



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
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Albany, NY 12231-0001
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Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

1 of the year 2026

Local Law Title: A Local Law Further Amending Chapter 265 (“Zoning”) of the Code of the Town of Elbridge

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

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

of Elbridge as follows on the attached pages:
(Name of Local Government)

For Office Use Only

Department of State Local Law Index Number: _____ of the year 20 ____

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

OF THE TOWN OF ELBRIDGE

BE IT ORDAINED AND ENACTED by the Town Board of the Town of Elbridge, County of

Onondaga, State of New York, as follows:

Section 1. That Chapter 265-14, entitled “Business B-1 District”, of the Code of the Town of

Elbridge is amended as follows:

§ 265-14. Business (B-1) District.

- A. Statement of intent. These districts are for those areas where it is appropriate and suitable to locate retail stores, and personal service establishments.
- B. Permitted buildings and uses. The following buildings and uses shall be permitted:
 - (1) Indoor sales.
 - (2) Indoor commercial entertainment.
 - (3) Restaurants and taverns.
 - (4) Indoor institutional.
 - (5) Personal and professional services.
 - (6) Special use permit as provided in § 265-86I.
 - (7) Except as otherwise provided herein, Single-family dwelling after approval of the site plan thereof by the Planning Board pursuant to § 265-80 of this chapter. When considering the site plan for a single-family dwelling, the Planning Board shall satisfy itself that the following conditions exist:
 - (a) The lot upon which the single-family dwelling is being proposed contain a minimum of one acre of land; and
 - (b) The total acreage of the particular B-1 District in which the single-family dwelling is proposed is not, at the time of the application for site plan approval, developed with commercial enterprises totaling more than 25% thereof.

Notwithstanding anything contained herein this Code to the contrary, site plan approval shall not be required where a residential or ancillary structure is being proposed within the Business (B-1) District on a parcel that (i) contains a primary residence, and (ii) is solely being used for residential purposes as of December 31, 2025.

- (8) Multifamily dwelling after approval of the site plan thereof by the Planning Board pursuant to § 265-80 of this chapter. When considering the site plan for the multifamily dwelling, the Planning Board shall satisfy itself that the following conditions exists:
 - (a) The lot upon which the multifamily dwelling is being proposed in more appropriate for a multifamily dwelling than a business based on the location, proximity to other residential homes, configuration of the lot, access for motor vehicles, and the general topography of the lot.

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- (9) Light industrial. Light industrial is intended primarily for high technology clean room production, processing, and assembly plants that are operated so that noise, odor, dust, and glare of such operations are completely confined within an enclosed building. These industries will, by their nature, generate some traffic; however, the size and volume of raw materials and finished products should not produce the volume of traffic generated by industrial uses. Light industrial is also intended for the development of office/ warehouse uses.

C. Specific district regulations. Uses shall be subject to the following requirements:

- (1) Minimum lot size: there shall be no minimum lot area.
- (2) Lot coverage: shall be limited to 75% of the area of the lot.
- (3) Front yard: each lot shall have a front yard with a minimum depth of 75 feet, 25 feet of which shall not contain any structure other than an approved sign and no parking may be allowed therein.
- (4) Rear yard: each lot shall have a rear yard not less than 50 feet in depth.
- (5) Side yard: as required by Planning Board upon site plan approval.
- (6) Height: there shall be no limit on the height of buildings and structures.

~~Strikeout~~— removed language

Underline – new language

Section 2. This local law shall take effect upon the filing with the Secretary of State.

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(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 ascribed as local law number 1 of 2026 of the Town of Elbridge was duly passed by the Town of Elbridge Town Board on February 5, 2026 in accordance with the applicable provisions of law.

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, ascribed as local law number of 20 of the City/Town/Village of was duly passed by the on , 20 and was (approved/not approved/repassed after disapproval) by the (Elective Chief Executive Officer*) on , 20 in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number of 20 of the City/Town/Village of was duly passed by the on , 20 and was (approved/not approved/repassed after disapproval) by the (Elective Chief Executive Officer*) on , 20. 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, ascribed as local law number of 20 of the City/Town/Village of was duly passed by the on , 20 and was (approved/not approved/repassed after disapproval) by the (Elective Chief Executive Officer*) 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.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, ascribed as local law number of 20 of the City of having 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.

* 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.

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6. ~~(County local law concerning adoption of Charter.)~~

I hereby certify that the local law annexed thereto, ascribed as local law number _____ 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 the paragraph 1 above.



Hon. Patti Cooper
Town Clerk

(Seal)

2/6/26

(Date)

TOWN OF ELBRIDGE
TOWN BOARD MEETING
February 5, 2026

Minutes for the February 5, 2026 meeting, held by the Elbridge Town Board, Supervisor Bush called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

PRESENT: Kenneth Bush III, Supervisor
Todd Platten, Councilor
Mary Jo Davis, Councilor
Jeremy Chilson, Councilor
Joe Farrugia, Councilor

ABSENT:

RECORDING SECRETARY: Patti Cooper, Town Clerk

OTHERS PRESENT: Attorney Nadine Bell, Deputy Town Clerk Sarah Groom, Michael Doyle, Maureen Doyle, Riley Breed, Jason Parkman, Chris Hannan

ADOPT MINUTES: On a motion by Councilor Platten, seconded by Councilor Farrugia, the minutes from January 22, 2026 were unanimously entered into record.

COMMUNICATIONS: Supervisor Bush spoke briefly about the European Cherry Fruit Fly program we are being asked to participate in by the U.S. Department of Agriculture.

NEW BUSINESS:

Chris Hannan, Town of Elbridge IT, gave rough number proposal to the board regarding both the implementation of a new server or implementing a cloud based Microsoft 365 program.

- New server rough estimate would be \$24,358.00, which includes labor. This would have to be redone in year 2029
- Cloud based Microsoft 365 is an up-front cost of \$6,000 (based on 20 +/- users and migration); as well as \$3,000/year after that.
- He would like to change all Town employee emails to .gov when he does all this.

Resolved:

Resolution 44/26

The Elbridge Town Board resolves to upgrade to and purchase Office 365 software.

RESOLVED:

On a motion by Councilor Farrugia, seconded by Councilor Chilson, the above resolution was ADOPTED.

(5) Ayes

(0) Nays

TOWN OF ELBRIDGE
TOWN BOARD MEETING
February 5, 2026

Resolved:

Resolution 45/26

The Elbridge Town Board resolves to approve the Intermunicipal Agreement for the Joint Water Project and authorizes the Supervisor to sign the agreement.

RESOLVED:

On a motion by Councilor Platten, seconded by Councilor Chilson, the above resolution was ADOPTED.

(5) Ayes

(0) Nays

Resolved:

Resolution 46/26

The Elbridge Town Board resolves to reaffirm and reapprove Local Law 2026-1 further amending Chapter 265 of the Town Code related to site plan review in Business (B-1) Districts

RESOLVED:

On a motion by Councilor Platten, seconded by Councilor Faruggia, the above resolution was ADOPTED.

(5) Ayes

(0) Nays

BUDGET MODIFICATION:

From A1190.4 Contingency- \$6,000.00

To A1620.42 Technology- \$6,000.00

Motion made by: Councilor Farrugia, seconded by: Councilor Davis to modify the budget to move \$6,000.00 from A1190.4 Contingency to A1620.42 Technology to cover the server upgrade for Microsoft 365.

(5) Ayes

(0) Nays

COMMITTEE REPORTS:

Councilor Chilson reported the Senior Center has their 2026 schedule and events booked already. Rec sign-ups for winter sports is winding down, while Spring sport sign-ups are starting up.