

On a motion by Councilor Blumer, seconded by Councilor Caron, the following resolution was ADOPTED: 5 AYES Richardson Blumer Duger Caron Platten
0 NAYS

Resolution 51/22

WHEREAS, a Local Law has been introduced before the Board, to wit: Local Law No. 2022-1, amending Article III (District Regulations) of Chapter 265 (“Zoning”) to allow for multi-family residences in the B-1 Zoning District; and

WHEREAS, the Onondaga Planning Board has found no significant adverse impact;

Be it enacted that the Town Board of the Town of Elbridge resolves to amend Chapter 265 as follows:

Section 1. That Chapter 265, Article III entitled District Regulations, Section 265-14, of the Code of the Town of Elbridge, be amended as follows.

§ 265-14 Business (B1) District:

B. Permitted buildings and uses. The following buildings and uses shall be permitted:

- (1) Indoor sales.
- (2) Indoor commercial entertainment.
- (3) Restaurants and taverns.
- (4) Indoor institutional.
- (5) Personal and professional services.
- (6) Special use permit as provided in § 265-86I.

(7) Single-family dwelling after approval of the site plan thereof by the Planning Board pursuant to § 265-80 of this chapter. When considering the site plan for a single-family dwelling, the Planning Board shall satisfy itself that the following conditions exist:

(a) The lot upon which the single-family dwelling is being proposed contain a minimum of one acre of land; and

(b) The total acreage of the particular B-1 District in which the single-family dwelling is proposed is not, at the time of the application for site plan approval, developed with commercial enterprises totaling more than 25% thereof.

(8) Multi-family dwelling after approval of the site plan thereof by the Planning Board pursuant to §265-80 of this chapter. When considering the site plan for the multi-family dwelling, the Planning Board shall satisfy itself that the following conditions exist:

(a) The lot upon which the multi-family dwelling is being proposed contains a minimum of five acres of land; and

(b) The lot coverage for any multi-family dwelling is no more than fifty (50) percent of the total acreages of the lot;

(c) The lot upon which the multi-family dwelling is being proposed in more appropriate for a multi-family dwelling than a business based on the location, proximity to other residential homes, configuration of the lot, access for motor vehicles, and the general topography of the lot.

C. Specific district regulations. Uses shall be subject to the following requirements:

BE IT FURTHER RESOLVED, the Town Board believes that increasing the opportunity for multi-family residences in the Town would be advantageous to the Town; and

WHEREAS, the Business (B1) District provides the types of uses that are most appropriate and consistent for multi-family residences based on traffic patterns, proximity to commercial and retail services and access to New York State Route 5.

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 14th day of April, 2022; 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 19th day of April 2022.

DATED: April 19, 2022
Jordan, New York

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