

Local Law Filing

Instructions

New York State Department of State
Division of Corporations, State Records and Uniform Commercial Code
One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231-0001
www.dos.ny.gov

PLEASE OBSERVE THESE INSTRUCTIONS FOR FILING LOCAL LAWS WITH THE SECRETARY OF STATE

1. Each local law shall be filed with the Secretary of State within 20 days after its final adoption or approval as required by section 27 of the Municipal Home Rule Law. The cited statute provides that a local law shall not become effective before it is filed in the office of the Secretary of State.
 2. Each local law to be filed with the Secretary of State shall be an original certified copy.
 3. Each local law shall be filed on a form provided by the Department of State. If additional pages are required, they must be the same size as the form. Typewritten copies of the text may be attached to the form. Only legible copies will be accepted.
 4. File only the number, title and text of the local law.
 5. In the case of a local law amending a previously enacted local law, the text must be that of the law as amended. Do not include any matter in brackets, with a line through it, italicized or underscored to indicate the changes made. The printed number of the bill and explanatory matter must be omitted.
 6. For the purpose of filing a local law with the Department of State, number each local law consecutively, beginning with the number one for the first local law filed in each calendar year. The next number in sequence should be applied to each local law when it is submitted for filing, regardless of its date of introduction or adoption. The date of filing of a local law is the date on which the local law is placed on file by the Department.
- It is suggested that municipalities use introductory identifying bill numbers for proposed local laws. After the local law is enacted (and approved by the voters, if required), the local law should then be numbered with the next consecutive local law number, as described above, and then submitted to the Department for filing.
7. Each copy of a local law filed with the Secretary of State shall have affixed to it a certification by the Clerk of the County legislative body or the City, Town or Village Clerk or other officer designated by the local legislative body. Certification forms are provided herewith.
 8. A copy of each local law may be mailed or delivered to:
NYS Department of State
Division of Corporations, State Records and Uniform Commercial Code
One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231.

(DO NOT FILE THIS INSTRUCTION SHEET WITH THE LOCAL LAW.)

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 Schodack

Local Law No. 2 of the year 2021

A local law Amending the Town of Schodack Zoning Code and Creating a New Planned Development
(Insert Title)
District, PD-2, known as Hart Business Park

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

County City Town Village
(Select one.)

of Schodack

as follows:

Section 1. Title

The title of this local law shall be: "A Local Law Amending the Town of Schodack Zoning Code and Creating a New Planned Development District, PD-2, known as Hart Business Park."

Section 2. Purpose and Findings

The Town Board is permitted to establish zoning districts known as Planned Development Districts ("PD") to provide flexible land use and design regulations through the use of performance criteria and land impact considerations, so that developments incorporating individual building sites, common property, singular land use, and/or mixed land uses may be planned and developed as a unit. The Town Board hereby finds and determines that the application submitted by Hartland Associates, Inc./Donald Hart, on a portion of lands now or previously owned by Hartland Associates, Inc., on the tract or parcel of land located off State Route 9 in the Town of Schodack, Tax Map No. 200.00-9-6.12, has undergone the applicable process and meets the requirements for a PD as set forth in Article XII of the Town of Schodack Zoning Law, Chapter 219, as so noted on the Town Zoning Map, on file in the office of the Town Clerk. The Town Board further finds that the Town Planning Board, acting as lead agency under a coordinated SEQR review, properly issued a negative declaration and the Town Board hereby confirms that determination as an involved agency.

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

Section 3. Statutory Authority

This local law is enacted under the authority of Subparagraphs (a)(12) and (d)(3) of the Municipal Home Rule Law § 10(1)(ii), Municipal Home Rule Law § 22, General Municipal Law Article 12-B and the Schodack Zoning Code Article XII and Section 219-39.3.

Section 4. Intent to Amend Existing Zoning Law

This Local Law No. 2 of 2021 is intended to amend the existing Town of Schodack Zoning Law (first adopted as Local Law No. 4 of 1986, as amended) and the corresponding Zoning Map that accompanies that Zoning Law.

Section 5. Severability

If any section, clause or provision of this chapter or the application thereof to any persons is adjudged invalid, the adjudication shall not affect other sections, clauses or provisions or the application thereof that can be sustained or given effect without the invalid section, clause or provision or application, and to this end the various sections, clauses or provisions of this chapter are declared to be severable.

Section 6. Effective Date

This Local Law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule 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. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, 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 disapproval) by the _____ and was deemed duly adopted on _____ 20____, in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

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 disapproval) by the _____ on _____ 20____.

