purpose of the Light Industrial District.

Village of Elba

The Village of Elba occupies approximately 1.0 square miles and is located within the Town of Elba, south of the Facility Site. Zoning regulations adopted in 1988 and revised in 2001 in the Village of Elba established the following six zoning districts: Residential (R), Agricultural-Residential (A-R), Business (B), Flood Plain Overlay Zone (FP), Mobile Home Overlay Zone (MHO), and Planned Unit Development (PUD).

Permitted uses in the R zone include: 1. One family dwelling, 2. Church and other places of worship, parish house, convent, rectory and parsonage, 3. School, public park, playground, library, municipal building and water system and similar public use, 4. Farm and all usual agricultural operation, 5. Roadside stand, and 6. Accessory use and building. Special permit uses allowed in the R zone include 1. Two family dwelling, 2. Multi-family dwelling(s), 3. Wind Energy Conversion System-Production Model, 4. Home Occupation, 5. Outdoor recreation facility, 6. Temporary mobile home, 7. Professional office, 8. Community center, 9. Nursing home, 10. Public utility, 11. Adult care facility, 12. Child day care facility, 13. Day treatment center, and 14. Cluster residential development.

Permitted uses in the A-R zone include: 1. Farm and all usual agricultural operations, 2. One and two-family dwelling, 3. Single mobile, 4. Home occupation, 5. Church and other places of worship, parish house, convent, rectory and parsonage, 6. School, public park, playground, library, municipal building and water system and similar public uses, 7. Farm water supply, conservancy and fire protection pond located not less than one hundred (100) feet from any street or property lines, 8. Private stable, 9. Vegetable storage and packing facilities, 10. Roadside stand, and 11. Accessory use and building storage and packing facilities. Special permit uses allowed in the A-R zone include: 1. Multi-family dwelling(s), 2. Motel, 3. Wind Energy Conversion System-Production Model, 4. Outdoor recreation facility, 5. Indoor recreation facility, 6. Club, 7. Airport landing strip, 8. Animal Kennel, 9. Motor vehicle repair shop, 10. Community center,

11. Professional office, 12. Nursing home, 13. Public utility, 14. Public stable, 15. Commercial greenhouse, 16. Cluster residential development, 17. Temporary mobile home, 18. Animal shelter, 19. Adult care facility, 20. Animal waste storage facility, 21. Child day care center, 22. Self-service storage facility, 23. Commercial Excavation, 24. Day treatment center, 25. All-terrain vehicle, snowmobile, go-kart, motorcycle and motor vehicle race track and course, 26. Commercial communication tower, 27. Home Occupation II, 28. Skilled trade shop, and 29. Small engine repair shop

Permitted uses in the B zone include: 1. Retail use and service, 2. Restaurant, 3. Motel, 4. Commercial greenhouse, 5. Animal Kennel, 6. Professional office, 7. Personal service business, 8. Wholesale trade, 9. Office, bank, 10. Adult Uses. Special permit uses allowed in the B zone include 1. Drive-in business, 2. Motor vehicle repair shop, 3. Small engine repair shop, 3. Gasoline station, 4. Gasoline station-market, 5. Indoor recreation facility, 6. Motor vehicle sales, 7. Recreational vehicle and mobile home sales and service, 8. Public utility, 9. Light industrial uses involving the processing, fabrication, assembly or packaging of previously prepared or refined materials, 10. Warehousing, storage, or distribution establishment, 11. Machinery and transportation equipment, sales, service, and repair, 12. Freight and/or trucking terminal, 13. Contractor's yard, 14. Child day care center, 15. Recyclables handling and recovery facility, 17. Self-service storage facility, 18. Commercial communication tower, and 19. Small engine repair shop

The Floodplain Overlay zone does not have permitted uses or special permit uses but defers to the regulations of the underlying zoning district.

Permitted uses in the FP zone include: 1. Single mobile homes on individual lots, and 2. All uses permitted in the A-R zone. Special permit uses allowed in the FP zone include: 1. Mobile homes park, and 2. All special permit uses allowed in the A-R zone.

The Planned Unit Development District is intended for accommodating a flexible multi-use site development plan. It does not identify any specific permitted or special permit uses.

Village of Oakfield

The Village of Oakfield occupies approximately 0.7 square miles and is located within the Town of Oakfield, south of the Facility Site. Zoning regulations adopted in 1987 and amended most recently in 2009 in the Village of Oakfield established the following six zoning districts: Residential (R-1), Residential (R-2), Neighborhood Commercial (C-1), Central Commercial (C-2), Industrial (I), and Planned Unit Development (PUD).

Permitted uses in the R-1 zone include: (1) Single family dwelling, and (2) Accessory building. Special permit uses allowed in the R-1 zone include (1) Two family dwelling, (2) Multifamily dwelling, (3) School, (4) Church, rectory, (5) Volunteer fire department/ambulance service, (6) Home occupation, (7) Boarding House, (8) Child Day Care Center, (9) School-age Child Care Program, and (10) Community Center.

Permitted uses in the R-2 zone include: (1) Single family dwelling, (2) Two family dwelling, and (3) Accessory buildings. Special permit uses allowed in the R-2 zone include (1) Multifamily dwelling, (2) School, (3) Church, rectory, (4) Volunteer fire department/ambulance service, (5) Funeral home, (6) Social organization, (7) Boarding House, (8) Home occupation, (9) Child Day Care Center, (10) School-age Child Care Program, (11) Community Center, and (12) Adult Care Facility.

Permitted uses in the C-1 zone include: (1) Bakeries, (2) Retail stores/services, (3) Warehouse/storage (enclosed, no hazardous materials), (4) Funeral homes, (5) Business and professional offices, (6) Restaurants, and (7) Accessory buildings. Special permit uses allowed in the C-1 zone include: (1) Gasoline station, (2) Gasoline station-market, (3) Drive-in establishments, (4) Motor vehicle sales and service, (5) Residential uses, (6) Night club/taverns, (7) Child Day Care Center, (8) School-age Child Care Program, (9) Self-Service Storage Facility, (10) Community Center, (11) Adult Care Facility, (12) Enclosed Light Industrial, and (13) Commercial School.

Permitted uses in the C-2 zone include: (1) Retail store/service, (2) Business and professional office, (3) Restaurant, (4) Hotel, motel, (5) Funeral home, (6) Bank, (7) Club, and (8) Medical/veterinary facility. Special permit uses allowed in the C-2 zone include (1) Drive-in establishments, (2) Arcade, (3) Indoor recreation, (4) Motor vehicle sales and service, (5) Night club/tavern, (6) Residential uses, and (7) Commercial School.

Permitted uses in the I zone include: (1) Enclosed manufacturing industry, (2) Enclosed warehouse or wholesale use, (3) Public utility, (4) Enclosed service and repair, (5) Machinery and transportation equipment, sales, service and repair,, (6) Enclosed industrial processes and service, (7) Freight or trucking terminal, (8) Contractor's yard, (9) Public garage, and (10) Accessory building and use. Special permit uses allowed in the I zone include (1) Manufacturing use (not enclosed), (2) Warehouse or wholesale use (not enclosed), (3) Service and repair (not enclosed), (4) Other industrial uses upon the finding that such use is of the same general character as those permitted and will not be detrimental to other uses within the district or to adjoining land uses., (5) Adult uses, (6) Self-Service Storage Facility, (7) Child Day Care Center, (8) Disposal Transfer Station, and (9) Recyclables Handling and Recovery Facility

The Planned Unit Development District is intended for accommodating a flexible multi-use site development plan. The mix of permissible uses shall be determined by the Village Board.