

Local Law Intro. No. 6 of 2020

Local Law No. _____ of 2020

A Local Law Amending Chapter 407 of The Town Code Of The Town Of Grand Island To Modify Incentive Zoning Provisions.

Be it hereby enacted by the Town Board of the Town of Grand Island as follows:

Section 1. Section 407-120(C)(2) of the Town Code of the Town of Grand Island is hereby amended to read in its entirety as follows:

- (2) In Planned Development Districts, upon approval of a specific detailed development plan as provided for herein, land and buildings may be used for any lawful purposes, as determined by the Town Board, and subject to the limitations and procedures of this article. Any deviations from the zoning restrictions of the current or, if the property is currently zoned as PDD, immediately preceding zoning district(s) will only be granted as incentives following the provision of appropriate amenities as set forth in Section 407-20.

Section 2. The title of Article IV Yard, Lot, Area and Height Regulations is amended to read in its entirety as follows:

Article IV Yard, Lot, Area, and Height Regulations; Incentive Zoning

Section 3. Section 407-20(B) is hereby amended to read in its entirety as follows:

- B. **Applicability.** All zoning districts are designated as eligible for zoning incentives. The Town Board may grant any incentives and may require any amenities as permitted by Town Law § 261-b. Incentives may be granted to applicants who offer acceptable amenities to the Town in exchange for the incentives. The granting of any incentive and the requirement of any amenity must be designed to achieve specific goals identified in the Comprehensive Plan as supplemented by the local laws and ordinances adopted by the Town Board, including, but not limited to, provision for community space, parkland, preservation of natural features, and supporting public infrastructure.

Section 4. This Local Law is effective upon filing with the Secretary of State in accordance with the Municipal Home Rule Law.