

**VILLAGE OF CHESTNUT RIDGE
LOCAL LAW NO. F OF 2022
A LOCAL LAW AMENDING CHAPTER 290, ZONING,
TO ELIMINATE THE REQUIREMENT FOR A TWO-CAR GARAGE AT ONE-FAMILY
RESIDENCES, AND AUTHORIZE THE BUILDING INSPECTOR TO REFER
ARCHECTURAL REVIEW OF GARAGE CONVERSIONS
TO THE ARCHITECTURAL REVIEW BOARD**

Be it enacted by the Village Board of Trustees of the Village of Chestnut Ridge by authority of Article 7 of the Village Law and Article 2, Section 10 of the Municipal Home Rule Law, as follows:

(Note: Proposed insertions of language into the Code are indicated by underlining. Proposed deletions of language from the Code are indicated by strikeout symbols. All other language shown is to remain unchanged. The symbol “ * * * *” indicates portions of the Code to remain unchanged, which are not shown here for brevity.)*

Section 1: Legislative findings and intent. The Village Board of the Village of Chestnut Ridge hereby finds and declares:

The Village Board finds that, given the rising cost of residential construction, it may be a burden to require indoor parking in a two-car garage at all new one-family residences, when outdoor parking can serve the public purpose of providing off-street parking at less expense.

The Village Board further finds that families who own an existing home may need additional living space, and may wish to finish their existing garage space for this purpose. As long as a minimum of two outdoor parking spaces are provided, the Board finds that there is no adverse impact to allow already constructed garage spaces to be finished and used for living space rather than for automobile storage.

Section 2: Amend Chapter 290, Zoning, Attachment 1:1 – Table of General Use Requirements – Part 1, Residential Districts, RR-50 District, Column F, use #13, 1-family residences, as follows:-

Table of General Use Requirements
Part 1: Residential Districts
RR-50 District

F	
Minimum Off-Street Parking Spaces (subject to Article VII)	
For:	At Least 1 Parking Space for Each Unit of Measurement Listed or as Otherwise Noted Below:
* * * * *	* * * * *
13. 1-family residences	½ dwelling In addition, 1 parking space for each roomer or boarder. For any home occupation at least 2 parking spaces.

Section 3: Amend Chapter 290, Zoning, Article VII Parking and Loading, §290-28, as follows:

§ 290-28 Location and size of parking spaces.

A.

Location. For every dwelling unit, two parking spaces 9 feet wide by 19 feet deep shall be provided for parking vehicles either in a garage or in an outdoor parking area outside of required yards. A driveway behind a required front yard for a one-family or two-family residence may count as an open or outdoor parking space for up to two vehicles. No more than two vehicles may be parked between the required front yard and a one-family or two-family residence.

B.

Size of spaces. Minimum parking stall width for non-residential parking spaces shall be nine feet, except that the Planning Board may reduce stall widths for employee parking areas to 8 1/2 feet. Minimum parking stall length shall be 19 feet, and minimum aisle width shall be 24 feet, curb to curb or to wall. See Chapter 226, Site Development Plans, Attachment 1, Diagram A.

C.

Size of garages. The minimum size of a garage, if desired, for each indoor parking space for a residential dwelling unit shall be 10 feet wide by 20 feet deep.

Section 4: Amend Chapter 290, Zoning, Article XIII Nonconforming Uses, Buildings or Lots, §290-84, by striking out subsection B, and re-numbering the subsequent sections, as follows:

§ 290-84 Nonconforming buildings, structures, parking or lots.

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Section 5: Amend Chapter 290, Zoning, Article VI, Supplementary Regulations, by adding a new section, §290-26.1, Conversion of Existing Garages from Automobile Storage to Habitable Living Space, as follows:

§290-26.1 Conversion of Existing Garages from Automobile Storage to Habitable Living Space

Alterations to an existing garage at a single family or two-family residence, to convert the interior space from automobile storage to habitable living space, shall require a building permit. Such newly finished, habitable interior space shall count as gross floor area, as defined by this chapter. Such conversions shall replace the existing garage door with walls and/or windows that match the existing façade of the residence and maintain the existing plane of the wall. The Building Inspector may refer the building permit to the Architectural Review Board for its review and approval, if the inspector finds that the proposed conversion is excessively dissimilar in appearance to the rest of the home, per the procedures of Chapter 13 of this Code, regardless of the conversion project size or cost.

Section 6: Separability. If any section, subsection, clause, or provision of this Local Law shall be deemed by any court of competent jurisdiction to be unconstitutional, ineffective, or otherwise legally invalid or unenforceable, in whole or in part, to the extent that it is not unconstitutional, ineffective, or otherwise legally invalid or unenforceable, it shall be valid and effective and no other section, subsection, clause or provision shall, on account thereof, be deemed invalid or ineffective.

Section 7: This local law shall take effect immediately upon filing with the Secretary of State.