

# Local Law Filing

NEW YORK STATE DEPARTMENT OF STATE  
41 STATE STREET, ALBANY, NY 12231

(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.

STATE OF NEW YORK  
DEPARTMENT OF STATE  
**FILED**  
OCT 31 2003

MISCELLANEOUS  
& STATE RECORDS

~~COUNTY~~

~~CITY~~

~~TOWN~~

Village

of Sackets Harbor

Local Law No. 3 of the year 2003

A local law Amending Local Law No. 2 of the Year 1987, providing for a

(Insert Title)

Planned Development District for 216 Monroe Street, Tax

Parcel No. 89.21-1-6.2

Be it enacted by the Board of Trustees of the

(Name of Legislative Body)

~~COUNTY~~

~~CITY~~

~~TOWN~~

Village

of Sackets Harbor

as follows:

Section 1. Local Law No. 2 of the Year 1987, the Village of Sackets Harbor Zoning Law, as amended, is amended to add the following Section 4-8 to provide for the creation of and regulations for a Planned Development District for a 7.97 acre parcel of land shown and depicted on maps and records of the Jefferson County Real Property Tax Services Office as Tax Parcel 89.21-1-6.2 and the maps and plans noted in said new Section 4-8.1 ("Harbor Haven Subdivision"):

### Section 4-8 Planned Development District - Harbor Haven Subdivision

A) The purpose of this Section 4-8 is to create a Planned Development District and provide rules, regulations and requirements for Harbor Haven Subdivision, which Planned Development District is hereby created. The "Zoning Map, Village of Sackets Harbor, New York", is hereby amended to change the Zoning District for Harbor Haven Subdivision from Single Family Residential to Planned Development District.

B) The uses allowed (24 single family homes and a Village Park), property lines, set back lines, parcels and the location and details of all streets, water, sewer, storm water, lighting, utilities systems, are as set forth on the following reports, drawing and plans (copies of which are on file with the Village Clerk), and all of which are hereby incorporated as part

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

of this Local Law. All such reports, drawings and plans are entitled Harbor Haven Subdivision, (Planned Development District), 216 Monroe Street, Sackets Harbor, New York 13685 by Aubertine and Currier, Architect, last revised October 10, 2003:

1. Design Report and Specifications signed and sealed by Annette Marie Mason, PE No. 079977
2. Sheet C1S, Survey; signed and sealed by Gerald A. Kostyk, LLS No. 050011
3. Sheet C1, Site Plan, signed and sealed by Annette Marie Mason, PE No. 079977
4. Sheet C2, Utility Plan, signed and sealed by Annette Marie Mason, PE No. 079977
5. Sheet C3A, Phase 1, Grading & Drainage Plan, signed and sealed by Annette Marie Mason, PE No. 079977
6. Sheet C3B, Phase 2, Grading & Drainage Plan, signed and sealed by Annette Marie Mason, PE No. 079977
7. Sheet C3C, Phase 3, Grading & Drainage Plan, signed and sealed by Annette Marie Mason, PE No. 079977
8. Sheet C3D, Phase 4, Grading & Drainage Plan, signed and sealed by Annette Marie Mason, PE No. 079977
9. Sheet C3E, Phase 5, Grading & Drainage Plan, signed and sealed by Annette Marie Mason, PE No. 079977
10. Sheet C3F, Phase 6, Grading Plan, signed and sealed by Annette Marie Mason, PE No. 079977
11. Sheet C3G, Phase 6, Drainage Plan, signed and sealed by Annette Marie Mason, PE No. 079977
12. Sheet C4, Landscaping Plan, signed and sealed by Annette Marie Mason, PE No. 079977
13. Sheet C5, Phasing Plan, signed and sealed by Annette Marie Mason, PE No. 079977
14. Sheet C6, Soil Erosion and Sediment Control Plan, signed and sealed by

Annette Marie Mason, PE No. 079977

15. Sheet C7, Site Details, signed and sealed by Annette Marie Mason, PE No. 079977
16. Sheet C8, Site Details, signed and sealed by Annette Marie Mason, PE No. 079977
17. Sheet C9, Site Details, signed and sealed by Annette Marie Mason, PE No. 079977
18. Sheet C10, Site Details, signed and sealed by Annette Marie Mason, PE No. 079977
19. Sheet C11, Building Elevations, signed and sealed by Annette Marie Mason, PE No. 079977
20. Sheet C12, Site Details, signed and sealed by Annette Marie Mason, PE No. 079977

(collectively all the foregoing paragraphs 1 through 20 above "the Plans")

C) The area and set back requirements and lot dimensions for the twenty-four (24) single family lots and proposed park and storm water retainage parcel shown and depicted on the Plans, are hereby approved by the Board of Trustees as required by Subsection 4-6(C). However, each phase as shown on Sheet C5, as referenced in paragraph B 13 above, shall be subject to subdivision review and approval by the Planning Board under the Village's Subdivision Control Law and subject to entering into an agreement with the Village, acting through its Board of Trustees, as to the construction, dedication, acceptance and maintenance of all water, sewer, storm water, street and lighting systems for each phase. All construction on each of the twenty-four (24) single family residential lots shall be subject to site plan review and approval pursuant to Article VII and this Section 4-6.

D) No single family residential structure shall be granted site plan approval for which any component thereof is delivered to the lot or subdivision on its own chassis or which has a permanent steel frame under its ground-level floor.

E) Each single family residential lot may have any of the accessory uses permitted in the Single Family Residential District.

Section 2. This Local Law shall take effect upon filing with the Secretary of State and complying with the provisions of Section 7-706 of the Village Law.

(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. \_\_\_\_\_<sup>3</sup> of 20<sup>03</sup> of the ~~(County)(City)(Town)~~ (Village) of Sackets Harbor was duly passed by the Board of Trustees on October 28, 20<sup>03</sup>, 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 *(Name of Legislative Body)* disapproval) by the \_\_\_\_\_ and was deemed duly adopted on \_\_\_\_\_ 20\_\_\_\_, *(Elective Chief Executive Officer\*)* 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 \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved)(repassed after *(Name of Legislative Body)* disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. Such local law was submitted *(Elective Chief Executive Officer\*)* 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 *(Name of Legislative Body)* disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. Such local law was subject to *(Elective Chief Executive Officer\*)* 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 \_\_\_\_\_, above.

*acting* Betsy Stoker  
Clerk of the County legislative body, City, Town or Village Clerk  
or officer designated by local legislative body

(Seal)

Date: October 26, 2003

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)

STATE OF NEW YORK  
COUNTY OF JEFFERSON

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

[Signature]  
Signature

Village Counsel  
Title

~~XXXXX~~  
~~XXX~~ of Sackets Harbor  
~~XXXX~~  
Village

Date: October 28, 2003