

**LOCAL LAW 2022-4, A LOCAL LAW
AMENDING CHAPTER 265 TO MODIFY ARTICLE III OF
THE CODE OF THE TOWN OF ELBRIDGE TO ALLOW
LIGHT INDUSTRIAL IN THE BUSINESS (B1) DISTRICT,
BUSINESS (B2) DISTRICT AND BUSINESS (B3)
DISTRICT:**

Be it enacted by the Town Board of the Town of Elbridge, Onondaga County, New York 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 is 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.

(9) Light Industrial. Light Industrial is intended primarily for high technology clean room production, processing, and assembly plants that are operated so that noise, odor, dust, and glare of such operations are completely confined within an enclosed building. These industries will, by their nature, generate some traffic; however, the size and volume of raw materials and finished products should not produce the volume of traffic generated by industrial uses. Light Industrial is also intended for the development of office/warehouse uses.

Section 2. That Chapter 265, Article III entitled District Regulations, Section 265-15, of the Code of the Town of Elbridge, be amended as follows.

265-15. Business (B-2) District.

A. Statement of intent. These districts are for those areas where it is appropriate and suitable to locate retail stores, personal service establishments and uses oriented to motor vehicle sales, operations, fuel, maintenance and service.

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

(1) Outdoors sales.

(2) Motor vehicle maintenance and service.

(3) Fuel stations and car washes.

(4) Light Industrial. Light Industrial is intended primarily for high technology clean room production, processing, and assembly plants that are operated so that noise, odor, dust, and glare of such operations are completely confined within an enclosed building. These industries will, by their nature, generate some traffic; however, the size and volume of raw materials and finished products should not produce the volume of traffic generated by industrial uses. Light Industrial is also intended for the development of office/warehouse uses.

Section 3. That Chapter 265, Article III entitled District Regulations, Section 265-16, of the Code of the Town of Elbridge, be amended as follows.

265-16. Business (B-3) District.

A. Statement of intent. These districts are for those areas where it is appropriate and suitable to locate a motor vehicle sales with maintenance and service business and outdoor display of motor vehicles for sale.

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

(1) Motor vehicle sales.

(2) Motor vehicle maintenance and service.

(3) Light Industrial. Light Industrial is intended primarily for high technology clean room production, processing, and assembly plants that are operated so that noise, odor, dust, and glare of such operations are completely confined within an enclosed building. These industries will, by their nature, generate some traffic; however, the size and volume of raw materials and finished products should not produce the volume of traffic generated by industrial uses. Light Industrial is also intended for the development of office/warehouse uses.

Section 4. Effective date.

This local law shall take effect immediately upon filing with the Secretary of State.

WHEREAS, there are several high technology, light industrial type businesses, that have non-conforming use status in the B1 District;

WHEREAS, the Town Board believes that high technology, light industrial uses should be allowed in the B1, B2 and B3 zoning districts;

WHEREAS, the Town Board desires to hear from members of the public on Local Law 2022-4;

NOW THERESFORE, BE IT RESOLVED, that the Town Board of the Town of Elbridge, County of Onondaga, State of New York, shall hold a Public Hearing on said proposed Local Law 2022-4, and that such Hearing shall be held at the Town Hall of the Town of Elbridge, located at located at 5 Rt. 31, Village of Jordan, County of Onondaga, State of New York, on May 12, 2022 at 7:00 p.m. and be it further;

RESOLVED, that the Town Clerk give notice of such Public Hearing by the publication of a notice in at least one newspaper circulated in the Town, specifying the time when and the place where such Public Hearing will be held, and in general terms, describing the proposed Local Law. Such notice shall be published once at least five (5) days prior to the Public Hearing.

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 25th day of April, 2022.

DATED: April 25, 2022
Jordan, New York

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