(Name of Legislative Body)

(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) (repassed after disapproval) by the _____ on _____ 20____. Such local 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.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

* 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.

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

(Seal)

Date: _____

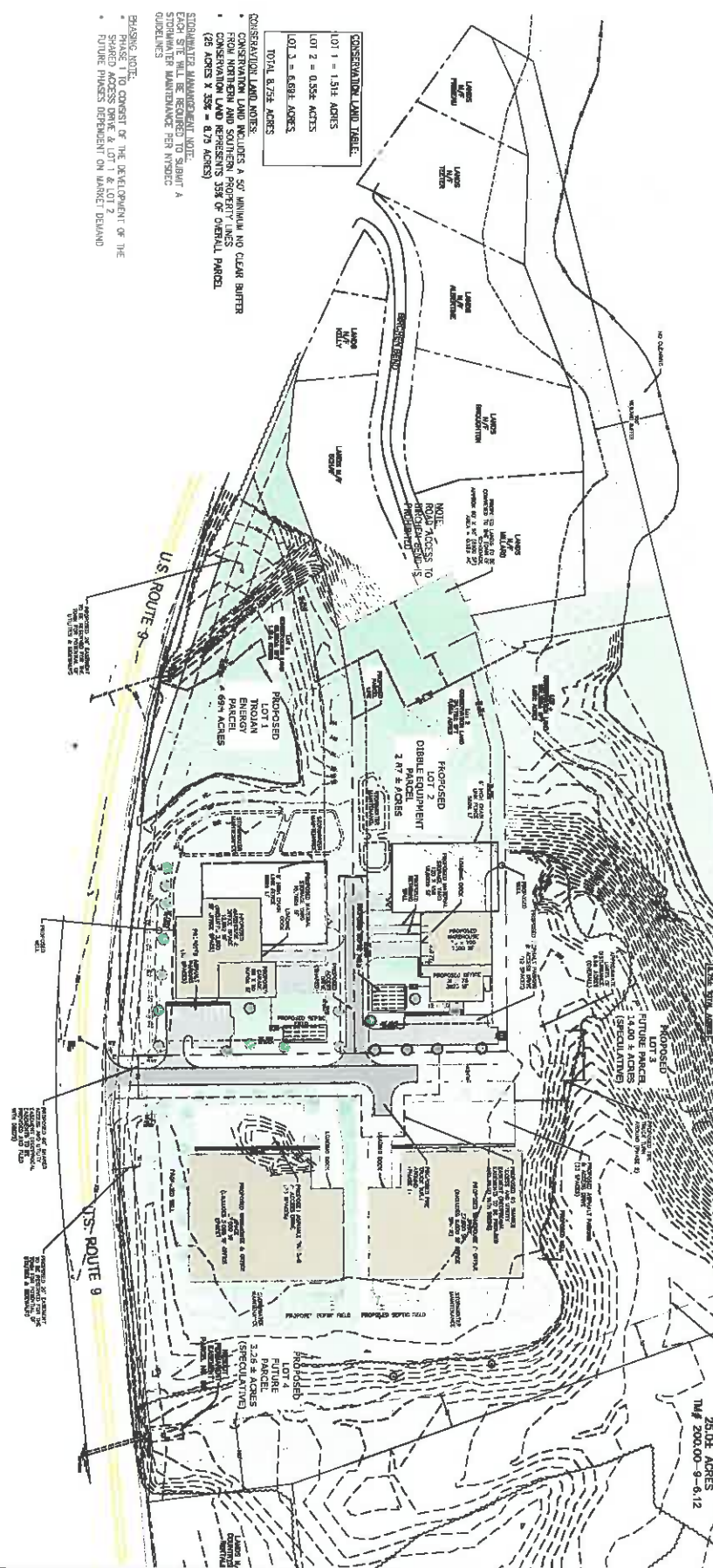


OWNER: APPLICANT
 DONALD HART & HARTLAND
 1889 FERRIS ROAD
 CASTLETON, NEW YORK
 TM# 200.00-9-6.12

OVERALL PARCEL AREA = 25 ACRES
 MINIMUM LOT AREA = 2 ACRES
 MINIMUM ROAD FRONTAGE = 50'

SEALINGS:
 FRONT - 50'
 REAR - 40'
 SIDES - 20'
 BUILDINGS PROPOSED PER PLANNED DEVELOPMENT OVERLAY IS 100,000 SF
 MIN. OPEN SPACE = 20% (PER LOT)
 OVERALL OPEN SPACE = 55% (3.5 X 25 ACRES) = 8.75 AC.

