

LOCAL LAW NO. 3 FOR THE YEAR 2025

**A LOCAL LAW AMENDING CHAPTER 285 OF THE CODE OF THE
CITY OF COHOES REGARDING ZONING AND LAND USE**

WHEREAS, the City of Cohoes local code contains a Chapter entitled “Zoning and Land Use;” and

WHEREAS, the Common Council would like to amend the Code of the City of Cohoes, Chapter 285, to (1) increase the number of dwelling units permitted in a multifamily building in the Mixed Use Downtown Core District (MU-DC) and the Mixed Use Civic Core District (MU-CC); and (2) remove certain parcels (Tax Map Numbers: 10.67-5-40, 10.67-5-41, 10.67-5-39.20, 10.67-5-39.10, 10.67-5-38, 10.67-5-16, 10.67-5-15, 10.67-5-14, 10.67-4-25 and 10.67-4-19) from the Mixed Use Transit Corridor District (MU-YC) and add such parcels to the Mixed Use Downtown District (MU-DC); and

WHEREAS, a Notice of Public Hearing was duly published and a public hearing held regarding the proposed amendments to Chapter 285 on November 25, 2025 at 7:00 p.m. at the Common Council Chambers.

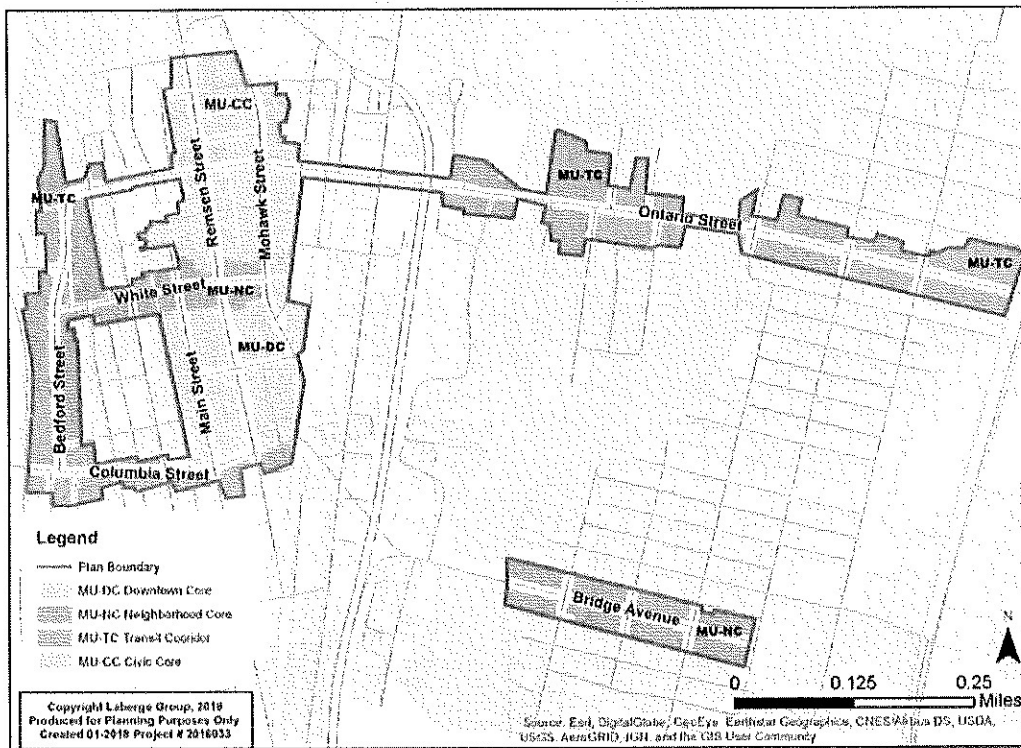
NOW, THEREFORE BE IT ENACTED by the Common Council of the City of Cohoes as follows:

Section 1. The Code of the City of Cohoes, Chapter 285, Section 285-64(G) is hereby amended to read as follows:

G. No multifamily building shall contain more than 10 dwelling units, except that any multifamily building in the Mixed Use Downtown Core District (MU-DC) or Mixed Use Civic Core District (MU-CC) shall not contain more than 30 dwelling units.

Section 2. The Code of the City of Cohoes, Chapter 285, Section 285-167(A), is hereby amended to read as follows:

A. The form-based code districts shall be located, bounded and described as shown on the Regulating Plan Map of the City of Cohoes, which shall be used in conjunction with and as designated on the Official Zoning District Map of the City.



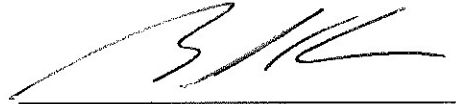
Section 3. The Code of the City of Cohoes, Chapter 285, Section 285-170(A), is hereby amended to read as follows:

A. (1) The Mixed-Use Transit Corridor District (MU-TC) includes Ontario Street, Bedford Street and a portion of Columbia Street and serves as a connector between major thoroughfares and the downtown. The transit corridor will also allow for new transit-oriented development near the City core and provide a range of local services and housing types. Setting standards for bicycle routes and appropriate pedestrian traffic will transition this automobile-oriented corridor organically into comprehensive complete streets.

Section 4. The Mayor, or his designee, is hereby directed to amend the Zoning District Map of the City of Cohoes in accordance with this local law.

Section 5. This local law shall take effect immediately upon filing with the Secretary of State.

Approved as to form this 25th day of November, 2025.




Brian S. Kremer
Corporation Counsel

Engrossed and signed by the President of the Common Council and attested by the Clerk of the Common Council this 25 day of November, 2025.



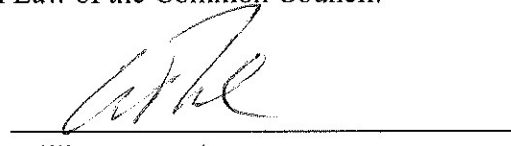
Clerk



President

I hereby approve the foregoing Local Law of the Common Council.

11/25/25
Date



William T. Keeler
Mayor of the City of Cohoes, New York