

**LOCAL LAW NO. \_\_\_\_ 2006**

**A LOCAL LAW TO AMEND CHAPTER 77,  
ENTITLED, “LAND USE” SECTION 77-21 ENTITLED,  
“WIND ENERGY CONVERSION SYSTEM [WECS]”  
OF THE TOWN CODE OF THE TOWN OF CANADICE  
ONTARIO COUNTY**

**BE IT ENACTED**, by the Town Board of the Town of Canadice, Ontario County, State of New York, as follows:

SECTION I. Purpose

This Local Law shall be known as and may be cited as Local Law No. \_\_\_\_-2006, of the Town of Canadice. The purpose of this Local Law is to amend Chapter 77 of the Town Code of the Town of Canadice entitled, “LAND USE,” and to insert Section 77-21 entitled, “WIND ENERGY CONVERSION SYSTEMS [WECS]” thereby regulatory scheme for the use of wind towers within the Town of Canadice.

SECTION II. Legislative Finding

The Town Board of the Town of Canadice finds and hereby determines that Chapter 77 be amended in order that the Canadice Town Code effectively address the use of wind towers within the Town.

SECTION III. Amendment

Chapter 77 of the Town Code of the Town of Canadice entitled, “LAND USE” shall be amended as follows:

**77-21 WIND ENERGY CONVERSION SYSTEMS [WECS]:**

The regulation of the construction of Wind Energy Conversion Systems and their access, placement, alteration, extension, repair, maintenance, dismantling and all facilities in or about such buildings and

structures as pertaining to the health and welfare of the residents of Canadice, and in accordance to the Comprehensive Plan of the Town of Canadice.

**A. GENERAL INTENT**

The intent of this Local Law is to establish comprehensive controls for the development and operation of Wind Energy Conversion Systems in the Town of Canadice based on the October 14, 1996 Comprehensive Plan for the Town and any subsequent amendments thereto. This law is adopted in accordance with the goals and objectives of the Canadice Comprehensive Plan. This law seeks to promote the public health, safety and general welfare; to encourage the use of lands in accordance with their natural characteristics and adaptability; to promote a rural living environment; to maintain a reasonable balance of land use; to minimize congestion on the public roads; to preserve scenic vistas; to maintain the purity of the water in our lakes, ravines and wells; to protect wildlife habitat and unique ecological areas; to conserve the real property values and improvements thereon; and to promote uses in harmony with the conservation of land, water, natural resources and property values.

**B. DEFINITIONS AND INTERPRETATION OF TERMS:**

For the purpose of this section, certain terms or words used herein shall be interpreted as follows:

**AMBIENT NOISE:** Amount of noise in the natural background at any given time.

**SEQRA:** State Environment Quality Review Act

**SHADOW FLICKER:** The motion of the shadow of wind turbine blades as they rotate.

**WIND ENERGY CONVERSION SYSTEM (WECS):** Any device, and its supporting systems, that converts the kinetic wind energy into electrical or mechanical energy

**WECS, RESIDENTIAL:** A WECS that provides electrical or mechanical power to an individual residence and can be either the primary or secondary source of energy. Sale or credit of excess electricity to the utility grid is permitted as a tertiary use.

**WECS, COMMERCIAL:** A WECS that provides electrical or mechanical power to an individual home occupation, farm, or other single commercial enterprise, and can be either the primary or secondary source of energy. Sale or credit of excess electricity to the utility grid is permitted as a tertiary use.

**WECS, INDUSTRIAL:** A WECS or series of WECSs in a facility, whose primary purpose is to generate electricity that is fed into a power grid for sale.

**WECS, HEIGHT:** The total height of a structure including blades at extreme vertical position.

**EAF :** The Environmental Assessment Form as defined in 6 NYCRR Part 617.

**C. GENERAL REQUIREMENTS**

(1.) Special Use Permit is required:

- (a) All applicants for a Special Use Permit to construct or maintain a WECS facility within the Town of Canadice must make application to the Planning Board on forms prescribed for that purpose. A fee will be charged for the permit.

