

ARTICLE XVI
MISCELLANEOUS PROVISIONS

A. Interpretation, Conflict with other Ordinances.

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements adopted for the promotion of the public health, safety or the general welfare. Whenever the requirements of this Ordinance are inconsistent with the requirements of any other lawfully adopted rules, regulations, ordinances or local laws, the more restrictive provisions, or those imposing the higher standards, shall govern.

B. Adherence to Covenants, Easements and Restrictions.

All filed maps or other instruments of record restricting the use or partition of land, such as covenants, easements or restrictions, shall be adhered to.

C. Effect of Existing Violations.

No site plan or special permit shall be approved, no building permit or Certificate of Occupancy or Use issued, no subdivision or variance granted under this Ordinance for any premises upon which there is an existing violation of this Ordinance, unless the building permit, variance or Certificate of Occupancy or Use is necessary to allow for the removal of the violation.

D. Severability.

Should any Section or provision of this Ordinance be decided by the courts to be unconstitutional or otherwise invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than the Section of provision so declared to be unconstitutional or invalid.

E. Periodic Review Required.

From time to time, at intervals of not more than five (5) years, the Planning Board shall conduct a review of the effectiveness of the provisions of this Ordinance, including the location of zoning district boundaries, and shall submit a report thereon to the Town Board, recommending such changes or amendments, if any, which may be desirable in the interest of the public health, safety, convenience, necessity, or welfare.

F. Supersession.

The Zoning Ordinance of the Town of Northumberland, Saratoga County, New York" enacted by the Town Board in December 1977, together with all

subsequent changes and amendments thereto, is hereby comprehensively revised and superseded by this Ordinance.

- G. **Effective Date.** This Ordinance shall become effective immediately, in accordance with the applicable provisions of law, specifically Section 27 of the Municipal Home Rule Law.