

A LOCAL LAW AMENDING The Town of Virgil Zoning Law

Be it enacted by the Town Board of the Town of Virgil as follows:

SECTION 1. The town board of the Town of Virgil finds and determines that:

(a) A petition has been made to the Town Board that the former Virgil School property be rezoned to allow for multi-family housing. The property is presently zoned neighborhood residential.

(b) The school property presently consists of 2 tax map parcels – 126.14-02-20.110 containing approximately 3 acres, and 126.14-02-21.000 containing approximately 4.6 acres.

(c) The school building is on the 4.6-acre parcel and it has not been used as a school since approximately _____.

(d) The school building is not presently being used and the Cortland school district has offered the property for sale.

(e) The town board is concerned that the building be put to a productive use and be added to the tax rolls.

(f) The town board finds that converting the school building to multi-family housing is consistent with the Town comprehensive plan and in the public interest.

(g) The Virgil zoning law does not presently have any provisions to allow for multi-family housing anywhere in the Town. Consequently, the zoning law should be amended to allow it in at least one area of the town.

(h) A resolution was duly adopted by the town board of the Town of Virgil on _____ fixing _____ on _____, in the Town Hall, 1176 Church Street, Cortland, New York, 13045 as the time and place for a public hearing to be held by the town board with respect to this Local Law amending the with reference to multi-family housing.

(i) Notice of said public hearing was duly published in the Cortland Standard, the official newspaper of the Town on _____, and duly posted on the Town Clerk's signboard maintained by the Town Clerk.

(j) The within Local Law has heretofore been referred by the town board to the Cortland County Department of Planning pursuant to the provisions of section 239-m of the General Municipal Law on or about _____.

(k) The Cortland County Department of Planning has issued a report, in response to said referral with reference to this Local Law.

(l) The report of the Cortland County Department of Planning found that _____.

(m) The within Local Law has heretofore been referred by the town board to the Planning Board of the Town for recommendation in relation thereto on or about _____.

(n) The Planning Board of the Town found that _____.

(o) A copy of said report of the Planning Board of the Town shall be retained on file in the office of the Town Clerk.

(p) A public hearing was duly held by the tow board at the time and place fixed therefor, and all parties in attendance had an opportunity to be heard in relation thereto.

(q) Pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) it has been determined by the town board that adoption of the within Local Law would not have a significant effect upon the environment and could be processed by other applicable governmental agencies without further regard to the State Environmental Quality Review Act.

(r) The town board, after due deliberation, finds it to be in the best interests of the Town to adopt the within Local Law.

SECTION 2. The Town of Virgil Zoning Law, duly adopted by the Town of Virgil on [date] and thereafter amended from time to time, be and the same is hereby further amended as follows:

a) Article V, Section 501 is hereby amended to add a new zoning district:
MF – Multi Family

b) Article V is further amended to add a new section 591:

Section 5910- Multi-Family

The town board may, from time to time, and at its discretion, rezone an area to allow for multi-family housing. Any petition to rezone to the MF classification shall meet any and all conditions imposed by the Town Board. Following any such rezoning, the petitioner's plans must receive site plan approval from the planning board.

SECTION 3. The Cortland School property known as tax map no. 126.14-02-21.000 and consisting of approximately 4.6 acres is hereby rezoned from neighborhood residential (NR) to multi-family (MF).

SECTION 4. This local law shall take effect upon being filed by the New York Secretary of State.
