

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of Elbridge

FILED
STATE RECORDS
APR 13 2023

DEPARTMENT OF STATE

Local Law No. 1 of the year 2023

A local law Zone change for property located at
(Insert Title)
4507 Hamilton Road to a New
Planned Commercial District for Events
and Overnight Lodging

Be it enacted by the Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of Elbridge as follows:

"See attached"

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 1 of 2023 of the (County)(City)(Town)(Village) of Elbridge was duly passed by the Town Board on 3/23 2023, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 20____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

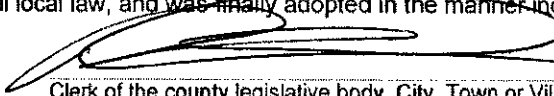
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.


Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 04.10.2023

(Seal)

IN THE MATTER

Of

**LOCAL LAW 2023-1 IN THE MATTER OF A
ZONE CHANGE FOR PROPERTY
LOCATED AT 4507 HAMILTON ROAD TO
A NEW PLANNED COMMERCIAL
DISTRICT FOR EVENTS AND OVERNIGHT
LODGING**

**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 23rd day of March, 2023, at 7:00 p.m.

The following resolution was moved, seconded and adopted:

WHEREAS, an application has been made to the Town Board by Nancy Hourigan (the “Applicant”) for approval of a zone change from Rural Residential to a new floating district entitled the Hamilton House Planned Commercial District that would allow for special events in existing buildings and overnight lodging (the “Application”) for the property located at 4507 Hamilton Road, Town of Elbridge, which property consists of a 12.7 +/- acre improved parcel (the “Property”);

WHEREAS, the Town Board is considering this zoning amendment and zone change under Local Law 2023-1, as set forth below:

**LOCAL LAW 2023-1, A LOCAL LAW AMENDING
CHAPTER 265 OF THE TOWN OF ELBRIDGE CODE BY
ADDING A NEW SECTION 265-20.1 AND AMENDING THE
ZONING MAP 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. Chapter 265 of the Town Code of the Town of Elbridge is amended by adding a new Section 265-20.1 as follows:

§ 265-20.1 Hamilton House Planned Commercial District.

A. The district only applies to the 12.7 +-acre parcel designated as Tax Map No. 039.-02-12.1 located at 4507 Hamilton Road.

B. Permitted buildings and uses.

(1) This district is designed to create a unified facility to accommodate special events such as weddings, group gatherings, celebrations and similar short-term invitation-only public assemblies.

(2) Commercial Indoor Lodging for special event guests and/or the general public within the existing dwelling.

(3) Other specific events upon approval of the Town Board by resolution after receipt of a request therefore by the owner.

(4) The arrangement layout and design of the improvements on the property are limited to those depicted on the site plan drawn by Eggleston and Krenzer Architects, PC, revised February 23, 2023, bearing file number DWG 1 of 1, all as approved by the Town Board and on file in the Town Clerk's office.

(5) Said plan may be amended from time to time by the Town Board by resolution only after recommendation of the Planning Board.

C. Specific limitations. The specific limitations hereinafter stated may be amended or modified by the Town Board after review and consideration of a special permit therefor.

(1) No new building may be added without approval of the Town Board.

(2) On-site event activities will conclude no later than 11:00 p.m. on Friday and Saturdays, and 10:00 p.m. on Sunday through Thursday.

(3) Occupation of the site by guest and employees will be limited to 300.

(4) Live or recorded music will not exceed the decibel levels set forth herein and be non-offensive to neighboring properties and will terminate no later than 11:00 p.m. on Friday and Saturday, and no later than 10:00 p.m. on Sunday through Thursday.

(5) Decibel maximum. The making or operation of any source of sound in such a manner as to create a sound level that exceeds the particular sound level limits set forth as follows shall be prohibited and any such violations shall be subject to fines, fees and prosecution as set forth in Article XIV and XVI herein: between 7:00 a.m. and 10:00 p.m., 70 dBA, and between 10:00 p.m. and 7:00 a.m., 50 dBA when measured at the adjoining property line.

(6) The owner of the property will have a sufficient number of representatives on site, as determined by the Code Enforcement Officer, at all times during events to ensure the smooth and nondisruptive use of the property.

(7) Sufficient sanitary facilities will be provided on site for all invitees and all trash generated will be removed and disposed of promptly.

(8) Overnight Lodging guests shall have quiet hours between 10:00 pm and 7:00 am.

(9) No fireworks of any kind will be permitted.

D. Phasing.

(1) Phase 1 (Spring of 2024).

- (a) Events will be limited to 260 invitees after the ZEO/CEO of the Town determines that the required infrastructure and improvements have been completed.
- (b) Seasonal ceremonies in original barn.

(2) Phase 2. (2024 or thereafter) The use of the dwelling for Commercial Indoor Lodging will be permitted only after the ZEO/CEO of the Town determines that the required infrastructure and improvements have been completed and are in compliance with the required governmental regulations.

E. Site Plan Approval.

Special events that are conducted pursuant to this Section 265-20.1 that the Code Enforcement Officer deems to be significant in terms of number of people, potential noise or traffic will be governed by a separate site plan approval process that is set forth in Section 265-33.

Section 2. That “The Revised Zoning Ordinance of the Town Elbridge”, as amended, and the “Zoning Map of the Town of Elbridge”, which by provisions of said Zoning Ordinance shall be, and the same hereby are, amended to change the zoning for the following described premises from **Rural Residential** to the Hamilton House Planned Commercial District pursuant to Local Law 2023-1, Section 1 as more particularly described below:

See Exhibit A (metes and bounds description)

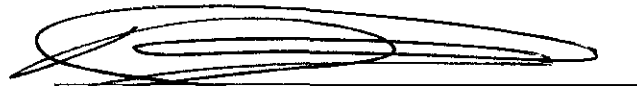
Section 3. This law shall take effect upon filing with the New York State Department of State.

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 23rd day of March 2023; 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 FURTHER 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 April, 2023.

DATED: April 10, 2023
Elbridge, New York



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