

(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 Ontario
City
Town of Geneva
Village

Local Law No. 4 of the year 2024

A local law **Amending Local Law 4 of 2020, Entitled "A Local Law Approving with Conditions the Rezoning of a Parcel of Land to PUD Planned Unit Development and Amending the Official Zoning Map of the Town of Geneva in Accordance with Such Approval"**

(Insert Title)

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

County
City
Town of Geneva
Village

as follows:

Section 1: Local Law 4 of 2020, entitled "A Local Law Approving with Conditions the Rezoning of a Parcel of Land to PUD Planned Unit Development and Amending the Official Zoning Map of the Town of Geneva in Accordance with Such Approval", rezoned Tax Account No. 103.00-3-45.200, with an address of 3635 Berry Fields Road, to PUD, Planned Unit Development District, subject to eleven (11) conditions and this local law hereby repeals conditions numbered 9 and 11 contained in Local Law 4 of 2020 and hereby adopts new conditions 9 and 11 to insert in their places to read as follows:

- 9. Only the uses and layout, including, but not limited to, setbacks and acreage of open space, set forth on the Plans of Smart Design Architecture dated March 19, 2024, and any later revisions accepted by the Town, that are on file with the Town, shall be part of any final site plan approval.
- 11. Prior to construction of the proposed new structures and/or improvements, the owner will apply for Site Plan review and obtain the approval of the Town of Geneva Planning Board.

Section 2: If any clause, sentence, paragraph, section or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been ordered.

Section 3: This local law shall take effect immediately upon filing with the Secretary of State.

Exhibit 2

**TOWN OF GENEVA
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE, that a public hearing will be held by the Town Board of the Town of Geneva on the 9th day of July, 2024, at 6:00 p.m., at the Geneva Town Hall, 3750 County Road 6, Geneva, New York, regarding the adoption of a Local Law which would amend Local Law 4 of 2020, entitled "A Local Law Approving with Conditions the Rezoning of a Parcel of Land to PUD Planned Unit Development and Amending the Official Zoning Map of the Town of Geneva in Accordance with Such Approval" (that rezoned Tax Account No. 103.00-3-45.200, with an address of 3635 Berry Fields Road, to PUD, Planned Unit Development District, subject to eleven (11) conditions) to amend two (2) of the conditions dealing with the applicable plans and the applicable improvements to be constructed on such parcel.

Any person shall be entitled to be heard upon said proposed Local Law at such public hearing. Copies of said proposed Local Law are available for review at the Town of Geneva Town Hall, 3750 County Road 6, Geneva, New York 14532.

This by Resolution of the Town Board of the Town of Geneva.

Lorie Peck, First Deputy Town Clerk