

# Local Law Filing

New York State Department of State  
Division of Corporations, State Records and Uniform Commercial Code  
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(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 ☐ Town ☐ Village

Of CAIRO

FILED  
STATE RECORDS

DEC 08 2023

Local Law No. 4

of the year 2023 DEPARTMENT OF STATE

## AMENDING THE TOWN ZONING LAW

A local law (Insert Title)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## TOWN BOARD

Be It enacted by the (Name of Legislative Body) of the

☐ County ☐ City ☐ Town ☐ Village

of CAIRO as follows:

PLEASE SEE ATTACHED

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(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, designated as local law No. 4 of 2023 of the ~~(County)~~(City)(Town)( Village) of CAIRO was duly passed by the TOWN BOARD on November 15, 2023, 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, designated as local law No. \_\_\_\_\_ 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 \_\_\_\_\_ and was deemed duly adopted 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, designated as local law No. \_\_\_\_\_ 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 \_\_\_\_\_ 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.  
(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, designated as local law No. \_\_\_\_\_ 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 \_\_\_\_\_ 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.  
(Elective Chief Executive Officer\*)

\*Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a countywide 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.

**5. (City local law concerning Charter revision proposed by petition)**

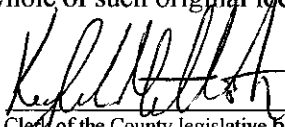
I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority 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 hereto, designated as local law No. \_\_\_\_\_ 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 paragraph 1 \_\_\_\_\_, above.

  
\_\_\_\_\_  
Clerk of the County legislative body, City, Town or Village Clerk  
or officer designated by local legislative body

Date: Dec. 4, 2023

(Seal)

**Town of Cairo**  
**Local Law #4 of 2023**  
**A Local Law Enacting Certain Changes to the Town of Cairo Zoning Law**

**Section 1. Authority.**

This Local Law is adopted pursuant to sections 261-263 of the Town Law and Section 20 of the Municipal Home Rule Law of the State of New York, which authorize the Town to adopt zoning provisions that advance and protect the health, safety and welfare of the community, and in accordance with the Town of Cairo's Comprehensive Plan as adopted in 2004, and as may be updated from time to time.

**Section 2. Legislative Intent.**

It is the intent of this local law to amend the Town of Cairo Law, as the same may have been amended from time to time, in order to create a new C-II commercial-industrial district. The C-II commercial district would allow for the development of large or small scale commercial and industrial uses as in the existing C-I commercial-industrial district but would allow no residential uses. This local law would provide differentiation between the C-I and C-II commercial-industrial districts and would support economic development initiatives in the Town.

**Section 3. Amendments**

**Amendment of Section II, ESTABLISHMENT OF ZONING DISTRICTS, A. Designation and Purpose of Zoning Districts.**

Adding District 10. Commercial/Industrial (C-II):

This district allows for the development of large or small-scale commercial and industrial uses and is restricted against residential development.

This district is the previously designated Commercial/Industrial area, (C-I), that is located on the Northerly side of State Highway 23, opposite the most Easterly intersection of State Highway 23 and State Highway 32 in the Town of Cairo.

**Amendment of Section IV Use Regulations, Tables 1 and 2**

Adding C-II to each Table

The C-II District shall have the same non-residential uses as C-I, but shall have no Residential Uses allowed in the district.

**Amendment of Official Zoning Map**

The official zoning map shall be amended to reflect the above referenced new C-II District as described hereinabove.

**Section 4. Severability**

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

**Section 5. When Effective**

This local law shall take effect immediately upon filing with the Secretary of State's office.