- (b.) No Special Use Permit shall be granted unless evidence is presented which establishes that the proposed facility complies with all provisions of The Town Code and applicable state and federal regulations.
- (2.) Site Plan Review: A Site Plan Review is required before a building permit may be issued for any WECS and the plan is to be reviewed by the town Planning Board, town engineer, and the town code enforcement officer. Any expenses incurred by the review will be paid by the applicant.
- (3.) Applicants for the proposed development of a WECS facility shall submit with the application a plan showing the following information:
- (a.) Name of the project, boundary lines of parcel that project will be located on, a location map showing proposed site's location, date, north arrow and scale of the plan.
  - (b.) Name and address of the owner of the parcel where the development is proposed, developer and seal of the engineer, architect, or surveyor preparing the plan.
  - (c.) A map showing all existing lot lines, easements and right of ways, and a sketch plan showing proposed road access including provisions for paving, if any, proposed transmission lines and accessory facilities, and location of all existing and proposed utility systems to the facility.
  - (d.) A survey of the land to be leased, if applicable.
  - (e.) A map showing existing and proposed topography at five-foot contour intervals.
  - (f.) A landscape plan showing all existing natural land features, trees, forest cover and all proposed changes to these features including size and type of plant material and erosion control measures.
  - (g.) Photography assessing the visibility from key viewpoints, existing tree lines, and proposed elevations. Pictures shall be digitally enhanced to simulate the appearance of the as-built above ground site facilities as they would appear from distances within a three (3) mile radius of such WECS facility. Pictures from specific locations may be required by the planning board and all pictures shall be no smaller than 5" x 7".
  - (h.) Documentation of the proposed intent and capacity of energy generation as well as a justification for the height of any WECS facility and justification for any clearing required.
  - (i.) Preliminary report prepared by the WECS siting agency describing:
    - (i.) Surrounding topography in relation to the capabilities for generation of electricity by wind.
    - (ii.) Required improvements for construction activities, including those within the public's right of way or land controlled by the Town of Canadice.

- (iii.) Sanitary facilities, etc. for construction period; source of water and gravel fill in construction
  - (iv.) Proposed mitigation measures for visual impacts of WECS facility.
  - (v.) Proposed safety measures to mitigate WECS facility failure.
  - (j.) Elevation map showing the WECS's height and design including a cross-section of the structure and components; hardware compliance with applicable structural standards; and the WECS's abilities in terms of producing energy.
  - (k.) Survey of existing road/bridge condition that will be used by construction and transport equipment.
  - (l.) A description of the general geographic areas that would be acceptable for WECS projects with the Town of Canadice; furthermore, demonstration that the proposed site is the most appropriate site within the immediate area for the location of the WECS facility.
  - (m.) Description of the applicant's long range plans which project market demand and long range facility expansion needs within the Town.
  - (n.) Digital elevation model-based project visibility map showing the impact of visibility of the project from other locations, to a distance radius of three (3) miles from the center of the project. The base map used shall be a published topographic map showing natural and structural of built features.
  - (o.) Report showing soil logs, soil profile analysis, and storm water run-off calculations for the area being disturbed.
  - (p.) Plans to prevent the pollution of surface or groundwater, erosion of soil both during and after construction, excessive runoff, and flooding of other properties as applicable. There should be pre-construction and post construction drainage calculations for the site done by a certified engineer. From this the engineer must show how there will be no increase in runoff from the site.
  - (q.) If any license, approval, permit, certification or any type of registration or similar type of endorsement is required from any other agency, the applicant shall notify the Planning Board of such requirement and the Board shall coordinate the review as deemed appropriate.
4. State Environment Quality Review (SEQR): A SEQR review is required to be presented initially to the town Planning Board. All applications for industrial WECS shall be considered a Type I SEQR action.
  5. Environmental Assessment Form (EAF): The applicant must complete a Visual EAF form to the town Planning Board for review.
  6. Wildlife Impact: The Hemlock-Canadice watershed is an Audubon Society designated Important Bird Area (IBA). As such, the Town of Canadice requires special care be taken to

understand the impact of a proposed WECS on wildlife. The applicant must conduct an evaluation of alternative sites in accordance with the USFWS “Guidelines to Avoid and Minimize Wildlife Impacts from Wind Turbines”. The evaluation must be conducted with the participation of a third party expert such as the NYS DEC or the NYS Field Office of the USFWS. The evaluation area should include the “footprint” of all turbines and associated structures in each alternative, the adjacent wildlife habitats that might be affected, but excluding transmission lines extending beyond the footprint. All potential development sites within a geographic area should be evaluated before a site is selected for development.

