

Hunting and Fishing Cabins

3/28/17 draft - Local Law No. 2 of 2017:

RESIDENCE - means any dwelling suitable for habitation existing in the Town of Parishville on the date an application is received. A residence may be part of a multi-dwelling or multipurpose building, and shall include buildings such as **hunting camps**, seasonal residences, hotels, hospitals, motels, dormitories, sanitariums, nursing homes, schools or other buildings used for educational purposes, or correctional institutions.

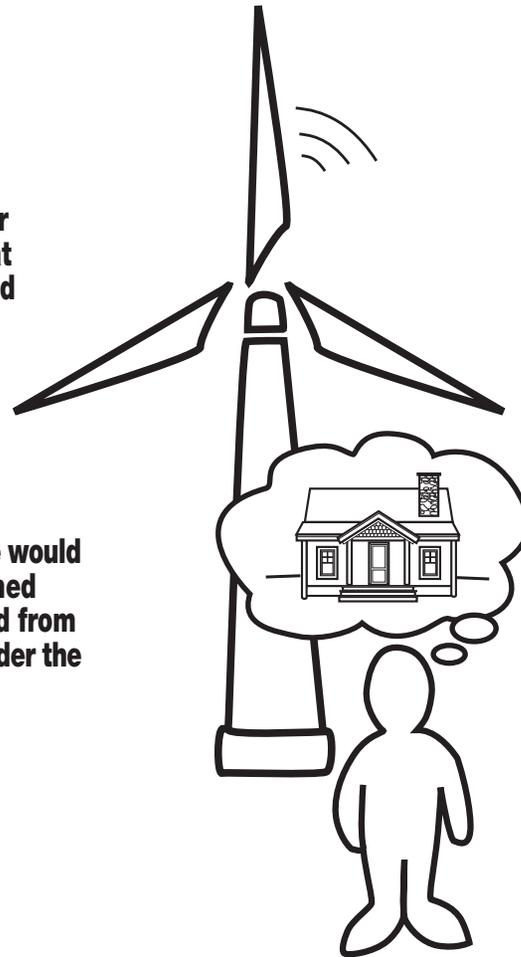
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The consulting attorney for Parishville has advised that “hunting camp” be removed from the category of “Residence.”

(Avangrid requested change)

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If implemented, this change would mean your current or planned dwelling would be excluded from “Residence” protections under the wind law.



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What could changing this designation mean? Questions and concerns:

- Who will the town authorize to make designation for existing dwellings?
- Current local law differs from current APA regulations. How will this new designation affect the present or future use of my property?
- How will this process work? APA requires special application and on-site inspection visit of dwelling for compliance.
- Will this mean future reclassification of land use as the APA does to further facilitate dwelling definition?
- Will the town now mirror APA wetland, shoreline setbacks and view shed requirements for these dwellings as provided for in the APA regulations?
- What is meant by occasional occupancy? How many days can I be away from my dwelling to be considered occasional occupancy?
- I currently live green, off the grid. Why should my life style choice affect my dwelling's definition and erode my property rights?
- How will frequency and purpose of use be determined? Will the DEC hunting and fishing season dates play a part if my dwelling is reclassified as a “hunting and fishing cabin?”
- Will there be a resolution hearing or grievance board I can appeal to if I do not agree with the town authority's finding?
- Will I be compensated for future loss of land use? If implemented, a “hunting and fishing camp” designation on my current dwelling will never allow me to change the structure and/or my frequency and use purpose.
- When will this change take effect? Will property owners not wanting to be newly designated be afforded proper notice and sufficient time to modify their dwelling? Why should I need to incur this expense?
- My current dwelling meets the criteria. I use cell phone and satellite TV service, as well as on-site electricity generation. Why does my choice of non-landline services cause the re-classification of my dwelling?
- Will my property taxes be reduced to correlate to my loss in property rights because of new dwelling status?

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Unraveling Local Laws series - attempting to unravel and illustrate how your property rights will be affected by Industrial Wind.

Sources: APA; Town of Parishville Land Use and Development Code; Local Law No. 2 of 2017 draft. We encourage you to further research these topics to better educate yourself, your friends and family. Visit our website and use the source links to view video, documents and explore other websites for more information.