Figure 8A – Hillside with exposed Manhattan Schist in southern North Salem south of Titicus Reservoir.

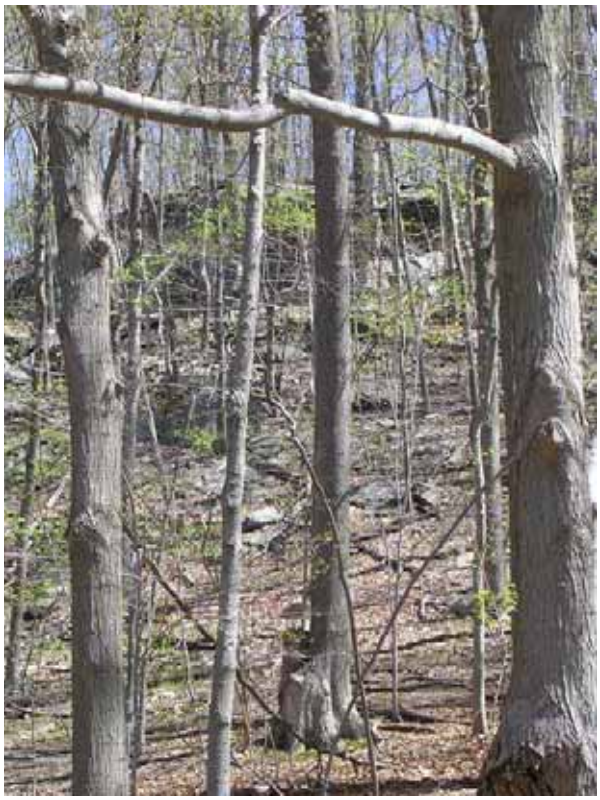

Figure 8B – Hillside with exposed Fordham Gneiss in southeastern North Salem. Note thin soils and massive bedrock exposures in both figures. Close inspection would show evidence of metamorphic deformation expressed as smeared or stretched mineral zones and mineral alignment.

