

ARTICLE I

Title and Purpose

1. Long title.

The long title shall be as follows: "A law regulating and restricting the location, construction and use of buildings and structures and the use of land in the Village of Chestnut Ridge, County of Rockland, State of New York."

2. Short title.

This local law shall be known and may be cited as the "Zoning Law of the Village of Chestnut Ridge, New York."

3. Purposes.

There is hereby established a new Comprehensive Zoning Local Law for the Village of Chestnut Ridge, which law is set forth in the text, tables and map that constitute this local law. Said law is adopted for all of the purposes set forth in Article 7 of the Village Law of the State of New York, Article 10 of the Municipal Home Rule Law, and the Statute of Local Governments, and all power and authority granted therein are hereby adopted in the interest, protection and promotion of the public health, safety and general welfare.

The Comprehensive Zoning Law implements the policies for and use in the Village of Chestnut Ridge, which include:

- A. The Village's environmental resources are limited; the protection and enhancement of environmental, human and community resources must be fully respected.
  
- B. The impacts of growth must be controlled to maintain the rural, semirural and suburban character of the Village consistent with the ability of the Village to provide facilities and services.
  
- C. Commercial development must not be permitted to cause adverse impacts on the circulation facilities and on community appearance and should meet locally generated needs.
  
- D. Public facilities and services, including roads, drainage and recreation, must be planned and implemented consistent with the ability of the community to fund such facilities and the need to provide for an expanded population and not as a response to incremental and disjointed growth.
  
- E. Housing and employment opportunities should be broadened to the extent possible, by encouraging a

wider variety of housing units and employment-producing land uses.

- F. A greater role for the public must be encouraged, both at the community level for policy implementation and at the neighborhood level for land use implementation.