

## 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 Big Flats

FILED  
STATE RECORDS

SEP 09 2022

Local Law No. 4 of the year 2022

DEPARTMENT OF STATE

A local law Adoption of zoning amendments  
(Insert Title)

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

☐ County ☐ City ☒ Town ☐ Village  
(Select one:)

of Big Flats

as follows:

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

**(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. 4 of 2022 of the ~~(County)(City)(Town)(Village)~~ of Big Flats was duly passed by the Town Board on August 24 2022, 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) (Name of Legislative Body)  
(repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted (Elective Chief Executive Officer\*)  
on \_\_\_\_\_ 2022, 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) (Name of Legislative Body)  
(repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. (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) (Name of Legislative Body)  
(repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. Such local (Elective Chief Executive Officer\*)  
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 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.

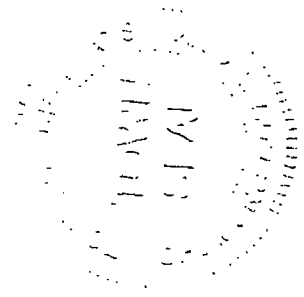
**(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)**

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.

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

Date: 9/6/22

(Seal)



RESOLUTION NO. 146-22  
LOCAL LAW NO. 4 OF 2022 FOR ADOPTION OF ZONING CODE AMENDMENTS  
APPROVED

Resolution by: Saglibene  
Seconded by: Hunter

WHEREAS per Section 17.68.010, the Town Board may, from time to time, on its own motion, or on petition, amend the requirements and districts established in the Town of Big Flats Town Code; and

WHEREAS the Town of Big Flats Planning & Zoning staff has drafted an amendment to Chapter 17.12.010 of the Town of Big Flats Town Code to allow for lawn and garden equipment sales and service and vehicle sales and/or repair, heavy equipment uses within the Airport Business District (ABD) District through site plan approval and special use permit; and

WHEREAS at the August 2, 2022 meeting, the Town of Big Flats Planning Board issued a positive recommendation that the Town Board adopt the proposed zoning amendment, and

WHEREAS the proposed Project is an Unlisted Action pursuant to SEQRA and 6 NYCRR Part 617.4 (b), and

WHEREAS pursuant to GML-239-m referral to the Chemung County Planning Board is not required as the proposed amendments would be considered exempt per the intermunicipal agreement in place between the County and Town, and

WHEREAS pursuant to Section 17.68.040 of the Town of Big Flats Town Code, a public hearing was held at the Town of Big Flats Town Board meeting on August 10, 2022; and

BE IT THEREFORE RESOLVED the Town of Big Flats Town Board has completed its SEQRA review by completing Parts 2 and 3 of the Full Environmental Assessment Form and issued a Negative Declaration thereby determining the proposed zoning amendment will result in no significant adverse impact on the environment, and that an Environmental Impact Statement need not be prepared, and

BE IT FUTHER RESOLVED the Town of Big Flats hereby approves Local Law #4 of 2022 to adopt the minor zoning amendment as noted in this resolution and authorizes the Town Clerk to prepared and file Local Law #4 of 2022 with the New York Department of State.

CARRIED: AYES: Hunter, Adams, Saglibene, Fairbrother, Giammichele  
NAYS: None ABSENT: None

	RU	R1	R2	TC	TC2	TCR	BN	BN2	BNR	BR	ABD	CL	I	C**
Crematory												S		
Dry cleaning, off-site				S	S					S		S		
Dry cleaning, on site												S	S	
Factory farm	S													
Farm market	S			S	S		S	S	S	S	S			
Feedlot	X													
Fitness center, health club, or gymnasium	S			S	S		S	S	S	S	S			
Flea market	X				X							X	X	
Funeral service				S	S		S	S				S		
Food truck				S	S		S	S	S	S				
Health Care Clinic				S	S		S	S	S	S				
Hotel/motel or conference center										S	S			
Ice cream parlor	S			S	S		S	S	S	S				
Kennel	S												S	
Laundry, Self Service				S	S		S	S		S		S	S	
Lawn and garden equipment sales and service					S		S	S		(X)		S		
Mall										S				
Mini storage					S		S	S	S		S	S		

	RU	R1	R2	TC	TC2	TCR	BN	BN2	BNR	BR	ABD	CL	I	C**
Vehicle detailing					X		X			X		X	X	
Vehicle maintenance facility				X						X	X	X	X	
Vehicle rental					S					S	S		S	
Vehicle repair				X	X					X	X	X	X	
Vehicle sales/lease										X		X	X	
Vehicle sales and/or repair, heavy equipment								X			X		X	
Vehicle sales and/or repair, specialized							X	X	X			X	X	
Veterinary hospital	S				S		S	S	S					
Wireless telecommunication facility	S			S <sup>3</sup>				S <sup>3</sup>	S <sup>3</sup>	S	S	S	S	S
<b>Industrial — As Principal Use</b>														
Extractive use, soil mining													X	
Fuel storage terminal													X	
Incineration Services												S	S	
Manufacture, fabrication, assembly and other material handling	X							S		S	S	S	S	
Research facility								S	S		S	S	S	
Truck terminal										X		S	S	
Warehouse/distribution											X	S	S	
Warehouse/distribution, Small Scale								S		X	S	S	S	