# Local Law No. 2 of 2023

# A LOCAL LAW TO REZONE CERTAIN LOTS IN THE VILLAGE OF NEW YORK MILLS TO PLANNED DEVELOPMENT (P-D)

**BE IT ENACTED** by the Village Board of Trustees for the Village of New York Mills as follows:

Article 1. - Statement of Authority. This Local Law is enacted pursuant to the Authority granted pursuant to Article 10 of the Municipal Home Rule Law and § 7-708 of the Village Law.

Article 2. - Statement of Purpose and Findings. The Village Board of Trustees for the Village of New York Mills hereby finds that parcels 317.014-6-28 and 317.014-6-15 in the Village of New York Mills should be zoned Planned Development (P-D). It is noted that these parcels are currently zoned as Manufacturing-1. The two parcels consist of a former mill building. Mill operations no longer take place on the parcels. The current use of the building includes mixed professional, retail, and service entities. The premises are currently underutilized, as the third and fourth floors of the building are vacant. Rezoning the parcels to planned development will allow for flexible and efficient redevelopment, with opportunities for housing, professional, commercial and/or mixed uses in accordance with the character and development of the surrounding neighborhood.

It is the purpose of this local law to amend the zoning map of the Village of New York Mills.

Article 3. - Enactment. The Village Board of Trustees of the Village of New York Mill hereby amends the Zoning Law and Map of the Village of New York Mills to change the rezone the following parcels to P-D:

587 Main Street- parcel #317.014-6-28

561 Main Street – Parcel #317.014-6-15

 Article 4 - Severability. If any part of this Chapter shall be found to be void, voidable, or unenforceable for any reason whatsoever, it shall not affect the validity or enforceability of any remaining section or provision of this Chapter.

Article 5 - Effective Date. This local law shall take effect immediately upon filing with the Secretary of State.