

(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~~ of Cooperstown  
~~Town~~  
~~Village~~  
Local Law No. 10 of the year 2017

A local law to add regulations to the creation of the Planned Development District of 71-73 Chestnut Street regarding permitted uses, yard and height requirements and additional conditions  
(Insert Title)

Be it enacted by the Board of Trustees of the  
(Name of Legislative Body)  
~~County~~  
~~City~~ of Cooperstown as follows:  
~~Town~~  
~~Village~~

To amend the regulations of the LL No. 9 of 2017 – Planned Development District for 71-73 Chestnut Street as follows:

A local law creating a Planned Development District comprising the parcels known as 71 Chestnut Street (tax map # 131.06.1.39.00) and 73 Chestnut Street (tax map # 131.06.1.38.00) in the Village of Cooperstown, New York.

IT IS ENACTED as follows:

Section 1. Creation of a Planned Development District

- A. A Planned Development District (PDD) is created comprising the parcels known as 71 Chestnut Street (tax map # 131.06.1.39.00) and 73 Chestnut Street (tax map # 131.06.1.38.00) in the Village of Cooperstown, New York.
- B. The uses permitted in the PDD are:
  - 1. Banking.
  - 2. Long-term residential occupancy.
  - 3. Accessory parking for the foregoing.
  - 4. Public parking.
- C. The yard and height requirements in the PDD are:
  - 1. The parcel of the PDD at 73 Chestnut Street shall retain its currently existing front (Chestnut St.) and northern side yard setbacks.
  - 2. No side setback is required at the boundary of the parcels comprising the PDD.
  - 3. All other setbacks for the parcel at 73 Chestnut Street shall be the same yard requirements as those in the R-3 district.

4. The parcel of the PDD at 71 Chestnut Street shall have the same yard requirements as those in an R-3 district, excepting #2 above.
  5. The height requirement shall be the same as in the R-3 district.
- D. Additional conditions
1. The Bank of Cooperstown must receive the Planning Board's final site development plan approval as set forth in § 300-22 (A) of the Code of the Village of Cooperstown. The exceptions to site development plan approval set forth in § 300-41 (B) of the Code of the Village of Cooperstown shall not apply to the PDD. The Planning Board must address lighting, drainage, adequate buffering, noise and traffic impact in addition to all other requirements for final site development plan approval.
  2. The existing structure at 73 Chestnut Street must provide both commercial and residential space and said residential space must be a minimum of 1,000 square feet.
  3. There shall be no expansion of the existing structure at 73 Chestnut Street except to provide for public safety.
  4. The Bank of Cooperstown may create 5 new parking spaces; however, parking in the PDD shall be limited to 21 spaces.
  5. The Bank of Cooperstown must allow non-bank and non-occupant parking subject to any conditions that the Planning Board may require during the final site development plan review.
  6. The PDD shall not be duly entered upon the Official Zoning Map in accordance with the provisions of § 300-4 of the Code of the Village of Cooperstown until the Bank of Cooperstown owns both parcels, and submits proof of such ownership to the Village Clerk.

Section 2. The PDD shall not be effective, and this local law shall not be filed with the Secretary of State of the State of New York, until the PDD has been duly entered upon the Official Zoning Map in accordance with the provisions of § 300-4 of the Code of the Village of Cooperstown.

Section 3. Effective date. This local law shall take effect immediately upon its filing with the Secretary of State of the State of New York.