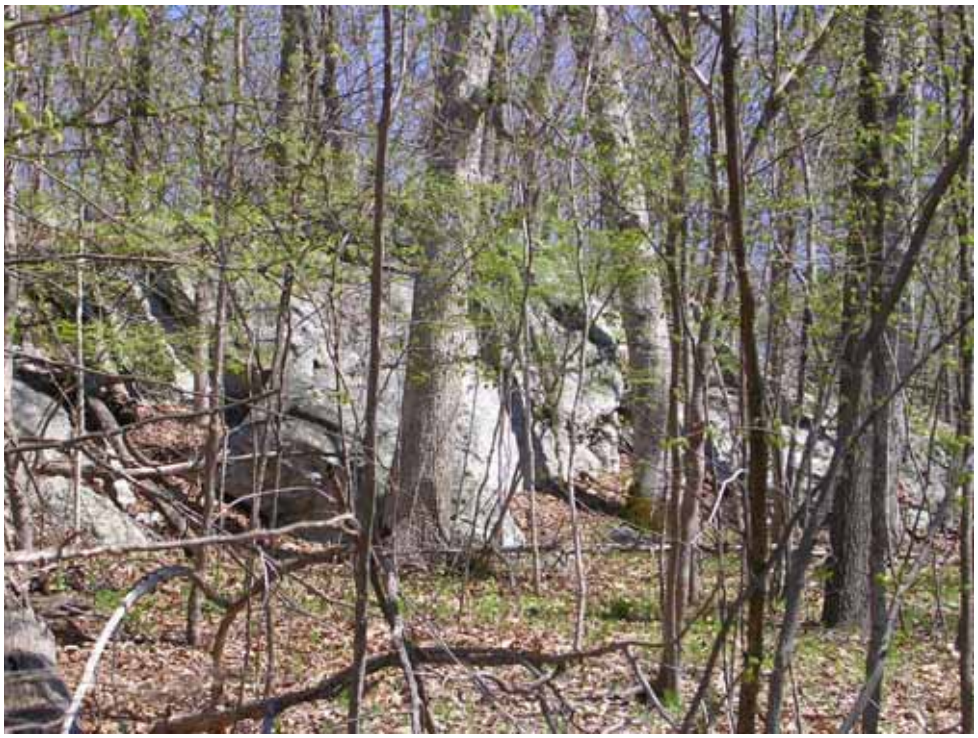

Figure 9A – Inwood Marble near Grant Corners

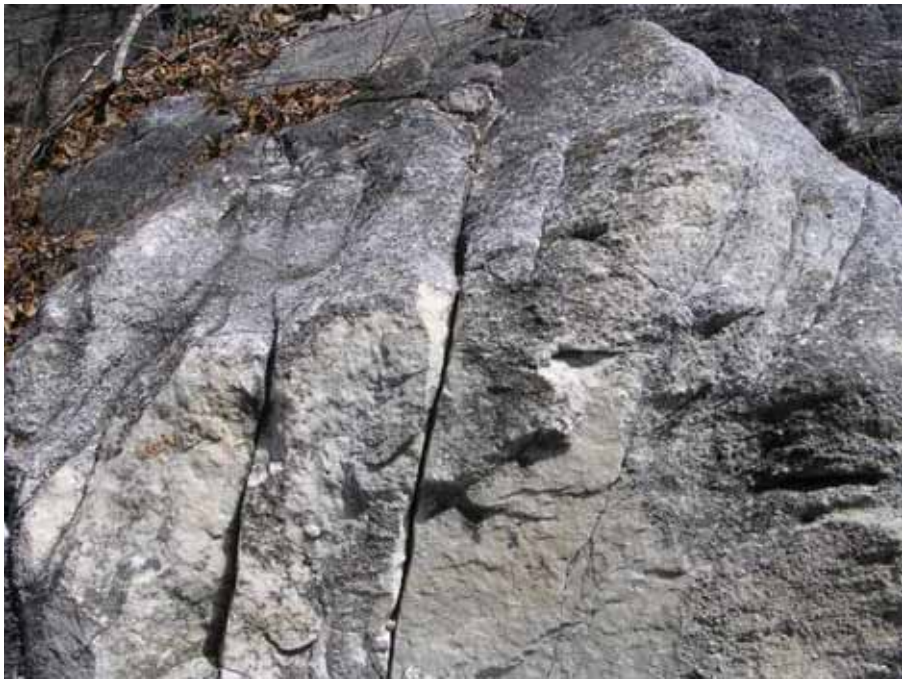

Figure 9B – Inwood Marble near Grant Corners.
Note weathered edges, white aspect on fresh fracture faces, some solution widening of fractures, and the limited vertical relief of outcrops.

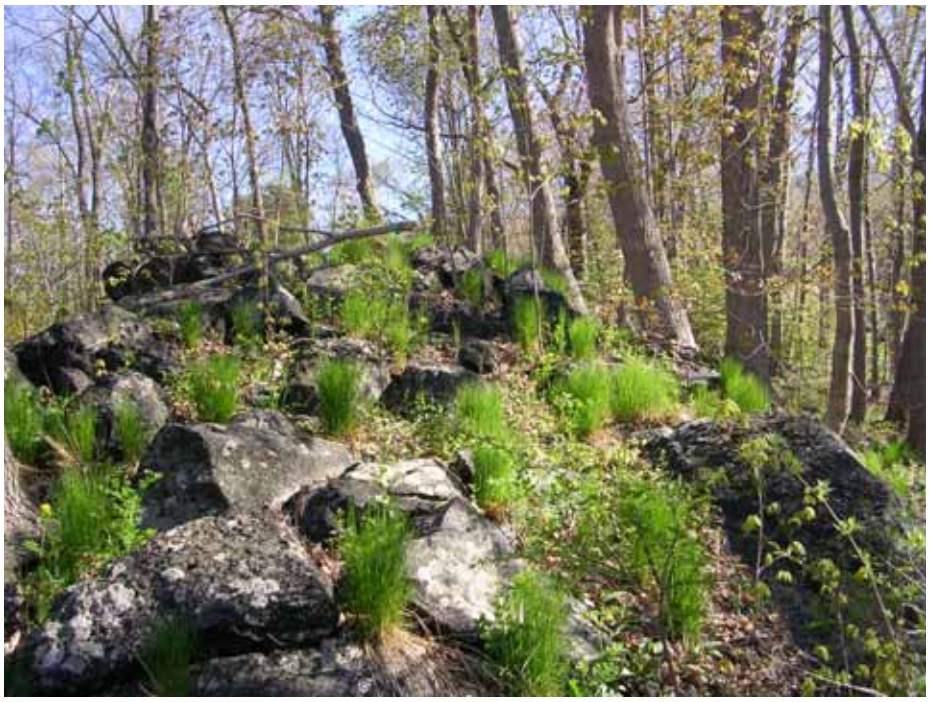

Figure 10A – Igneous rock exposures near Croton Falls

Figure 10B – Igneous rock near Croton Falls.
Note absence of graininess to rock formation and distinct individual crystals.

