

VILLAGE OF CHESTNUT RIDGE LOCAL LAW NO. 5 of 2021

A LOCAL LAW TO CONFIRM AND CODIFY THE PUBLIC HEARING NOTICE REQUIREMENTS FOR THE VILLAGE’S ZONING BOARD OF APPEALS.

BE IT ENACTED by the Village Board of the Village of Chestnut Ridge, Rockland County, New York (“Village Board”) as follows:

Section 1. Part II, titled “General Legislation,” Chapter 290, titled “Zoning,” Article XV, titled “Board of Appeals”, Section 290-105, titled “Rules of Procedure”, of the Village of Chestnut Ridge Village Code is hereby amended to add a Sub-Section “D” addressing Public Hearing Notice, which newly added Sub-Section shall read as follows:

§ 290-105 Rules of Procedure.

- D. At least five days prior to the public hearing on the preliminary and final site development plan, the applicant shall submit an affidavit stating that he has sent notice of such hearing by certified mail, return receipt requested, to property owners within 500 feet of the perimeter of the site (as shown on the latest Town of Ramapo tax rolls), at least 10 days prior to the public hearing, and shall submit receipts from the U.S. Postal Service showing such mailing to each of said property owners. The applicant shall also submit an affidavit that, at least 10 days prior to the public hearing, posters were placed in visible locations on any public thoroughfare abutting the site at distances of 200 feet in front of the site and for a distance of 500 feet from the perimeter of the property. Said posters shall be provided to the applicant by the Secretary of the Planning Board. The Village shall advertise the date, time and place of the hearing in the official newspaper of the Village at least 10 days prior to said hearing.

Section 2. **State Environmental Quality Review Act.**

This Local Law is classified as a Type II action under the Regulations governing the State Environmental Quality Review Act.

Section 3. **Severability.**

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

Section 4. **Supersession.**

It is the express intent of the Village Board, pursuant to Municipal Home Rule Law §§10 and 22, to supersede Village Law §7-712-a to adopt the additional notice requirements for a public hearing as set forth in this Local Law No. 6-2021.

Section 5. Effective Date.

This Local Law shall become effective immediately upon filing with the Secretary of State.