



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
99 Washington Ave.
Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

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

9 of the year 20 25

Local Law Title: A Local Law Continuing the Planning Board

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

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

of Royalton 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.)

Local Law Filing

(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 9 of 2025 of the ~~(County)~~(City)(Town)(Village) of Royalton was duly passed by the Town Board on October 20 2025 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, ascribed as local law number _____ 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 _____ (Elective Chief Executive Officer*) 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, ascribed as local law number _____ 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 _____ (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.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

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 (County)(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.

(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.

Local Law Filing

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.

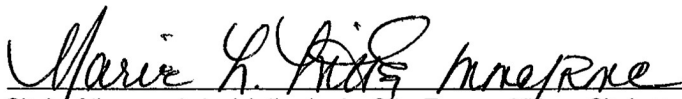
6. (County local law concerning adoption of Charter.)

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.

(Seal)


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

10/21/2025
(Date)

LOCAL LAW 9 OF THE YEAR 2025

TOWN OF ROYALTON

COUNTY OF NIAGARA, STATE OF NEW YORK

A Local Law Continuing the Planning Board

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

ROYALTON CODE

**ARTICLE X
Planning Board**

§ 200-77. Continuation; appointment.

The previously existing Planning Board is hereby continued and its members shall continue to serve their appointed terms. Future appointments shall continue to be governed by § 271 of the Town Law, as the same may be amended and revised.

§ 200-78. Powers and duties.

The Planning Board shall have all powers and duties prescribed by the Town Board, and Town Law.

§ 200-79. Function of Planning Board.

The Planning Board of the Town of Royalton is authorized:

- A. To prepare recommendations for changes in a comprehensive land development plan for the Town, as necessary.
- B. To review and comment on proposed zoning amendments when referred to it by the Town Board.
- C. To conduct site plan review as authorized by the pertinent provisions of this chapter and Town Law.
- D. To refer matters to the Zoning Board of Appeals when deemed necessary for various site plans or subdivisions.
- E. To research and report on any matter referred to it by the Town Board.
- F. To handle subdivision plat applications and approvals in accordance with §§ 276 and 277 of the Town Law and the subdivision regulations of the Town.
- G. To make investigations and maps, reports and recommendations in any matter related to planning and development as it deems desirable providing expenditure of the Board does not exceed appropriations made by the Town Board.
- H. To perform such other duties as authorized by Town Law or the Town Board.

ARTICLE XI
Site Plan Review

§ 200-80. Purpose.

The intent of this section is to set forth additional general standards applying to certain land uses and activities. The nature of these uses and activities require special consideration of their impacts upon surrounding properties, the environment, community character and the ability of the Town to accommodate development consistent with the objectives of this chapter.

ZONING

§ 200-81. Applications.

All applications for any building or zoning permits and special use and temporary conditional use permits with respect to the uses and structures in the following zones shall be considered incomplete until such applications are accompanied by site plan approval from the Planning Board or Zoning Board of Appeals:

- A. In the Agricultural District, the following uses: campgrounds and seasonal tent, trailer or recreational vehicle camp; cemeteries; mobile home parks; multiple-family dwellings; airports;
- B. In the One- and Two-Family Residential District, the following uses: cemeteries; planned residential developments; multiple-family dwellings;
- C. In the Multiple-Family Residential District, the following uses: planned residential developments; multiple-family dwellings; lodging houses; bed-and-breakfast;
- D. In the Business District: all uses.
- E. In the Light Industrial District: all uses.
- F. In the General Industrial District: all uses.
- G. In any district, any use or special use not set forth as a permitted, accessory or special use deemed by the Zoning Board of Appeals to be similar in nature to those uses requiring Planning Board site plan approval. The Zoning Board of Appeals may, in addition, refer such other matters deemed by it to be appropriate for Planning Board review and recommendation on an advisory basis only. In such cases, the Planning Board may consider the site plan criteria hereinafter set forth, but site plan approval shall not be a prerequisite for further review by the Zoning Board of Appeals when such advisory opinions are requested. However, with respect to the above specifically listed matters, no zoning permit shall be issued until all other requirements of this article, as well as all other applicable provisions of this chapter, have been met.
- H. Additionally, for any change in use in a B, LI, or GI District, prior to change, there must be site plan review.