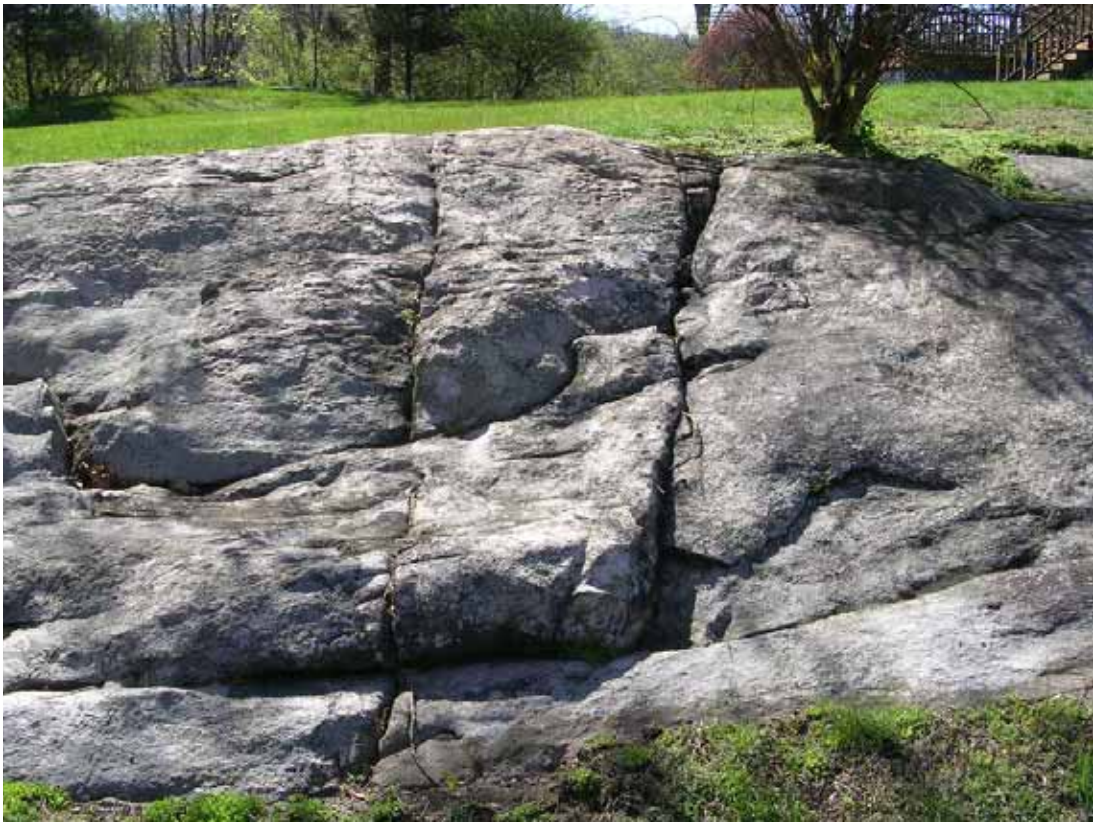

Figure 11 – Example from near Croton Falls of massive bedrock with cross-cutting fractures. Groundwater in North Salem recharges through soil horizons down into fractures such as this one. Groundwater them moves slowly through these fractures toward low-elevation discharge areas such as streams, wetlands, or open waterbodies. This figure demonstrates how two adjacent wells can easily miss fractures and yield no water, or cross a fracture and access a good well yield.

Plates and Appendices

Appendix A

§121-15 AQUIFER OVERLAY DISTRICT (AQO)

A. Legislative Findings, Intent, and Purpose

The Aquifer Overlay AQO District has been created to protect the health and welfare of residents of the Town of Amenia by minimizing the potential for contamination and depletion of the Harlem Valley's aquifer system. The entire Town of Amenia contains an aquifer system that has been divided into four categories described in Subsection B. This aquifer system provides drinking water to public water systems and private wells and also provides groundwater and surface water that is essential to the maintenance of healthy aquatic and terrestrial ecosystems. The Town has determined that a limiting factor on the carrying capacity of the land is its capability to provide water in sufficient quality and quantity so that water use by some users does not adversely affect other users. Another limiting factor on the carrying capacity of the land is its ability to absorb wastewater without adversely affecting the quality or quantity of groundwater and surface water necessary for water supplies and other needs of the natural and human environment. The purpose of these regulations is to protect the Town's groundwater aquifer system, to provide the most protective standards to those areas of the aquifer at greatest risk of contamination, and to manage development so that groundwater supplies are not depleted or degraded.

