
IN THE MATTER OF

**LOCAL LAW 2021-3 AMENDING CHAPTER
265 OF THE CODE OF THE TOWN OF
ELBRIDGE TO REDUCE THE MINIMUM
SIZE FOR A SINGLE-FAMILY DWELLING**

**RESOLUTION ENACTING
LOCAL LAW**

The **TOWN BOARD OF THE TOWN OF ELBRIDGE** (the “**Board**”), in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Elbridge, located at 5 Rt. 31, Village of Jordan, County of Onondaga, State of New York, on the 10th day of June, 2021, at 7:00 p.m.

The meeting was called to order by Vernon J. Richardson, Supervisor, and the following were present, namely:

Vernon J. Richardson	Supervisor
Douglas Blumer	Councilor
Floyd Duger	Councilor
Michael Caron	Councilor
Todd Platten	Councilor

The following resolution was moved, seconded and adopted:

WHEREAS, the Town of Elbridge Assessor is considering the elimination of the restriction in the Town Code that single-family dwellings are required to have 1,200 sq. ft. of habitable space; and

WHEREAS, a Local Law has been introduced before the Board, to wit: Local Law 2021-3, entitled “**A LOCAL LAW AMENDING CHAPTER 265**”, “**ZONING**” OF **THE CODE OF THE TOWN OF ELBRIDGE**, the text of which is as follows:

**LOCAL LAW 2021 -3, AMENDING CHAPTER 265
“ZONING” OF THE CODE OF THE TOWN OF
ELBRIDGE:**

Be it enacted by the Town Board of the Town of Elbridge, Onondaga County, New York as follows:

Section 1. That Chapter 265, Article II, entitle Establishment of Districts, Section 165-8, of the Code of the Town of Elbridge, be amended and adopted as follows:

Establishment of Districts

§ 265-8. Prohibit buildings; structures and uses.

A. The following buildings and structures are prohibited:

- (1) More than one principle use building per lot in all districts except in the Planning Commercial District, Planned Industrial District and farm operation building in the Agriculture and Rural Residential Districts.
- (2) No building or structure may be erected or placed upon a parcel of and which does not have a farm operation, a residence or a business located thereon, except a cemetery.
- (3) A single-family dwelling with less than ~~1,200~~ 900 square feet of habitable space in any district.
- (4) A two-family dwelling less than twice the size of a single-family dwelling as specified in §265-8(A)(3) *above* ~~Subsection A-(3) above~~.

Section 2. Effect. This local law will be effective upon filing with the Secretary of State, which shall be within 20 days of the adoption of this Local Law.

~~Strikeout~~ old language removed
Italics new language added

WHEREAS, under the International Residential Code, which is adopted in the State of New York, the minimum square footage requirement for a house is 120 sq. ft.;

WHEREAS, the Town Board held a public hearing on Local Law 2021 -3 on June 10, 2021 at which time the public was allowed to speak for or against the Local Law;

WHEREAS, it has become more desirable for empty nesters and environmentally sensitive residents to build smaller homes to save money and to reduce the environmental impacts of housing;

WHEREAS, the Town Board has determined that such an option should be available to Town residents;

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Elbridge hereby adopts Local Law 2021 -3 for the reasons set forth in this resolution; and be it

FURETHER RESOLVED, that the Town Clerk is hereby directed to file Local Law 2021-3 with the Secretary of State within 20 days of this resolution being adopted.

I, DANIELLE KARLIK, Town Clerk of the Town of Elbridge, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Board of the Town of Elbridge at a regular meeting of the Board duly called and held on the 10th day of June 2021; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I HEREBY CERTIFY that all members of said Board had due notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Elbridge, this 10th day of June, 2021.

Dated: _____, 2021
Elbridge, New York

Danielle Karlik
Town Clerk of the Town of Elbridge
Onondaga County, New York