

**VILLAGE OF CAYUGA HEIGHTS
LOCAL LAW 3 OF THE YEAR 2013**

**A LOCAL LAW AMENDING SECTION 24 OF THE VILLAGE OF CAYUGA
HEIGHTS ZONING ORDINANCE TO ADD “PLANNED UNIT DEVELOPMENT” TO
THE AREAS IN WHICH SITE PLAN REVIEW SHALL BE REQUIRED.**

Be it enacted by the Board of Trustees of the Village of Cayuga Heights as follows:

SECTION I. PURPOSE AND INTENT.

The purpose of this Local Law is to amend Section 24, “Establishment of Planning Board” to add at subsection III(A)(1) “Planned Unit Development” to the areas in which site plan review is required. The intent of this Local Law is to provide that any land owner who intends to use land, not only in the multiple housing and commercial zoning districts, but also in any Planned Unit Development, must submit a site plan for review and approval by the Planning Board.

SECTION II. AUTHORITY.

This Local Law is enacted pursuant to the grant of powers to local governments provided for in (i) Section 10 of the Municipal Home Rule Law to adopt and amend local laws not inconsistent with the provisions of the New York State Constitution or not inconsistent with any general law relating to its property, affairs, government or other subjects provided for in said Section 10 of the Municipal Home Rule Law, (ii) Section 10 of the Statute of Local Governments and (iii) Article 5-J of the General Municipal Law.

SECTION III. AMENDMENT OF ZONING ORDINANCE.

As of the effective date of this Local Law, first sentence of Zoning Ordinance Section 24, subsection III(A)(1) will read:

Any land owner who intends to use land for any purpose or change an existing use permitted in the multiple housing district or commercial district or any Planned Unit Development as defined in the Zoning Ordinance of the Village of Cayuga Heights, shall submit to the Board a site plan, a written statement and such other evidence as may reasonably be required by the Board of the proposed use, and shall provide a statement explaining to the Planning Board the nature of and reason for the intended use.

SECTION IV. SUPERCEDING EFFECT.

All Local Laws, resolutions, rules, regulations and other enactments of the Village of Cayuga Heights in conflict with the provisions of this Local Law are hereby superceded to the extent necessary to give this Local Law full force and effect.

SECTION V. VALIDITY.

The invalidity of any provision of this Local Law shall not affect the validity of any other provision of this Local Law that can be given effect without such invalid provision.

SECTION VI. EFFECTIVE DATE.

This Local Law Shall be effective as of the date of filing with the New York Secretary of State.