B. Delineation and Regulatory Effect of District

1. The Aquifer Overlay (AQO) District encompasses the entire Town of Amenia and includes two basic types of aquifers: the Valley Bottom Aquifer, containing significant amounts of groundwater located in areas that are generally more developed, and the Upland Aquifer, containing lesser quantities of groundwater and less development (see definitions in subsection C below). The AQO district consists of three aquifer zones, two in the Valley Bottom Aquifer and one in the Upland Aquifer. These zones are designated as the Priority Valley Bottom Aquifer (PVBA), which is the aquifer area most susceptible to contamination that would affect public water supplies, the Buffered Valley Bottom Aquifer (BVBA), which is less susceptible than the PVBA because it is in an area serviced by public water systems, and the Upland Aquifer (UA) which consists of areas not covered by the Valley Bottom Aquifer zones. These zones are delineated on the Aquifer Overlay District Map. There is also provision in this §121-15 for an Upland Wellhead Protection Area (UWP), which has not been mapped at this time because the Upland Aquifer area does not presently contain any settlements with an intensity of development that would require additional groundwater protection. The UWP category has been established in this Chapter for possible future mapping in the event that more intensive development occurs within the UA zone , resulting in the need to protect public water supply wellheads within this area. The official Aquifer Overlay District Map can be found at the Town offices. A photo-reduction of this map is attached to this chapter for reference purposes. The Aquifer Overlay AQO District map and any amendments to it must be prepared or approved by a hydrogeologist working for the Town.

2. The official Aquifer Overlay District Map shall be used to determine the boundaries of zones within the AQO District. In case of a question or dispute as to the exact location of a boundary on a specific parcel of land, the Town may retain a qualified hydrogeologist at an applicant's expense to make such a determination in the field based upon the criteria in this § 121-15. An applicant may challenge the Town's determination by retaining a qualified hydrogeologist to make such determination independently based upon the criteria in this § 121-15. In the event of such a challenge, the Town's hydrogeologist shall review the report of the applicant's hydrogeologist at the applicant's expense and shall make the final determination as to the location of the specific boundary. Any such boundary delineation shall not, by itself, effect a change in the AQO District Map. The AQO District Map may only be changed by action of the Town Board as provided in Subsection 121-15H.

3. Within the Aquifer Overlay District, all of the underlying land use district rules shall remain in effect except as specifically modified by this § 121-15. In case of a conflict between this §121-15 and the underlying use regulations, the more restrictive shall control. Nothing in this § 121-15 shall be construed to allow uses that are not permitted by the underlying land use district.

C. Definitions
For purposes of this § 121-15, the following definitions shall apply:

Action: A project or physical activity as defined in the SEQR Regulations of the NYS Department of Environmental Conservation, 6NYCRR Part 617 , including all actions subject to SEQR that are covered by this Chapter, as well as subdivision applications and other actions requiring local government approval under SEQR.
Aquifer: A consolidated or unconsolidated geologic formation, group of formations or part of a formation capable of yielding a significant or economically useful amount of groundwater to wells, springs or infiltration galleries.
Aquifer Overlay AQO District Map: The Town's overlay map showing Aquifer Overlay District zones.
Buffered Valley Bottom Aquifer BVBA: Areas delineated as Buffered Valley Bottom Aquifer BVBA on the Aquifer Overlay AQO District Map. As defined or approved by a hydrogeologist working for the Town, BVBA areas consist of regions within the Valley Bottom Aquifer VBA served by community water systems, where the sources of water supply for the community water system and for any other wells would not be substantially threatened by a contaminant release occurring within the BVBA. No portion of the BVBA may lie hydrogeologically upgradient of any wells, including wells used by the community water system.
Community Water System: A public Water System regulated by the New York State Department of Health that serves at least five service connections used by year-round residents or regularly serves at least 25 year-round residents.
Conditionally Exempt Small Quantity Generators: As defined by the Resource Conservation and Recovery Act and amendments thereto, sites generating or storing less than 100 kilograms per month and 1000 kilograms of listed and /or characteristic wastes, respectively, and generating and storing less than 1 kilogram per month and 1 kilogram of acutely hazardous waste, respectively.
Consumption of Water: The net loss of water from a watershed through evaporation and transpiration processes caused by any human activities and associated land uses, other than open space uses, including evaporative losses from septic system leaching lines. The definition of Consumption of Water includes the use of water in diluting wastewater discharges so that groundwater quality at the property line downgradient from the discharge will be 50% or less of the New York State Department of Environmental Conservation's Title 10 Part 703 Groundwater (GA) Water Standards, i.e. the DEC's groundwater contamination standards.
Discharge: Any intentional or unintentional action or omission resulting in the releasing, spilling, leaking, pumping, pouring, emitting, emptying, or dumping of substances or materials into the waters of the State or onto lands from which the discharged substances or materials might flow or drain into said waters, or into waters outside the jurisdiction of the State, when damage may result to the lands, waters, or natural resources within the jurisdiction of the State.
Generator of Hazardous Waste: Any person or site whose act or process produces hazardous waste.
Groundwater: Water contained in interconnected pores and fractures in the saturated zone in an unconfined aquifer or confined aquifer.
Hazardous Substance: Any substance, including any petroleum by-product, which may cause harm to humans or the environment when improperly managed. A complete list of all hazardous substances except for petroleum by-products can be found in 6 NYCRR Part 597.2(b) Tables 1 and 2 and amendments thereto.
Hazardous Waste: See 6 NYCRR Part 371 and amendments thereto for the identification and listing of hazardous wastes.
Herbicide: Any substance or mixture of substances intended to prevent, destroy, repel, or mitigate any weed, and being those substances defined as herbicides pursuant to Environmental Conservation Law § 33-0101, and amendments thereto.
Large Quantity Generator: As defined by the Resource Conservation and Recovery Act and amendments thereto, sites generating more than 1000 kilograms per month of listed and/or characteristic hazardous wastes, or generating or storing more than 1 kilogram per month and 1 kilogram of acutely hazardous waste, respectively.
Major Oil Storage Facilities; Facilities with a storage capacity of 400,000 gallons or more of petroleum.

