

STATE OF NEW YORK
DEPARTMENT OF STATE

ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
[HTTPS://DOS.NY.GOV](https://dos.ny.gov)



KATHY HOCHUL
GOVERNOR
WALTER T. MOSLEY
SECRETARY OF STATE

July 22, 2024

Megan Nolin
City of Glens Falls
42 Ridge Street
Glens Falls, NY 12801

RE: City of Glens Falls, Local Law 3 2024, filed on 7/15/2024

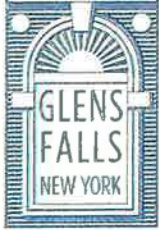
Dear Sir/Madam:

The above referenced material was filed by this office as indicated. Additional local law filing forms can be obtained from our website, www.dos.ny.gov.

Sincerely,
State Records and Law Bureau
(518) 473-2492



**Department
of State**



July 11, 2024

NYS Department of State
Division of Corporations, State Records, and Uniform Commercial Code
One Commerce Plaza, 99 Washington Avenue
Albany, New York 12231-0001

RE: Local Law No. 3-2024

To Whom It May Concern:

Enclosed please find (1) original copy of Local Law No. 3-2024, A Local Law to Amend Chapter 220-6, Zoning Code, of the City of Glens Falls, to revise the Zoning map to change the Zoning District Boundary from Multifamily Residential (R-M) to General Commercial 1 (GC-1) for two parcels, 1 Bacon Street, Glens Falls, NY 12801, tax map no. 302.20-21-23 and 3 Bacon Street, Glens Falls, NY 12801, tax map no. 302.20-21-22.

Sincerely,

A handwritten signature in black ink that reads "Megan Nolin". The signature is written in a cursive, flowing style.

Megan Nolin
City Clerk
City of Glens Falls
42 Ridge Street
Glens Falls, NY 12801

Encl.

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 Glens Falls

Local Law No. 3 of the year 20²⁴

A local law to amend chapter 220-6, Zoning Code, of the City of Glens Falls, to revise the Zoning Map
(Insert Title)

to change the Zoning District Boundary from Multifamily Residential (R-M) to General

Commercial 1 (GC-1) for two parcels, 1 Bacon Street, Glens Falls, NY 12801, tax map no.

302.20-21-23 and 3 Bacon Street, Glens Falls, NY 12801, tax map no. 302.20-21-22.

Be it enacted by the Common Council of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of Glens Falls

as follows:

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

LOCAL LAW NO. 3 -2024

**BE IT ENACTED BY THE COMMON COUNCIL OF THE
CIT OF GLENS FALLS AS FOLLOWS:**

A LOCAL LAW TO AMEND CHAPTER 220-6, ZONING CODE, OF THE CITY OF GLENS FALLS, TO REVISE THE ZONING MAP TO CHANGE THE ZONING DISTRICT BOUNDARY FROM MULTIFAMILY RESIDENTIAL (R-M) TO GENERAL COMMERCIAL 1 (GC-1) FOR TWO PARCELS, 1 BACON STREET, GLENS FALLS, NEWYORK 12801, TAX MAP NO. 302.20-21-23 AND 3 BACON STREET, GLENS FALLS, NEW YORK 12801, TAX MAP NO. 302.20-21-22.

Section 1. Purpose.

Because City Code Chapter 220, Zoning, is designed to guide the future growth and development of the City of Glens Falls with a well-considered plan of land use, the Common Council recognizes that certain adjustments to its zoning laws must be made from time to time.

The Common Council finds that it is in the best interest of the City of Glens Falls to make changes in the Zoning District Boundary in the City's Third Ward from Multifamily Residential (R-M) to General Commercial 1 (GC-1) at 1 Bacon Street and 3 Bacon Street, Glens Falls, New York. Stewart's Shops, Inc., proposes to develop the existing lot to expand the Stewart's Shop located at the corner of Glen Sherman Avenue and Bacon Street, to allow for further expansion and growth of the Stewart's Shop located at that intersection. The parcels are currently residential dwellings. The Common Council referred this request to the Glens Falls Planning Board for an advisory opinion. The Glens Falls Planning Board issued a favorable opinion to the request to re-zone.