#### D. GENERAL REGULATIONS FOR INDUSTRIAL WECS

1. Placement: Setbacks, Ice and Blade Throw, Shadow Casting and Flicker: Setbacks from adjacent property lines, right-of-ways, easements, public ways or power lines (not to include individual residential feed lines) shall be two and one half (2.5) times the maximum WECS height or one and one half (1.5) times the maximum calculated ice or blade throw distance to the maximum point of impact whichever is greater and that such calculation shall be determined by a certified professional engineer at the owners expense. In areas subject to shadow casting and flicker WECS facilities shall be no closer than 1.5 miles from an occupied building. Individuals living within 2 miles of any WECS facility must be advised in advance of construction of the potential for flicker/shadow and the time of day when that would occur.
2. Noise Level Limit: Individual WECS facilities shall be located with relation to property lines so that the level of noise produced during wind turbine operation shall not exceed the average night time ambient noise levels, measured at the boundaries of all the closest parcels that are owned by non-site owners and that abut either the site parcel(s) or any other parcels adjacent to the site parcel held in common by the owner of the site parcel as those boundaries exist at the time of Special Use Permit application.
3. Guy Wires and Anchors: All guy wires or cables shall be marked with high-visibility orange or yellow sleeves from the ground to a point ten (10) feet above the ground.
4. Lighting: No WECS shall be lighted artificially unless such lighting is required by a state or federal agency. Use of nighttime and overcast daytime condition stroboscopic lighting to satisfy tower facility lighting requirements for the Federal Aviation Administration (FAA) shall be subject to on-site field testing before the Planning Board, as a prerequisite to that board’s approval.
5. Scenic View Shed Impact: No WECS shall be installed in any location where the Planning Board determines the WECS to be detrimental to the general neighborhood character. No individual WECS facility shall be installed in any location that would substantially detract from or block view of a portion of a scenic view, as viewed from any public road right-of-way, publicly owned land or privately owned land within the Town of Canadice or that extends from the Town of Canadice. WECS facility must use building materials that are in harmony with the surrounding areas. Placement of support buildings must be placed behind ridges or vegetation to screen visibility. Clear cutting will not be allowed.
6. Broadcast Interference:

- (a.) No individual tower facility shall be installed in any location along the major access of an existing microwave communication link where its operation is likely to produce electromagnetic interference in the link's operation.
- (b.) No individual tower facility shall be installed in any location where its proximity with existing fixed broadcast transmission or reception antenna (including residential reception antenna) for radio, television, wireless phone, or other personal communication systems would produce electromagnetic interference with signal transmission or reception.
- (c.) The recipient of the Special Use Permit must correct any unforeseen interference to the satisfaction of the Code Enforcement Officer within sixty (60) days of any complaint.

7. Specifications:

- (a.) Maximum Height Limit: Maximum Height Limit shall be no greater than Canadice Local Law allows for Communication Towers at the top of the blade.
- (b.) Tower Limit: Maximum .3 megawatt - maximum operating output.

8. Color: Industrial WECSs must be battleship gray unless an agency of the State or Federal government mandates otherwise.

9. Structure: Solid tube as per manufacturer's engineered specifications.

10. Design and Specification: Detailed design and specifications will be required during Site Plan Review.

11. Wildlife Impact: Applicant must be in full compliance with the US Department of Interior FWS "Interim Guidelines To Avoid and Minimize Wildlife from Wind Turbines" (2003) for evaluation of potential development sites, proper location and design of turbines and associated structures within sites selected for development and pre and post construction research and monitoring to identify and or assess impacts to wildlife.

12. Ice Buildup Sensors: Ice buildup sensors shall be required for industrial WECSs.

13. Transmission Lines: All power transmission lines from the WECS electricity generation facilities shall be underground.

14. Blade to Ground Distance: The lowest portion of the blade may not be closer than 35 feet to the ground.

15. Notice and Safety Considerations:

(a.) Signs:

- i. Caution Signs: Caution signs shall be placed at the setback limits warning of ice and blade throws. Signs shall be placed at fifty foot intervals and be 4 to 6 feet high (at eye level). Signs shall be a minimum of one foot square and no larger

than two feet square in size and shall have the words “CAUTION: FALLING OBJECTS” and emergency telephone numbers.

ii. There shall be a sign affixed to the gate in the security fence that will read “STAY OUT” in six inch letters and have emergency contact numbers listed on its face in one inch lettering. Lettering will be black on a white background.