Natural Recharge: The normal rate at which precipitation enters the subsurface to replenish groundwater in aquifers, without interruption or augmentation by human actions or landscape modifications.

Non-point discharge: Discharges of pollutants not subject to SPDES (State Pollutant Discharge Elimination System) permit requirements.

Pesticide: Any substance or mixture of substances intended to prevent, destroy, repel, or mitigate any pest, and any substances intended to for use as a plant regulator, defoliant or desiccant, and being those substances defined as pesticides pursuant to Environmental Conservation Law § 33-0101 et seq. and amendments thereto.

Petroleum: Oil or petroleum of any kind and in any form including but not limited to oil, petroleum fuel oil, oil sludge, oil refuse, oil mixed with other waste, crude oil, gasoline and kerosene, as defined in 6 NYCRR Part 597.1(7) and amendments thereto.

Point Source Discharge: Pollutants discharged from a point source as defined in Environmental Conservation Law § 17-0105 and amendments thereto.

Priority Valley Bottom Aquifer PVBA: The area delineated as the Priority Valley Bottom Aquifer PVBA on the Aquifer Overlay AQO District Map. As defined or approved by a hydrogeologist working for the Town, the PVBA consists of all areas within the Valley Bottom Aquifer VBA which are not included in Buffered Valley Bottom Aquifer BVBA areas.

Pollutant: Any material or byproduct determined or suspected to be hazardous to human health or the environment.

Radioactive Material: Any material that emits radiation.

Small Quantity Generator: As defined by the Resource Conservation and Recovery Act and amendments thereto, sites not meeting Conditionally Exempt Small Quantity Generator status but which generate and store less than 1000 kilograms per month and 6000 kilograms of listed and /or characteristic wastes, respectively, and generating and storing less than 1 kilograms per month and 1 kilogram of acutely hazardous waste, respectively.

Solid Waste: Generally refers to all putrescible and non-putrescible materials or substances, except domestic sewage, sewage treated through a publicly owned treatment works, or irrigation return flows, that is discarded or rejected as being spent or otherwise worthless, including but not limited to garbage, refuse, industrial and commercial waste, sludges from air or water treatment facilities, rubbish, tires, ashes, contained gaseous material, incinerator residue, construction and demolition debris and discarded automobiles, as defined in 6 NYCRR Part 360-1.2(a) and amendments thereto.

State Pollutant Discharge Elimination System ("SPDES"): The system established pursuant to Article 17 Title 8 of Environmental Conservation Law for issuance of permits authorizing discharges to the waters of the state of New York.

Upland Aquifer UA: The area delineated as Upland Aquifer UA on the Aquifer Overlay AQO District Map. As defined or approved by a hydrogeologist working for the Town, the UA consists of all areas on the Aquifer Overlay AQO District Map not included in the Valley Bottom Aquifer VBA or in Upland Wellhead Protection UWP areas.

Upland Wellhead Protection UWP areas: Areas delineated or to be delineated in the future as Upland Wellhead Protection UWP areas on the Aquifer Overlay AQO District Map. As defined or approved by a hydrogeologist working for the Town, UWP areas consist of wellhead protection areas for community water system wells not located within the Valley Bottom Aquifer VBA. At a minimum, wellhead protection areas enclose all lands situated within 60-days travel time (seepage velocity) from the community water system's wells, and enclose sufficient land that average annual Natural Recharge in the UWP area matches the average water demand of the community water system.

