

Local Law Filing

NEW YORK STATE DEPARTMENT OF STATE
162 WASHINGTON AVENUE, ALBANY, NY 12231

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

STATE OF NEW YORK
DEPARTMENT OF STATE
FILED
JUN 16 2003
MISCELLANEOUS
& STATE RECORDS

County

City

Town

Village

Local Law No. 5 of the year 2003..

A local law Amendment to Accessory Buildings
(Insert Title)

Be it enacted by the Village Board
(Name of Legislative Body) of the

County

City

Town

Village

of Chester as follows:

A copy of Local Law #5 is attached.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No.5..... of 2003. of the (County)(City)(Town)(Village) of Chester Village Board was duly passed by the on June 9, 2003., in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. of 19.... of the (County)(City)(Town)(Village) of was duly passed by the on 19... , and was (approved)(not approved)(repassed after disapproval) by the and was deemed duly adopted on 19...., in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. of 19.... of the (County)(City)(Town)(Village) of was duly passed by the on 19.... , and was (approved)(not approved)(repassed after disapproval) by the on 19.... . Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on 19.... , in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. of 19.... of the (County)(City)(Town)(Village) of was duly passed by the on 19.... , and was (approved)(not approved)(repassed after disapproval) by the on 19.... . Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of 19.... , in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19_____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 19_____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19_____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 19_____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____, above.

Elizabeth S. Krueger
Clerk of the County legislative body, City, Town or Village Clerk
or officer designated by local legislative body

(Seal)

Date: 6/10/03

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)

STATE OF NEW YORK
COUNTY OF Orange

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

Kenneth J. Frank
Signature Kenneth J. Frank

Village Attorney
Title

County
City of Chester
Town
Village

Date: 6/10/03

Village of Chester

Local Law No. 5 of the year 2003

A local law entitled "AMENDMENT TO ACCESSORY BUILDINGS"

Be it enacted by the BOARD OF TRUSTEES of the

VILLAGE OF CHESTER as follows:

Section 1. The Code of the Village of Chester Chapter 98, Zoning, Section 98-12, Accessory buildings is hereby amended and replaced in its entirety as follows:

§98-12 Accessory buildings and structures

A. A permitted accessory building or structure may be located in any required side or rear yard, provided that:

- (1) Such building or structure, except for farm purposes, shall not exceed fifteen (15) feet in height.
- (2) A private garage shall be set back at least fifteen (15) feet from any lot line. Except as set forth below, any other accessory building, structure or shed, will be set back at least a distance equal to the height of the building, structure or shed or five (5) feet, whichever is greater, from any lot line and at least fifteen (15) feet from the principal building on an adjoining lot. Any structure for which the setback requirements are defined elsewhere in this chapter, *e.g.*, fence, swimming pool, sign etc... is not subject to these restrictions.
- (3) Such building or structure shall not occupy more than thirty percent (30%) of the required side or rear yard.

B. No such building or structure shall project nearer to the front lot line than the principal building and will otherwise meet all front yard set back requirements.

C. In all residence districts, a private garage is permitted only on the same lot as a dwelling. However, a private garage built across a common lot line by mutual agreement between adjoining property owners is permitted, provided an easement for same is duly recorded with the Orange County Clerk.

D. No private garage in a residential or B-1 District shall provide storage for more than one (1) motor vehicle for each twenty-five (25) feet of lot width or major fraction thereof or more than one (1) vehicle for each two thousand five hundred (2,500) square feet of lot area or

major fraction thereof, nor for more than three (3) motor vehicles in any case, of which not more than one (1) vehicle may be a commercial vehicle.

Section 2. Repealer. All local laws, ordinances or parts thereof inconsistent or in conflict with this local law are hereby repealed as to said inconsistencies and conflicts.

Section 3. Severability. In the event that any clause, sentence, section or other part of this local law is declared to be invalid, such invalidity shall not affect the remainder of this Chapter.

Section 4. This local law shall become effective immediately upon filing with the Office of the Secretary of State pursuant to the Municipal Home Rule Law.