

**Village of Rouses Point  
Local Law  
3 of 2023**

**PLEASE TAKE FURTHER NOTICE** that a Public Hearing will be held at the regular meeting of the Village of Rouses Point on Monday November 20, 2023, at 7:00PM in Halstead Hall located at the Civic Center, 39 Lake Street, Rouses Point, New York as follows:

Local Law # 3 of 2023 a local law to amend and restate Chapter 57 subsection 4 Commercial/Industrial Development of the Village Code of the Village of Rouses Point.

All people interested will be given an opportunity to speak, or to offer written options, either for or against the proposed Local Law. Copies of said proposed Law Laws are available for review at the Village Clerk's office. The meeting is opened to the public.

Other business will be taken up at this meeting. By the order of the Trustees of the Village of Rouses Point.

Christopher Latremore  
Village Administrator/Clerk

Draft

§ 57-4. Commercial/Industrial Development

Section 1. **Legislative Intent:**

1.1 It is the intent of this Local Law to amend Chapter 57 "Community Development", Article 1 "Responsibilities of Developer and Village", and, in particular, Section 57-4 "Commercial/Industrial Development.

Section 2. **Purpose:**

2.1 Upon review of Section 57-4 of the Village Code for the Village of Rouses Point the Village believes that certain amendments need to be made to reflect the appropriate and correct responsibilities of the Developer and Village with respect to commercial and industrial development.

Section 3. **Language:**

3.1 Based upon the above, the Village amends the language contained in Section 57-4 as follows:

A. Responsibilities of Developer. The Developer will:

- (1) Supply and install all water mains and laterals. Water mains are to be a minimum of eight inches.
- (2) Supply and install all sewer lines. The size is to be determined by the Village.
- (3) Supply and install all manholes and shutoff valves. The size is to be determined by the Village.
- (4) Complete all excavating for electric lines, supply pad mounts for transformers and streetlight bases, and furnish wire from the transformer to the building.
- (5) Provide the materials for and install storm sewers and catch basins.
- (6) Provide a warranty deed and all required transfer documents to the Village for a fifty-foot right-of-way for streets and utilities conveying good marketable title together with a policy of title insurance of a minimum amount of \$5,000 coverage from an acceptable and approved title insurance company, and the developer shall also comply with all provisions of Article 6 of the Village Law for street acceptance and dedication.  
[Amended 10-17-1994 by L.L. No. 2-1994]
- (7) Provide a level, unobstructed right-of-way for sidewalks on one side of the road, and provide crushed stone for the sidewalk base.
- (8) Provide labor to install curbs if the Village requires curbs.
- (9) Provide the road bed and pavement to Village specifications.
- (10) Provide all streetlight standards as per Village requirements.
- (11) Supply mainline electric cable, light standards, conduit, transformers and all labor required for electrical construction, except excavating in Subsection A(4).

B. Responsibilities of Village. The Village will:

- (1) Extend water and sewer mains to the developer's boundary line.
- (2) Supply fire hydrants.
- (3) Supply concrete and labor for sidewalks.
- (4) Supply concrete for curbs.

Section 4.

**Authority:**

4.1. Pursuant to the authority and provisions of Section 10 of the Municipal Home Rule Law of the State of New York and the statutory powers vested in the Board of Trustees of the Village of Rouses Point.

Section 5.

**Severability:**

5.1. If any clause, sentence or paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgement shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 6.

**Effective Date:**

6.1. This local law shall take effect upon the filing with the Secretary of State.