

Local Law #___ of 2017

A Local Law to amend section 4 and 5 of Article IX of the Village of Chestnut Ridge Zoning Code to provide for an expiration date of Approved Final Site Development Plans

Article IX, Sections 4 and 5, of the Village of Chestnut Ridge Zoning Code shall be amended as follows (new text in italics):

4. Final site development plan review.

- A. Notwithstanding the provisions of Section 7-725 of the Village Law of the State of New York, no application for final site development plan review shall be submitted by an applicant prior to approval or approval with modifications of a preliminary site development plan application for the site. The final site development plan application shall contain all modifications and conditions required by the Planning Board in its preliminary approval.
- B. An application for the final site development plan review shall be made in the same manner as prescribed for preliminary review as set forth in Section 3 hereinabove and in the site development plan rules and regulations.
- C. Final site plan approval shall expire one (1) year from the date of the resolution approving the final site plan unless the final site development plan that complies with the conditions of the final approval is submitted for signing and filing as set forth in subsection 5 below prior to said one (1) year period. The Planning Board may, in its discretion, grant a six (6) month extension of the expiration period for good cause shown, not to exceed two (2) such extensions. Final site plan approvals granted prior to the date of this local law shall expire one (1) year from the date of the adoption of this local law unless the approved final site development plan is submitted for signing and filing as set forth in subsection 5 below. Final site plan approvals granted prior to the date of this local law shall be subject to the ~~same~~ extensions by the Planning Board as set forth above.

5. Signing and Filing.

Upon submission of the approved Final Site Development Plan with modifications required by the Planning Board in its final form, and upon satisfaction of any conditions imposed in such approval, and after review by the appropriate Village departments, agencies and consultants, may be submitted for final signature by the Chairperson of the Planning Board who shall sign the approved site development plan and file one copy with the Building Inspector. No site plan shall be signed, however, until all public hearing posters have been returned to the Secretary to the Planning Board.

This local law shall be effective upon filing with the Secretary of State.