(b.) Fencing: Access to the tower shall be limited by means of a fence eight (8) feet high with minimum six (6) inches of security wire on top surrounding the tower base with a locking gate monitored by a security device and tower climbing apparatus to no lower than twelve (12) feet from the ground, or a locked door to internal stairs if so equipped.

(c.) Limit Tip Speed: No WECS facilities will be permitted that lack an automatic braking, governing, or feathering system to prevent uncontrolled rotation, over-speeding, and excessive pressure on the tower structure, rotor blades, or turbine components.

(d.) Emergency Shutdown Procedures: Emergency shutdown procedures shall be filed with the Code Enforcement Office

16. Use of Public Roads:

(a.) A survey of condition of local roads and bridges is to be performed prior to site preparation and construction and submitted with an application for special use permit.

(b.) Applicant is responsible for fortifying roads and bridges prior to use and for any necessary repairs afterwards, through all phases including decommissioning.

(c.) Applicant must secure financial insurance in a reasonable amount agreed by relevant parties for the purpose of restoring bridges and roadways to the original condition as documented in the initial survey.

(d.) An applicant, owner, operator or supplier proposing to use federal, state, county, township or village roads to transport parts, materials or equipment for construction, operation or maintenance shall identify such public roads and obtain applicable weight and size permits.

17. Additional Access Roads:

(a.) Existing roadways will be used when possible.

(b.) Any new roadways will be constructed in a way that is not conspicuous to the surrounding environment.

18. Operating Considerations:

(a.) Removal if Not Operational: Any WECS which has not been in active service for a period of six (6) months shall be removed from the premises to a place of safe and legal disposal. Additionally, all structures, guy cables, guy anchors and/or enclosures accessory to such WECS shall also be removed. The site shall be restored to a natural condition to a

minimum depth of three (3) feet as instructed by the Code Enforcement Officer. Such removal shall be completed at the owner's expense.

- (b.) Landscaping: Upon completion of installation, the site shall be returned as close as possible to its natural state.
- (c.) Gravel and Fill: Gravel and fill required for construction shall not be quarried from land covered by the special use permit.
- (d.) Building and Grounds Maintenance: Any damaged or unused parts shall be removed from the premises within thirty (30) days. All maintenance equipment, spare parts, oil, etc, shall also be removed within thirty (30) days. All tools and materials related to WECS operations must be removed from the site or stored while the site is active or inactive. Storage facilities will be governed by the requirements of Article 4.E above.
- (e.) Ownership Changes: If the ownership of a WECS operating under a Special Use Permit changes, the Special Use Permit shall remain in force. All conditions of the Special Use Permit, including bonding, letter of credit, or continuing certification requirements of the original owner will continue to be obligations of the succeeding owner. However, the change in ownership shall be registered with the Code Enforcement Officer. The Town of Canadice will retain the bond throughout the property transfer. The bond will not be returned to the previous owner. The previous owner has the responsibility of negotiating the cost of the bond into the property transfer transaction.
- (f.) WECS Modification: Any and all modifications, additions or deletions to WECSs that operate under a Special Use Permit, whether structural or not, shall be made by Special Use Permit, except that such Special Use Permit shall not be required for repairs which become necessary in the normal course of use of such WECS or become necessary as a result of natural forces, such as wind or ice.
- (g.) Wildlife Impact: In addition to the pre-construction study required in the Application Phase, applicant must monitor all sites for impact on wildlife for a period of three years after startup. Such studies shall conform to the USFWS "Guidelines to Avoid Wildlife Impacts" and be conducted with the participation of third party experts, such as NYS DEC or the NY Field Office of the US FWS. All expenses are the responsibility of the owner. After the three year period, if it is evidenced at any time by the Code Enforcement Officer or any elected official of the Town of Canadice that any WECS is causing the death of migratory birds, bats, raptors or protected species, that WECS shall cease operation until an impact study is completed.
- (h.) Cessation of Operation: If transmission services from a WECS is to be discontinued for a period exceeding six (6) months, the owner of such WECS shall notify the Code Enforcement Officer within thirty (30) days of the date of such discontinuance.