Valley Bottom Aquifer VBA: The area delineated as the Valley Bottom Aquifer VBA on the Aquifer Overlay AQO District Map. As defined by a hydrogeologist working for the Town, the VBA consists of the following areas:

1. All locations where outcrops of the Stockbridge Formation, as generally defined by New York State Museum Geologic Maps, are present at grade;
2. All locations where the Stockbridge Formation is the first bedrock formation found under unconsolidated soil materials;
3. All overburden soils (sand, gravel, clay, till, etc.) overlying the Stockbridge Formation;

4. All locations which do not overlie the Stockbridge Formation but where moderately to highly permeably overburden soils ($K > 10^{-5}$ cm/sec), including stratified silt, sand, and/or gravel are hydraulically connected to, and are substantially contiguous to, the Stockbridge Formation.

The VBA includes the Priority Valley Bottom Aquifer PVBA and Buffered Valley Bottom Aquifer BVBA areas.

Wastewater: Aqueous-carried solid or hazardous waste.

Watershed: That land area that includes the entire drainage area contributing water to the Town water supply and which includes the Aquifer Protection Overlay District.

Water Supply: The groundwater resources of the Town of Amenia, or the groundwater resources used for a particular well or community water system.

Well: Any present or future artificial excavation used as a source of public or private water supply which derives water from the interstices of the rocks or soils which it penetrates including bored wells, drilled wells, driven wells, infiltration galleries, and trenches with perforated piping, but excluding ditches or tunnels, used to convey groundwater to the surface.

D. General Provisions of the Aquifer Overlay District

1. The manufacture, use, storage, or discharge of any products, materials or by-products subject to these regulations, such as wastewater, solid waste, hazardous substances, or any pollutant, must conform to the requirements of these regulations.
2. Usage of Water for proposed actions within the Aquifer Overlay AQO District shall be examined pursuant to SEQRA in accordance with the methodology set forth in Subsections F and G of this § 121-15.
3. In addition to the list of Statewide Type I Actions contained in § 617.4(b) of 6 NYCRR, all proposed actions resulting in discharges exceeding standards provided in 6 NYCRR Part 703.6(e) and amendments thereto (groundwater contamination standards), and all proposed actions where Water Consumption exceeds Natural Recharge, as defined in Subsections F and G herein, shall be designated as Type I Actions under the Implementing Regulations of the State Environmental Quality Review Act (6 NYCRR Part 617), unless the action is listed as a Type II action under such regulations.
4. Installation of any underground fuel tank or tanks, whose combined capacity is less than 1,100 gallons, is prohibited in the Aquifer Overlay AQO District.
5. This Section 121-15 shall not apply to customary agricultural practices conducted in conformity with applicable rules of the New York State Department of Environmental Conservation and the New York State Department of Agriculture and Markets which are in conformance with a whole farm management plan approved by the Dutchess County Soil and Water Conservation District.
6. This Section 121-15 shall not apply to any single-family, two-family, or multi-family residential use of land containing five or fewer dwelling units, or to any home occupation unless such residential use or home occupation includes one of the activities listed in subsection E below.

E. Use and Permit Requirements in the Aquifer Overlay District

In accordance with Article IX of this chapter, the Planning Board shall review and act upon Special Permit applications within the Aquifer Overlay AQO District. If the uses listed below are regulated by any state federal agency, the definitions of such uses and all applicable regulations under state and federal law shall apply.

1. Special Permits within the Priority Valley Bottom Aquifer PVBA and Upland Wellhead Protection UWP areas. The following uses, if permitted in the underlying land use district, shall require the issuance of a Special Permit within the Priority Valley Bottom Aquifer PVBA and the Upland Wellhead Protection UWP areas:
    a. Photo labs;
    b. Auto repair facilities and truck terminals, including engine repair and machine shops;
    c. Furniture stripper/painter, metal works, wood preservers;
    d. Printers and the use of printing presses;
    e. Conditionally Exempt or Small Quantity Generators of Hazardous Waste.

f. Solid waste management facilities not involving burial, including incinerators, composting facilities, liquid storage, regulated medical waste, transfer stations, recyclables handling & recovery facilities, waste tire storage facilities, used oil, C&D processing facilities, each as defined in 6 NYCRR Part 360, and junk or salvage yards in general.
g. Salt storage facilities.
h. Uses where Water Consumption exceeds Natural Recharge.
i. Cemeteries, including pet cemeteries
j. Veterinary hospitals and offices
k Funeral parlors.
l. Storage or disposal of manure, fertilizers, pesticides/herbicides. No special permit shall be required where such storage or disposal is conducted pursuant to a *Whole Farm Management Plan* developed in association with the Dutchess County Soil & Water Conservation District.

