

Bill VSC 1909

A local law to amend the Code of the Village of Sea Cliff, in relation to property improvements that require site plan approval pursuant to Chapter 107.

Section one. Section 107-4 of the Code of the Village of Sea Cliff is hereby amended to read as follows:

§107-4. Review Required.

Site plan review, as provided herein, shall be required for the following, and the Planning Board shall approve, approve with modifications or disapprove applications, as follows:

A. Applications for building permits. All building permit applications involving the proposed erection of any structure, other than accessory structures on previously improved property or additions to one-family dwellings where the gross floor area of the addition does not exceed 50% of the gross floor area of the existing dwelling.

B. Applications for building permits for additions to one-family dwellings. All building permit applications involving the proposed erection of any addition to a one-family dwelling where the gross floor area of the addition equals or exceeds 50% of the gross floor area of the existing dwelling.

C. Applications for development of land.

D. A change in access to a site or a change in circulation within a site that (i) effects at least 20% of the paved and/or gravel area, (ii) increases the paved and/or gravel area by 10% or more, or (iii) relocates or increase the total linear width of any curb cut or cuts.

E. Any substantial change in topography. For purposes of this section, any change in topography in excess of one (1) foot in height or elevation, at any point or over any 10 foot linear area, shall be considered a substantial change.

F. Any construction involving an enlargement or modification to roof area or building footprint, or an addition or modification to an accessory structure, regardless of whether such structure qualifies for a building permit exemption under section 138-1205, for property abutting Hempstead Harbor.

Section two. Any local law, ordinance, or resolution of the Village of Sea Cliff in conflict with this local law is hereby repealed to the extent of such conflict, except that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of such local law, ordinance or resolution prior to the effective date of this local law.

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

Section four. This local law shall take effect immediately upon adoption and filing of such law pursuant to the Municipal Home Rule Law.