

APPENDIX I

A. RESIDENTIAL AREAS

B. COMMERCIAL AREAS

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A. Residential Areas

1. RA-1:

a) From the New Lebanon-Canaan Town line, a strip of land along Columbia County Route 5 for a distance of one thousand (1,000) feet on each side of the centerline of said Road, extending to the northern boundary of the C-1 zone.

b) Continuing on the southern boundary of the C-1 District, a strip of land along Columbia County Route 5 for a distance of one thousand (1,000) feet on each side of the centerline of said Road, extending to Warners Crossing Road at Canaan Center.

c) From the junction of Columbia County Route 5 and Columbia County Route 24 east of Red Rock, a strip of land along Columbia County Route 24 for a distance of a one thousand (1,000) feet on each side of the centerline of said Road, proceeding west along County Route 24 through Red Rock to the Canaan-Chatham town line.

2. RA-2:

All portions of the Town of Canaan not included under RA-1, RA-3, RA-4, or C-1, C-2, and C-3 districts, are zoned in this district.

3. RA-3:

Beginning at the New York State Thruway southeastern boundary with the Commercial Districts (C-2 and C-3) located in the southeastern part of the town and proceeding northerly approximately 3,700 feet along the westerly boundary of said commercial districts, which is also 1,000 feet west of New York State Route 22, to the southern boundary of the CSX (formerly the Boston and Albany Railroad) right of way; proceeding thence westerly along the railroad tracks approximately 3,800 feet to the crossing of Tunnel Hill Road (railroad tunnel); proceeding thence southerly for a distance of 5,000 feet in a straight line, ending at the northern boundary of the New York State Thruway right of way, proceeding approximately 5000 feet {east?} to the point of beginning along such northern boundary of the New York State Thruway.

4. RA-4:

All portions of the Town of Canaan more than 1,850 feet from the centerline of a Road, which exists on the date of this Zoning Law.

B. Commercial Areas

1. C-1 (General Business):

On the north side of New York State Route 295, the westerly boundary line is located at the westerly boundary of tax map # 38-1-33.112 which is located west of the intersection of Bristol Road and New York State Route 295, only including parcels fronting on the north side of New York State Route 295. On the south side of New York State 295 the westerly boundary is the westerly boundary of the Canaan Town Highway Garage property, tax map # 38.-1-42, at that point the zone continues easterly along New York State Route 295 with a depth of three hundred (300) feet to the north and with a depth running to the Stonykill Creek on the south to a point where the creek intersects with New York State Route 295, continuing thence easterly along New York State Route 295 for a depth of three hundred (300) feet on the north side only for a distance of one thousand (1,000) feet. This zone shall also include the Town Hall property (tax map # 49.2-1-4) with the boundary line to be the centerline of Walker Lane.

2. C-2 (General Commercial):

The northern sector of this zone commences at the intersection of New York State Route 22 and New York State 295 and proceeds northerly on both sides of New York State 22 to the northern boundary of tax map # 50.-1-29.120 and the westerly side of New York State Route 22 to the northern boundary of tax map # 50.-1-1-32 running thence southerly at a uniform depth of seven hundred fifty feet (750') on each side of New York State Route 22 to a point fifteen hundred feet (1,500') north of the intersection of New York State Route 22 and Tunnel Hill Road. The southern sector of this zone commences at Flint's Crossing Road just southerly from its intersection with the railroad tracks and marked by the boundary of tax map # 70,-1-6.1 to the north to tax map # 70.-1-4.200 and # 70.-1-5 to the south, running thence along Flint's Crossing Road on the northeast side of said roadway at a uniform depth of one thousand (1,000) feet, southeasterly to the State line; on the southwest side of Flint's Crossing Road commencing at its intersection with the Massachusetts State line, thence southerly to Interstate 90, thence continuing southerly to a point which is seven hundred fifty (750) feet south of Interstate 90, running thence in a northwesterly direction a uniform distance of 750 feet south of Interstate 90 to a point at Roaring Brook, running thence in a southwesterly direction along Roaring Brook to a point which is twelve hundred (1200) feet westerly of New York State Route 22, running thence along the southeast boundary of the C-3 zone to Flint's Crossing Road, running thence along Flint's Crossing Road in a southeast direction to the Massachusetts State Line.

3. **C-3 (Light industrial):**

This zone shall be located in the area of the intersection of New York State Route 22 and the New York State Thruway. The zone shall extend from the C-2 boundary at the northerly intersection of Flint's Crossing Road and the CSX Tracks, at a uniform depth of one thousand (1,000) feet on the northeast side of Flint's Crossing Road in a northwesterly direction to a point which is located approximately 1,000 feet northeasterly from the intersection of Peaceful Valley Road and New York State Route 22, running thence in a straight line toward such intersection, but only so far as the intersection of such straight line and the CSX Tracks; running thence in a northerly direction along the CSX Tracks to a point marking the intersection of the CSX Tracks and New York State Route 22; running thence along the westerly and southwesterly side of New York Route 22 a uniform distance of one thousand (1,000) feet in a southerly direction to Peaceful Valley Road, continuing thence on the south side of Peaceful Valley Road at a depth of twelve hundred (1200) feet on the southerly side of New York State Route 22, to a point which is on a straight line forming a right angle with Flint's Crossing Road, said right angle being approximately eight hundred (800) feet southeasterly from the point of beginning of the C-3 zone. The boundary shall then proceed along said straight line to Flint's Crossing Road, thence along the southwest side of Flint's Crossing Road approximately eight hundred (800) feet to the point and place of beginning.