

Bill VSC 1805

A local law to amend the Code of the Village of Sea Cliff, in relation to definitions of steep slopes, lot area and front property lines.

Section one. Section 138-201 of the Code of the Village of Sea Cliff is hereby amended, by amending the definitions of “lot area” and “front property line” and adopting a definition of “steep slope”, to read as follows:

“FRONT PROPERTY LINE

The distance between the boundary lines of a lot when measured along any property line abutting a municipal street. Every lot must have at least one Front Property Line.

LOT AREA (OR AREA OF A LOT)

The area of a lot on which a building and its accessories are located or to be located. In determining compliance with the minimum lot area requirements within any given zoning district in the Village, the following areas shall be excluded from the computation:

- A. Any area located in the bed of any street or right-of-way;
- B. Any area over which exists any easement or right-of-way, other than for utilities;
- C. Any area within, or deemed to be, a steep slope; and
- D. Any area located in a tidal or freshwater wetland as determined by the New York State Department of Environmental Conservation.

STEEP SLOPE

A geographical area, whether natural or man-made, which has a ratio of vertical distance to horizontal distance of 15% or more, based on a topographical map having a two-foot contour interval, over a horizontal distance measuring at least 25 feet in all directions.”

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 Any local law, ordinance, or resolution of the Village of Sea Cliff in conflict with this local law is hereby repealed to the extent of such conflict, except that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed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