19. Certification:

- (a.) Inspection:



- i. An inspection report prepared by an independent professional engineer licensed in the State of New York will be required at the time of installation. The inspection report will be for the structure and the electronics and will be given to the Code Enforcement Officer.
- ii. The owner, manager, or other benefiting party in interest shall, through an independent engineer, complete an annual inspection report. The report will be provided to the Canadice Town Board, and it will also be submitted to the Code Enforcement Officer.
- iii. Each facility subject to this article may be inspected minimally, on an annual basis, by the Code Enforcement Officer, Town Engineer, or any other person appointed by the Town Board to ensure compliance with this article and a wildlife impact statement will be submitted to the Town of Canadice within thirty (30) days of any such inspection. Any expenses incurred by the inspection or wildlife impact statement will be paid by the applicant.
- iv. National and State Standards: The applicant shall show that all applicable manufacturers, New York State, and U.S. standards for the construction, operation, and maintenance of the proposed WECS are being complied with. WECSs shall be built, operated, and maintained to applicable industry standards of the Institute of Electrical and Electronic Engineers (IEEE) and the American National Standards Institute (ANSI). The applicant for a WECS Special Use Permit shall furnish evidence, over the signature of a professional engineer licensed to practice in the State of New York that such WECS is in compliance with the standards.
- v. Wind Speed/Wind Load: Certification is required by a registered professional engineer or manufacturer's certification stating the tower design is sufficient to withstand wind-load requirements for structures and established by the Building Code of New York State and will shut down when wind speeds exceed manufacturer's maximum acceptable speed specifications.

## E. GENERAL REGULATIONS FOR RESIDENTIAL AND COMMERCIAL WECS

### 1. Placement:

- (a.) No more than two (2) WECS are permitted per lot.
- (b.) Setbacks, Ice and Blade Throw: Setbacks from adjacent property lines, right-of-ways, easements, public ways or power lines (not to include individual residential feed lines) shall be two and one half (2.5) times the maximum WECS height or one and one half (1.5) times the maximum calculated ice or blade throw distance to the maximum point of impact whichever is greater and that such calculation shall be provided by the installation contractor.

### 2. Noise Level Limit: Individual WECS shall be located with relation to property lines so that the level of noise produced during operation shall not exceed the average night time ambient noise levels, measured at the boundaries of all the closest parcels that are owned by non-site owners

and that abut either the site parcel(s) or any other parcels adjacent to the site parcel held in common by the owner of the site parcel as those boundaries exists at the time of Special Use Permit application.

3. Guy Wires and Anchors: All guy wires or cables shall be marked with high-visibility orange or yellow sleeves from the ground to a point ten (10) feet above the ground.
4. Lighting: No WECS shall be lighted artificially unless such lighting is required by a state or federal agency.
5. Scenic View Shed Impact: No WECS shall be installed in a location where the Planning Board and subsequent Public Hearing determine the WECS is detrimental to the character of the neighborhood.
6. Broadcast Interference:
  - (a.) No individual WECS facility shall be installed in any location along the major access of an existing microwave communication link where its operation is likely to produce electromagnetic interference in the link's operation.
  - (b.) No individual WECS facility shall be installed in any location where its proximity with existing fixed broadcast transmission or reception antenna (including residential reception antenna) for radio, television, wireless phone, or other personal communication systems would produce electromagnetic interference with signal transmission or reception.
  - (c.) The recipient of the Building Permit must correct any unforeseen interference to the satisfaction of the Code Enforcement Officer within sixty (60) days of any validated complaint.
7. Specifications:
  - (a.) Maximum Height Limit: Maximum height limit shall be no greater than one hundred (100) feet.
  - (b.) KW Limit: Twenty (20) KW, maximum operating output.
  - (c.) Color: Residential WECS shall be battleship gray unless the Planning Board determines the manufacturer's color is appropriate to the neighborhood.
  - (d.) Structure: Lattice or solid tube as per manufacturers engineered specifications.
  - (e.) Design and Specifications: Detailed design and specification will be required during site plan review.
  - (f.) Ice Buildup Sensors: Ice buildup sensors are not required.
  - (g.) Connecting Cables: All power transmission lines from the WECS electricity generation facilities shall be underground.

(h.) Blade-to-Ground Distance: The lowest portion of the blade may not be closer than fifteen (15) feet to the ground.

8. Notice and Safety Considerations:

(a.) Access: Tower climbing apparatus shall be no lower than twelve (12) feet from the ground.

(b.) Limit Tip Speed: No WECS facility shall be permitted that lack an automatic braking, governing, or feathering system to prevent uncontrolled rotation, over-speeding, and excessive pressure on the tower structure, rotor blades, or turbine components.