PROPOSED USES:
 • USES TO BE COMPATIBLE WITH THOSE GENERALLY ALLOWED IN THE U.S. HC & PDZ ZONE, INCLUDING RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL.
 • SEE PROJECT NARRATIVE FOR PROPOSED PERMITTED USES.



CONSERVATION LAND TABLE:
 LOT 1 = 1.514 ACRES
 LOT 2 = 0.936 ACRES
 LOT 3 = 6.698 ACRES
 TOTAL 8.75 ACRES

CONSERVATION LAND NOTES:
 • CONSERVATION LAND INCLUDES A 50' MINIMUM NO CLEAR BUFFER FROM INTERIOR AND SOUTHERN PROPERTY LINES
 • CONSERVATION LAND INCLUDES 25% OF OVERALL PARCEL (2.18 ACRES X 8.75 ACRES)
 • STORMWATER MANAGEMENT NOTES: EACH SITE WILL BE REQUIRED TO SUBMIT A STORMWATER MAINTENANCE PER INSPECTOR GUIDELINES

PLANNING NOTE:
 • CONSENT OF THE DEVELOPMENT OF THE SHARED ACCESS DRIVE & LOT 1 & LOT 2 FUTURE PHASES DEPENDENT ON MARKET DEMAND



SEWER AGE CHARTRY LEAD IN REQUIREMENT

TOWN OF SCHODACK PLANNING BOARD

OVER-ALL SITE PLAN
 RTE 9 BUSINESS PARK
 US ROUTE 9

NO.	DATE	DESCRIPTION	BY	CHKD.

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HART ENGINEERING

1889 FERRIS ROAD
 CASTLETON, NY 12014
 TEL: 518-426-4000
 FAX: 518-426-4001

PROJECT NO. 200.00-9-6.12

DATE: 2000.00-9-6.12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO. C100

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County City Town Village
(Select one)

of Schodack

Local Law No. 3 of the year 2021

A local law Amending the Town of Schodack Zoning Code and Creating a New Planned Development
(Insert Title)
District, PD-2, known as Green Dale Solar

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

County City Town Village
(Select one)

of Schodack

as follows:

Section 1. Title

The title of this local law shall be: "A Local Law Amending the Town of Schodack Zoning Code and Creating a New Planned Development District, PD-2, known as Green Dale Solar."

Section 2. Purpose and Findings

The Town Board is permitted to establish zoning districts known as Planned Development Districts ("PD") to provide flexible land use and design regulations through the use of performance criteria and land impact considerations, so that developments incorporating individual building sites, common property, singular land use, and/or mixed land uses may be planned and developed as a unit. The Town Board hereby finds and determines that the application submitted by Green Dale Solar, LLC, on a portion of lands now or previously owned by Toros Shamlian on the tract or parcel of land located North of County Route 32 in the Town of Schodack, Rensselaer County, and the Town of Kinderhook, Columbia County (the Town of Schodack portion being designated as Tax Map Nos. 13.-1-6 and 13.-1-45), has undergone the applicable process and meets the requirements for a PD as set forth in Article XII of the Town of Schodack Zoning Law, Chapter 219, as so noted on the Town Zoning Map, on file in the office of the Town Clerk. The Town Board further finds that the Town Planning Board, acting as lead agency under a coordinated SEQR review, properly issued a negative declaration on May 3, 2021 and the Town Board hereby confirms that determination as an involved agency.

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

Section 3. Statutory Authority

This local law is enacted under the authority of Subparagraphs (a)(12) and (d)(3) of the Municipal Home Rule Law § 10(1)(ii), Municipal Home Rule Law § 22, General Municipal Law Article 12-B and the Schodack Zoning Code Article XII and Section 219-39.3.

Section 4. Intent to Amend Existing Zoning Law

This Local Law No. 3 of 2021 is intended to amend the existing Town of Schodack Zoning Law (first adopted as Local Law No. 4 of 1986, as amended) and the corresponding Zoning Map that accompanies that Zoning Law.

Section 5. Severability

If any section, clause or provision of this chapter or the application thereof to any persons is adjudged invalid, the adjudication shall not affect other sections, clauses or provisions or the application thereof that can be sustained or given effect without the invalid section, clause or provision or application, and to this end the various sections, clauses or provisions of this chapter are declared to be severable.

Section 6. Effective Date

This Local Law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule 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. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, 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 disapproval) by the _____ and was deemed duly adopted on _____ 20____, in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

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 disapproval) by the _____ on _____ 20____.

(Name of Legislative Body)

(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) (repassed after disapproval) by the _____ on _____ 20____. Such local 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.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

* 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.

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

(Seal)

Date: _____

