§ 280. Establishment or extension of residential or residential and recreational areas in the Lake George park. 1. The legislature hereby declares that the preservation, protection, development and proper use of real property in the Lake George park is a matter of interest to all the people of the state and that it is, accordingly, necessary to enact this article as a means of providing for such preservation, protection, development and use.

2. For the purposes described in subdivision one of this section and for the further purposes of preserving and developing the residential and recreational facilities of the state for the benefit of the public and promoting the health, safety, morals or general welfare of the community, the village board of any village or the town board of any town lying wholly or partly within the Lake George park, upon a petition as hereinafter provided, is hereby empowered to establish in such village or town by ordinance or local law, a residential or a residential and recreational area consisting of any area of land therein including at least forty acres and lying within the Lake George park, or to extend such an area once established, which has not been previously restricted to residential or residential and recreational purposes by a zoning ordinance or local law enacted pursuant to article seven of the village law or article sixteen of the town law. Such board is further empowered to prohibit, restrict, regulate and control by such ordinance or local law, and such ordinances or local laws as thereafter amended, the use of all buildings, structures and land within such an area for any industrial or commercial purpose and to limit by such ordinance or local law, and such ordinance or local law as thereafter amended, the use of all buildings, structures and land within such an area to use for one or two family residential purposes, or to use for one or two family residential and non-profit recreational purposes. Any such ordinance or local law shall not apply to a non-conforming use in existence at the time of the effective date of any such ordinance or local law. Any such ordinance or local law may provide that a violation thereof is an offense punishable by a fine not to exceed one hundred dollars or imprisonment for not to exceed sixty days, or both, and that each calendar week's continued violation shall constitute a separate additional violation. In the event that a provision of an ordinance or

local law adopted pursuant to this article conflicts with a provision of a zoning ordinance or local law subsequently adopted pursuant to article seven of the village law or article sixteen of the town law, the provision of the zoning ordinance or local law so subsequently adopted shall govern.