9. Certifications:

(a.) Lightning Strikes/Grounding: The applicant shall show that all applicable manufacturers, New York State, and U.S. standards for the construction, operation, and maintenance of the proposed WECS have been or are being complied with.

(b.) Wind Speed/Wind Load Manufacturer's certification stating the tower design is sufficient to withstand wind-load requirements for structures and established by the Building Code of New York State and will shut down when wind speeds exceed manufacturer's maximum acceptable speed specifications.

F. LIABILITY/INDEMNITY

1. Insurance Liability: Prior to issuance of a building permit for an industrial WEC, the applicant shall provide the Town, in the form of a duplicate insurance policy or a certificate of coverage issued by an insurance company for liability insurance of an amount to be determined by the Town Board in consultation with the Town's insurer. This policy or certificate shall be to cover damage or injury which might result from the failure of a tower or any other part(s) of the WECS generation and transmission facility.

2. Performance Bond (Removal):

(a.) The owner of a WECS, after such application has been approved and before a building permit is issued, shall submit a letter of credit or other acceptable surety sufficient to ensure the removal of the WECS. The Town Engineer and Town Attorney shall judge this letter of credit or other surety adequate and satisfactory before a building permit is issued, but should be at least 125% of the estimated cost of removal.. Said letter of credit shall be forfeited if removal is not completed by the deadline as previously specified in this article. This estimate will be reviewed and updated every 2 years by the Town Engineer.

(b.) If transmission services from a WECS are to be discontinued for a period exceeding six (6) months, the owner of such WECS shall notify the Code Enforcement Officer within thirty (30) days of the date of such discontinuance.

- (c.) Any WECS which has not been in active and continuous service for a period of six (6) months shall be removed from the premises to a place of safe and legal disposal. Additionally, all structures, guy cables, guy anchors and/or enclosures accessory to such WECS shall also be removed. The site shall be restored to a natural condition instructed by the Code Enforcement Officer. Such removal shall be completed at the owner's expense within three (3) months of cessation of active and continuous use of such WECS or forfeit bond. Failure to notify and/or remove the obsolete or unused tower in accordance with these regulations shall be a violation of this local law and the cost of removing the towers and accessory structures shall be placed as a lien on the property owner's tax bill.
  - (d.) Environmental Contamination: A performance bond will be required to deal with DEC requirements. The owner of a WECS, after such application has been approved and before a building permit is issued, shall submit the maximum amount letter of credit or acceptable surety necessary to ensure the cleanup of any contamination in accord with DEC requirements. The Town Engineer and Town Attorney shall judge the letter of credit or other surety adequate and satisfactory before a building permit is issued.
  - (e.) Continuing Obligations: All requirements detailed in the subdivisions above shall remain in force for the life of the Special Use Permit.
  - (f.) Enforcement: Any person, firm or corporation who commits an offense against, disobeys, neglects or refuses to comply with or resists the enforcement of any of the provisions of this local law, upon conviction, be deemed guilty of a violation, punishable by a fine of not more than five hundred dollars (500.00) or by imprisonment not exceeding fifteen (15) days, or both such fine and imprisonment. Each week an offense is continued shall be deemed a separate violation of this local law and duly punishable as such. In addition to the penalties provided herein, the Town Board may also maintain an action or proceedings in the name of the Town of Canadice in any court of competent jurisdiction to compel compliance with, or to restrain by injunction any violations of this section, and for damages, including without limitation, the legal cost and expenses of such action, which includes attorney's fees.
3. Change: No changes can be made to this Special Use Permit. Any changes will require a new application process.

#### **SECTION IV. Validity and Severability**

Should any word, section, clause, paragraph, sentence, part or provision of this Local Law be declared invalid by a Court of competent jurisdiction, such determination shall not affect the validity of any other part hereof.

SECTION V. Repeal, Amendment, and Supercession of Other Laws

This Local Law hereby repeals all other Ordinances or Local Laws of the Town of Canadice in conflict with the provisions of this Local Law and are hereby superseded or repealed to the extent necessary to give this Local Law force and effect during its effective period. Without limiting the foregoing, this Local Law amends Chapter 77 of the Town Code entitled, "LAND USE."

SECTION VI. Effective Date

This Local Law, after its adoption by the Town Board of the Town of Canadice, shall take effect immediately upon its filing with the Office of the Secretary of State of the State of New York.