Section 2. Section 220-6 titled "Zoning Map" of Chapter of the Glens Falls City Code. the "City of Glens Falls, New York Zoning Law" is hereby amended to provide a new subsection "O" to read as follows:

N. The Zoning map is amended in the following manner:

The boundary line between the Multifamily Residential (R-M) to General Commercial 1 (GC-1) shall be amended by changing the zoning of two parcels, for 1 Bacon Street, tax map no. 302.20-21-23, and 3 Bacon Street, tax map no. 302.20-21-22, The zoning of the parcels shall be changed from the current Multifamily Residential to General Commercial 1.

Section 3. When Effective.

This Local Law shall take effect upon filing in the Office of the Secretary of State of the State of New York, as provided in the Municipal Home Rule Law.

At a regular City of Glens Falls Common Council meeting held on Tuesday, June 25th, 2024, at 7:30pm at City Hall, 42 Ridge Street, Glens Falls, New York 12801, the following resolution was passed:

RESOLUTION NO. 231

On the motion of Councilman-At-Large Clark, seconded by Councilman Lapham, all voting affirmatively, it was

RESOLVED THAT, the Glens Falls Common Council hereby adopts Local Law (#3-2024) to amend the City of Glens Falls Zoning Code §220-6, to change two parcels, tax map nos. 302.20-21-23 and 302.20-21-22, also known as 1 and 3 Bacon Street, from Multifamily Residential (R-M) to General Commercial 1 (GC-1), with the following condition: Stewarts Shops enters into a Host Benefit Agreement for Cost Sharing with the City of Glens Falls, approved by the City Attorney, that would require Stewarts Shops to contribute no less than \$163,000.00 towards the installation of a turn lane on Sherman Avenue at the intersection of Glen Street.

AYES: Councilman-At-Large Clark, Councilman Donohue, Councilman Lapham, Councilwoman Gooden, and Councilwoman Palmer.

NAYS: None.

ABSTAIN: None.

ABSENT: Commissioner Landry.

Said resolution hereby declared as **ADOPTED**.

CITY OF GLENS FALLS

STATE OF NEW YORK **ss:**

COUNTY OF WARREN

I, Emily Neal, **Deputy City Clerk** of the City of Glens Falls and Clerk to the **COMMON COUNCIL** of said City, do hereby certify that the Resolution and Order, of which the foregoing is

a copy, was duly adopted by the **COMMON COUNCIL** of the City of Glens Falls, at a meeting of said **COMMON COUNCIL** held on the **25th day of June, 2024** and that I have compared the preceding resolution with the original resolution duly adopted by the said **COMMON COUNCIL** and contained in the minutes of said meeting of said **COMMON COUNCIL** now on file in my office, and that the same is a correct transcript therefrom and of the whole of said original.

**IN WITNESS WHEREOF, I HAVE HEREUNTO
subscribed my name and affixed the seal
of said City,
this 26th day of June 2024**


DEPUTY CITY CLERK

(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. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, 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. 3 of 20²⁴ of the (County)(City)(Town)(Village) of Glens Falls was duly passed by the Common Council on June 25 20²⁴, and was (approved)(not approved) (repassed after disapproval) by the Mayor (Elective Chief Executive Officer*) on June 25 20²⁴, in accordance with the applicable provisions of law.

(Name of Legislative Body)

(repassed after disapproval) by the Mayor

(Elective Chief Executive Officer*)

on June 25 20²⁴, 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 Glens Falls was duly passed by the Common Council on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the Mayor (Elective Chief Executive Officer*) on _____ 20____.

(Name of Legislative Body)

(repassed after disapproval) by the Mayor

(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) (repassed after disapproval) by the _____ (Elective Chief Executive Officer*) 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.

(Name of Legislative Body)

(repassed after disapproval) by the _____

(Elective Chief Executive Officer*)

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.)

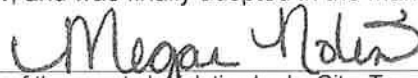
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified 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 2 above.



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

Date: 07/11/2024

(Seal)