§ 200-82. Procedure.

- A. Each application for a building permit or special use permit for any structure, building or use requiring site plan approval shall be referred to the Planning Board by the Zoning Enforcement Officer.
- B. The Planning Board shall render a decision to approve, approve with conditions or deny, and forward the decision to the Zoning Enforcement Officer and the applicant.
- C. A written record of the Planning Board or Zoning Board of Appeals together with all documents pertaining to the case shall be filed in the Office of the Town Clerk. The decision shall be mailed to the applicant.

§ 200-83. Preapplication conference.

Preapplication conferences are to be encouraged between the Planning Board and the applicant to review the basic site design concept and generally determine the information to be required on the site plan.

§ 200-84. Application for Site Plan Approval.

An application for site plan approval shall be made in writing to the Zoning Enforcement Officer, who shall cause it to be presented at the next regularly scheduled meeting of the Planning Board or Zoning Board of Appeals, as the case may be. The application shall be accompanied by information drawn from the following checklist. The Planning Board or Zoning Board of Appeals may require additional information, if necessary, to complete its review.

A. Plan checklist for all site plans:

- (1) Title of drawing, including name and address of applicant and person responsible for preparation of such drawing;
- (2) North arrow, scale and date;
- (3) Boundaries of the property plotted to scale;
- (4) Existing watercourse and bodies of water;
- (5) Location of any slopes of 5% or greater;
- (6) Proposed grading and drainage;
- (7) Location, proposed use and height of all buildings and site improvements including culverts, drains, retaining walls and fences;
- (8) Location, design and construction materials of all parking and truck loading areas, showing points of entry and exit from the site;
- (9) Location of outdoor storage, if any;
- (10) Description of the method of sewage disposal and location of the facilities;
- (11) Identification of water source; if well, location;
- (12) Location, size and design and construction materials of all proposed signs.
- (13) Location and proposed development of all buffer areas, including existing vegetative cover;
- (14) Location and design of outdoor lighting facilities;
- (15) General landscaping plan.

B. As necessary, the Planning Board or Zoning Board of Appeals may require the following:

- (1) Provision for pedestrian access, if necessary;
- (2) Location of fire lanes and hydrants;
- (3) Designation of the amount of building area proposed for retail sales or similar commercial activity.
- (4) Other elements integral to the proposed development as considered necessary by the Planning Board.

§ 200-85. Planning Board review of site plan.

The Planning Board's review of the site plan shall include, as appropriate, the following:

A. General considerations:

- (1) Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls.
- (2) Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.
- (3) Location, arrangement, appearance and sufficiency of off-street parking and loading.
- (4) Location, arrangement, size and design and general site compatibility of building, lighting and signs.
- (5) Adequacy of stormwater and drainage facilities.
- (6) Adequacy of water supply and sewage disposal facilities.
- (7) Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum feasible retention of existing vegetation.
- (8) In the case of an apartment complex or other multiple dwelling, the adequacy of usable open space for play areas and informal recreation.
- (9) Protection of adjacent or neighboring properties against noise, glare, unsightliness or nuisances.
- (10) Protection of solar access on adjacent or neighboring properties.
- (11) Adequacy of fire lands and other emergency zones and the provision of fire hydrants.
- (12) Adequacy of structures, roadways and landscaping in area with susceptibility to ponding, flooding and/or erosion.
- (13) Such other matters the Planning Board shall determine as necessary for consideration of the application.

B. Consultant review. The planning Board may consult with the Town Building Inspector, Town Engineer, fire commissioners, highway department, county planning department and other local county officials, in addition to representatives of federal and state agencies including, but not limited to, the Natural Resources Conservation Service, the State Department of Transportation and the State Department of Environmental Conservation.

C. The Planning Board shall call for a public hearing unless waived by the Board.

This Law shall take effect immediately upon filing with the Secretary of State.