2. Special Permits within the Buffered Valley Bottom Aquifer BVBA areas and the Upland Aquifer UA. The following uses, if permitted in the underlying land use district, shall require the issuance of a Special Permit within the Buffered Valley Bottom Aquifer BVBA and Upland Aquifer UA:
   a. Gasoline service stations;
   b. Major Oil Storage Facilities;
   c. Junkyards and automobile cemeteries.
   d. Salt storage facilities.
   e. Conditionally Exempt, Small Quantity, or Large Quantity Generators of Hazardous Waste.
   f. Disposal of any hazardous waste, as defined in 6 NYCRR Part 371, by burial.
   g. Land application of septage, sludge, or human excreta, including land application facilities defined in 6 NYCRR Part 360-4.
   h. Cemeteries, including pet cemeteries
   i. Veterinary hospitals and offices
   j. Funeral parlors.
   k. Storage or disposal of manure, fertilizers, pesticides/herbicides. No special permit shall be required where such storage or disposal is conducted pursuant to a *Whole Farm Management Plan* developed in association with the Dutchess County Soil & Water Conservation District.
3. Application Requirements: In addition to the Special Permit application requirements set forth in Article IX, applicants proposing actions listed in subsections (1) and (2) above that are located within the Aquifer Overlay AQO District shall identify the following as part of their applications:
   a. The source of water to be used;
   b. The quantity of water required;
   c. Water use minimization measures to be implemented;
   d. Water recycling measures to be implemented;
   e. Wastewater discharge measures;
   f. Grading and/or storm water control measures to enhance on-site recharge of surface water;
   g. Point Source or Non-Point Discharges;
   h. A complete list of any Hazardous Substances to be used on site along with quantity to be used and stored on site; and
   i. A description of Hazardous Substance storage or handling facilities and procedures.
4. Special Conditions for proposed uses within the Priority Valley Bottom Aquifer PVBA and Upland Wellhead Protection UWP areas requiring a Special Permit:
   a. Storage of chloride salts is prohibited except in structures designed to minimize contact with precipitation and constructed on low permeability pads designed to control seepage and runoff.
   b. Generators of Hazardous Waste shall provide the Town with copies of all applicable permits provided by State and/or Federal regulators and copies of all annual, incident, and remediation-related reports.
   c. Any projects where Water Consumption exceeds Natural Recharge, as defined in Subsections F and G

herein, shall demonstrate through SEQRA how such impact will be mitigated. Mitigation measures may include identifying compensatory recharge to prevent adverse impacts to water supply on adjoining and downgradient land. Such compensatory recharge may be located either upgradient or downgradient of the project. Where the project is located adjacent to a wetland, watercourse, parkland, or other land that is permanently protected from development, the recharge or dilution capacity of such adjacent protected land may be counted toward the required mitigation of the impact of the project, provided that such recharge capacity is not claimed in connection with another project.

5. Special Conditions for proposed uses within the Buffered Valley Bottom Aquifer BVBA areas and the Upland Aquifer UA areas requiring a Special Permit:
   a. Gasoline service station operators shall provide the Town with copies of all applicable permits provided by State and/or Federal regulators and copies of all annual, incident, and remediation-related reports.
   b. Junkyard operators shall drain fuels, lubricants, and coolants from all cars stored on site to properly permitted above-ground holding tanks, provide to the Town copies of all applicable permits provided by State and/or Federal regulators and copies of all annual and incident reports, provide the Town with an annual summary of numbers of vehicles on site and total gallons of various classes of fluids drained from vehicles and disposal manifests or other documentation of disposition of such fluids.
   c. Storage of chloride salts is prohibited except in structures designed to minimize contact with precipitation and constructed on low permeability pads designed to control seepage and runoff.
   d. Storage of coal and/or cinders is prohibited except in structures designed to minimize contact with precipitation and constructed on low permeability pads designed to control seepage and runoff.
   e. Generators of Hazardous Waste shall provide the Town with copies of all applicable permits provided by State and Federal regulators and copies of all annual, incident, and remediation-related reports.
   f. Any projects where Water Consumption exceeds Natural Recharge, as defined in Subsections F and G herein, shall demonstrate through SEQRA how such impact will be mitigated. Mitigation measures may include identifying compensatory recharge to prevent adverse impacts to water supply on adjoining and downgradient land. Such compensatory recharge may be located either upgradient or downgradient of the project. Where the project is located adjacent to a wetland, watercourse, parkland, or other land that is permanently protected from development, the recharge or dilution capacity of such adjacent protected land may be counted toward the required mitigation of the impact of the project, provided that such recharge capacity is not claimed in connection with another project.
6. Prohibited uses within the Priority Valley Bottom Aquifer District PVBA and Upland Wellhead Protection UWP areas:
   a. Municipal, private and C&D landfills as defined in 6 NYCRR Part 360-2 and 6 NYCRR Part 360-7.
   b. Land application of septage, sludge, or human excreta, including land application facilities as defined in 6 NYCRR Part 360-4.
   c. Disposal, by burial, of any hazardous waste, as defined in 6 NYCRR Part 371
   d. Large Quantity Generators of Hazardous Waste.
   e. Gas stations and Major Oil Storage Facilities.
   f. On-site dry cleaning.
   g. Junkyards and Junked car lots.
7. Prohibited uses within the Buffered Valley Bottom Aquifer BVBA and Upland Aquifer UA: Land application of septage, sludge, or human excreta, including land application facilities defined in 6 NYCRR Part 360-4.3.
8. General Non-Degradation Standard: No special permit shall be granted unless the applicant can show that the proposed action will not degrade the quality of the groundwater in a manner that poses a potential danger to public health or safety. Compliance with applicable standards, requirements, and permit conditions imposed by federal, state, or county agencies shall be deemed to constitute compliance with this standard.

