



Town of Concord

DARLENE G. SCHWEIKERT
TOWN CLERK
TAX COLLECTOR
(716) 592-4948
(716) 592-0123 FAX

July 14, 2023

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

To Whom It May Concern:

Enclosed please find Local Law No. 3 of 2023, which was adopted by the Town Board on July 13, 2023, at their Town Board Meeting. The Law is entitled, "A Local Law to Amend Local Law #3 of 1995 entitled "Code of the Town of Concord" to include specific Zoning for the Craneridge development.

Sincerely,

Darlene G. Schweikert
Town Clerk

Enclosure

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 Concord _____

Local Law No. 3 _____ of the year 20²³ _____

A local law to Amend Local Law #3 of 1995 entitled "Code of the Town of Concord" to include specific
(Insert Title)
Zoning for the Craneridge development.

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

County City Town Village
(Select one:)

of Concord _____ as follows:

Town of Concord
Local Law #3 of 2023

§ xxx-xx The Craneridge District shall be located on the Zoning Map of the Town of Concord, other than in the legend thereto, only in areas of the Town, outside the incorporated Village of Springville.

See Attached Addendum A.

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

A.

No portion of the Craneridge District shall be included on the Zoning Map of the Town of Concord for an area of less than 10 acres.

B.

No building permits for construction nor certificates of occupancy shall be issued for any permitted principal or accessory uses in the Craneridge District until the required public utilities have been installed and are in an operational condition satisfactory to the code enforcement officer or public health officials.

§ xxx-xx Permitted principal uses and structures.

A. Permitted principal uses shall be as follows:

Single-family detached dwelling, other than a mobile home, with no other dwelling or other principal building on the same lot.

B. Permitted accessory uses shall be as follows:

Private garages, located only to the rear of the front yard setback line.

Off-street parking spaces, including the parking of not more than two (2) commercial vehicles used by occupants of the premises.

Storage of campers, house trailers or boats owned by occupants of the premises for personal use, provided such storage is located to the rear of the setback line and does not occupy the required side yard.

§ xxx-xx Maximum height.

Maximum height requirements shall be as follows:

A.

Two and one-half stories, not to exceed 35 feet for principal buildings.

B.

One story not to exceed 15 feet for accessory structures.

§ xxx-xx Minimum ground floor area of dwelling.

Minimum ground floor area of a dwelling shall be 700 square feet.

§ xxx-xx Minimum lot width.

Minimum lot width shall be 100 feet measured at the principal building setback line.

§ xxx-xx Minimum lot area.

Minimum lot area shall be 17,000 square feet.

§ XXX-XX Front yard depth or setback.

Front yard depth or setback shall be 35 feet measured from the edge of the nearest right-of-way, regardless of whether or not said right-of-way is public or private.

§ XXX-XX Minimum depth of rear yard.

Minimum depth of rear yard shall be 35 feet measured from the rear of the principal building to the rear lot line.

§ XXX-XX Side yards.

Minimum width of side yards shall be 15 feet each.

§ XXX-XX Required yards.

Each lot shall contain one front yard, one rear yard and two side yards, one on each side of the principal building.

(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. 3 of 2023 of the (County)(City)(Town)(Village) of Concord was duly passed by the Town Board on July 13 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) (repassed after disapproval) by the _____ and was deemed duly adopted on _____ 20____, in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

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) (repassed after disapproval) by the _____ on _____ 20____.
(Name of Legislative Body)
(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 _____ 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)*

* 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 1 above.

Darlene Grace Schwicker

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

Date: July 14, 2023

(Seal)

