

# 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 ~~deleted~~ use italics or underlining to indicate new matter.

STATE RECORDS

County    City    Town    Village

SEP 12 2023

of Van Buren

Local Law No. 6 of the year 2023

DEPARTMENT OF STATE

**A LOCAL LAW TO AMEND THE TOWN OF VAN BUREN ZONING MAP WITH  
RESPECT TO PERMISSIBLE USES IN THE PLANNED UNIT DEVELOPMENT (PUD)  
DISTRICT ENCOMPASSING TAX MAP PARCEL NO. 31.-03-08**

Be it enacted by the Town Board of the

County    City    Town    Village

of Van Buren as follows:

**TOWN OF VAN BUREN  
LOCAL LAW NO. 6 of 2023**

A Local Law to Rezone Property Located on Van Buren Road,  
Tax Map Nos. 031.-03-06.0 and 031.-03-07.0, in the Town of Van Buren  
from Residential-40 (R-40) to Planned Unit Development (PUD)  
and Approving the PUD Zoning Plan

BE IT ENACTED by the Town Board of the Town of Van Buren as follows:

Section 1.

The Zoning Map of the Town of Van Buren, as provided for in Section 200-13 of the Code of the Town of Van Buren, shall be amended to change the zoning use designation of certain lands described herein in Schedule "A" from Residential-40 (R-40) to Planned Unit Development (PUD), as those zoning classifications are defined and regulated pursuant to the provisions of Chapter 200 of the Code of the Town of Van Buren and, in furtherance of such PUD designation, approves a development plan for the PUD, prepared by CHA, titled "CDS Housing", depicting the development of 70 affordable residential apartment units with associated parking, a clubhouse and playground for disabled and low income residents.

(See Schedule "A" attached hereto)

Section 2.

The Town of Van Buren Zoning Map shall be amended to reflect the zoning use classification, as herein provided.

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

Section 3.

This Local Law shall become effective upon its filing with the New York Secretary of State.”

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Van Buren, County of Onondaga and State of New York, and being Part of Lot 15 of said Town bounded and described as follows: Beginning at an iron pipe in the east line of the old Baldwinsville-Syracuse Highway, New York State Route 48, which point is the southwest corner of a parcel conveyed to William Grabosky and Hedwig Grabosky by deed dated August 30, 1950 and recorded in the Onondaga County Clerk's office August 31, 1950 in book 1464 of Deeds, at Page 521; thence N 66° 48' 50" E along the easterly boundary line of said parcel conveyed to Grabosky, 200 feet to an iron pipe the southeast corner of said parcel so conveyed to Grabosky; thence N 66° 56' 55" E along a parcel conveyed to one Rowe as recorded in the Onondaga County Clerk's Office in Book 2600 of Deeds, at Page 806 a distance of 89.09 feet to an iron pipe in the southeast corner of said parcel conveyed to Rowe; thence N 66° 39' 10" E 50.0 feet along the boundary of a deed to one Swartz recorded in the Onondaga County Clerk's Office in Book 2806 of Deeds, at Page 164; running thence S 24° 24' 20" E 52.67 feet to an iron rod; thence S 24° 04' 35" E 136 feet to an iron pipe; running thence S 63° 02' 45" W 239 feet to an iron rod; thence S 27° 35' 05" E along the boundary of a deed to Route Forty-eight Corp. as recorded in the Onondaga County Clerk's Office in Book 2025 of Deeds, at Page 627; thence S 68° 05' 40" W 88.63 feet to a point in the boundary line of said Route 48; running thence N 27° 32' 20" W along the easterly boundary line of said Route 48 281.05 feet to an iron pipe the place of beginning.

Being the same premises as conveyed to Ralph V. Mills and Sheri L. Mills, his wife from Marie Van Ness and Barbara Ketchum by deed dated January 17, 1984, recorded in the Onondaga County Clerk's Office on January 30, 1984 in Book of Deeds 3068 at Page 179.

**Section 4. Severability.**

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

**Section 5. Effective date.**

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

August 18, 2023

(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. 6 of 2023 of the Town of Van Buren was duly passed by the Town Board on 9/6, 2023, in accordance with the applicable provisions of law.

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 Town of Sullivan was duly passed by the Town Board on    , 20   , and was (approved/not approved/ repassed after disapproval) by the Town Board and was deemed duly adopted 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 Town of Sullivan was duly passed by the Town Board on    , 20   , and was (approved/not approved/ repassed after disapproval) by the Town Board on    , 20   .

~~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 Town of Sullivan was duly passed by the Town Board on    , 20   , and was (approved/not approved/ repassed after disapproval) by the Town Board 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.~~

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 1 above.

  
\_\_\_\_\_  
Hon. Lynn M. Precourt, Town Clerk  
Town of Van Buren

(Seal)

Date: 9-16-23, 2023