F. Determination of a Parcel's Natural Recharge

The natural recharge rate for a parcel shall be determined by identifying the soil types on the property, classifying them by hydrologic soil groups (A through D), applying the recharge rates of 18.2 inches per year through HSG A and A/D soils, 13.3 inches/year per year through HSG B soils, 6.8 inches/year through HSG C and C/D soils, and 3.8 inches/year through HSG D soils, and multiplying the recharge rate(s) by the number of acres in the parcel for each soil group

G. Consumption of Water

Water consumption is the net loss of liquid phase water through site activities, plus the water needed to dilute wastewater and other discharges to a concentration equal to 50% of the NYS Title 6 Part 703 Groundwater Standard.

The following table establishes the method to calculate water consumption:

Use	Gallons per day	Multiplied by Dilution factor	Consumption/day
Irrigated Lands (non-agricultural)	Irrigated Acres x 4,000[(1)]	x 1	= _____
Uses with Surface Water Discharge	Site activity use x 0.2	x 1	= _____
Residential Uses with Subsurface Water Discharge[(2)]	70 gpd/capita	x 6	= _____
Nonresidential Uses with Subsurface Water Discharge[(2)]	Daily Use	x 6	= _____

(1) Applicable for vegetation requiring 1 inch/week irrigation. May be adjusted for vegetation with other water requirements.
(2) Calculate use per NYSDEC intermediate wastewater disposal guide. Discharge must not exceed NYSDEC Title 10, Part 703 effluent limits.

H. Map Changes

1. New Buffered Valley Bottom Aquifer BVBA and expanded Buffered Valley Bottom Aquifer BVBA areas may be established by the Town's Hydrogeologist at the request of the Town, or proposed to the Town by groups of site owners where a new Community Water System source regulated by the NYS Department of Health is proposed, and where the Town's Hydrogeologist concludes or agrees that the water source for the Community Water System and any private wells within or hydraulically downgradient from the new or expanded Buffered Valley Bottom Aquifer BVBA would not be threatened by a Pollutant Discharge originating anywhere within the Buffered Valley Bottom Aquifer BVBA.
2. New Buffered Valley Bottom Aquifer BVBA shall be regional in nature and no single project, or single parcel Buffered Valley Bottom Aquifer BVBA may be proposed.
3. New Upland Wellhead Protection UWP areas, or expanded Upland Wellhead Protection UWP areas, must be defined for the water sources for any existing and future proposed Community Water Systems within the Upland Aquifer UA by their owners, and must be reviewed and approved by the Town's hydrogeologist.
4. The Aquifer Overlay District Map may be modified to reflect new or more accurate geological or hydrological information, provided that the Town's hydrogeologist reviews and approves any such modification.
5. Any new areas or revisions of boundaries made pursuant to this Subsection H shall be placed on the Aquifer Overlay District Map pursuant to the zoning map amendment process in Article X.

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I. Reporting of Discharges

Any person or organization responsible for any discharge of a Hazardous Substance, Solid Waste, Hazardous Waste, petroleum product, or radioactive material shall notify the Town Clerk of such discharge within 24 hours of

the time of discovery of the discharge. This notification does not alter other applicable reporting requirements under existing law and applies to all uses and structures, whether conforming or non-conforming in any respect.

J. Non-conforming Uses, Structures, and Lots
See Article VI of this Chapter. For any non-conformity which requires a special permit to expand or change, all requirements of this § 121-15 shall apply to such expansion or change.