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Alyson F. Sweeney
Secretary of State

Village of Rockville Centre

Local Law 2 of 2001

A local law amending Chapter 134 of the Code of Rockville Centre to enact procedures for Site Plan and Exterior Design Review

Be it enacted by the Board of Trustees of the Village of Rockville Centre as follows:

SITE PLAN AND EXTERIOR DESIGN REVIEW

ARTICLE XXVIII

134-131

General Purpose.

(A) Site Plan Review:

The purpose of this article is to promote the health, safety, morals and general welfare of the Village of Rockville Centre through site plan review. Toward this end, site plan review shall include, but shall not be limited to, vehicular and pedestrian traffic and circulation; adequacy of utility, drainage and garbage facilities; preservation of trees, and appropriate screening through landscaping. This development and design evaluation procedure will allow the Village to review the arrangement, layout, use interrelationships and neighborhood impacts of sites intended for development or redevelopment.

(B) Exterior Design Review: The purpose of this article is to preserve and promote the character and appearance of the Village of Rockville Centre, through exterior design review. Buildings and structures that are visually offensive or inappropriate due to poor exterior design quality mar the appearance of the Village, impair the use, enjoyment and desirability and reduce the values of properties. In addition, such buildings and structures are detrimental to the character of the neighborhoods, prevent the most appropriate development and utilization of land, and therefore adversely affect the functioning, economic stability, prosperity, health, safety and general welfare of the entire community. The purpose also is to ensure that the aesthetic quality of such design conforms to the character of the neighborhood.

134-132 Definitions

As used in this article, the term "site plan" shall mean a rendering, drawing, or sketch prepared to specifications contained in this article. The site plan shall show the arrangement, layout, and design of the proposed use of a single parcel of land. Plats showing lots, blocks, or sites that are subject to subdivision review shall continue to be subject to such review and shall not be subject to review as site plans under this article.

As used in this article, the term "exterior design" shall mean the appearance of a building or structure, including the façade, the arrangement of doors, windows, porticos, supports or columns, porches or garages, including height, width and length, exterior materials and treatments, roof structures and landscaping.

As used in this article, the term "architectural or exterior design consultant" shall mean an architect licensed by the State of New York, or a person with expertise in site development and landscape design to act as a landscape consultant, who has been appointed by the Board of Trustees to serve as a panel to assist the Board of Trustees in its review of plans submitted in accordance with this Article.

134-133 A. Uses and Actions Subject to Site Plan Approval and Exterior Design Review

In all districts, the Planning Board shall conduct Site Plan Review and Exterior Design Review for the following:

- 1) The new construction or renovation of any commercial building or structure, or any multi-family building or structure, when the building or structure has a footprint of 10,000 square feet or more or has an aggregate square footage of 20,000 square feet or more.
- 2) The erection, enlargement, or change in use of any commercial building or structure or multi-family building or structure that is 10,000 square feet or more or has an aggregate square footage of 20,000 square feet or more.
- 3) All proposed commercial or multi-family use of undeveloped open land or space, including open land created by demolition of structures, where the structure will have a footprint of 10,000 square feet or more or has an aggregate square of 20,000 square feet or more.
- 4) Amendment of a previously approved site plan.

Site Plan Review is not required for customary and incidental repairs.

B. Uses and Actions Subject to Exterior Design Review

In all districts, the Board of Trustees shall conduct Exterior Design Review for the following:

1. The new construction of single-family dwellings or two family dwellings.
2. Alterations and renovations of single family dwellings or two family dwellings that are:
 - a) in excess of 25% or more of the existing area coverage of the site, or
 - b) cost more that \$150,000, or
 - c) result in an increase of more that 1000 square feet of new living space.
3. The new construction, alteration or renovation to the exterior of any commercial building or structure, or multi-family building or structure that is less than 10,000 square feet but costs \$25,000 or more.

Exterior design review shall not be required for minor exterior renovations.

C. Where site plan or exterior design approval is required:

- 1) No building, structure, or outdoor use of land shall be used, constructed, enlarged, altered, or moved in any zoning district until a site plan meeting the requirements of this article has been approved.
- 2) No building permit, certificate of occupancy, or certificate of completion shall be issued by the Superintendent of Buildings except upon authorization of, and in conformity with, the site plan approval.

D. In all cases where a variance or special exception is required, the applicant shall first obtain a variance or special exception from the Zoning Board of Appeals before proceeding with site plan review or exterior design review.

134-134 General Standards as Basis for Action on Site Plans.

- 1) Relationship of proposed development to any adopted village comprehensive plan and to the village overall.
- 2) Relationship of and compatibility with the proposed development of the site and to existing buildings in the adjoining area.
- 3) Landscaping and site treatment to create visual and noise deferring buffers, with particular attention to proposed development that abuts residential property, so as to protect the quiet enjoyment of residential property.
- 4) Ecological considerations, including the adequacy of water supply, electrical power and preservation of trees.
- 5) Adequacy of storm drainage facilities, waste disposal facilities and utility services.
- 6) Traffic impact on surrounding streets and on the village overall to insure adequate access, visibility and safety.
- 7) Adequacy of on-site circulation, including but not limited to the arrangement of vehicular traffic, ingress and egress, driveway connections to public streets, intersections, road widths and traffic control.
- 8) On-site pedestrian and bicyclist circulation, including but not limited to the separation of pedestrian traffic from vehicular traffic, and locations of walkways and intersections.
- 9) Protection of adjoining properties from noise and odors.
- 10) Location and arrangement of on-site lighting to protect adjoining properties.

In approving any application, the Board may impose appropriate conditions and safeguards designed to prevent harmful effects.

The Board may disapprove any site plan application, provided that the Board has afforded the applicant an opportunity to confer upon suggestions for change of the plan.

134-135 Application Procedure for Site Plan Review.

A. Presubmission. Prior to a formal submission, the applicant should meet in person with a representative of the Building Department to discuss the proposed site plan.

B. Formal submission. A site plan shall be prepared by a New York State registered or licensed professional, which includes an architect, landscape architect, land surveyor, engineer, or professional planner. The site plan shall be submitted to the Building Department.

C. Fees.

- 1) All submissions for site plan approval shall be accompanied by a fee as established by the Board of Trustees to pay for the costs of planning, design, and engineering review.
- 2) Such fees do not cover the cost of an environmental assessment form or an environmental impact statement. The applicant shall be responsible for the total cost of environmental reviews that are determined to be necessary to meet the requirements of the State Environmental Quality Review Act.

134-136 Required Submissions

- A. Required submissions. All applications for approval of a site plan shall be submitted on a form provided by or approved by the Building Department, and shall not be accepted by the Building Department unless it is complete. All maps submitted must be at a scale of not less than thirty feet to the inch.
- B. Completeness. No application shall be deemed complete unless it meets the information requirements listed in this section and unless it is accompanied by an environmental assessment form (EAF), or is shown to be exempt from environmental review, in accordance with SEQRA regulations and Section 7-725(A)(10) of New York State Village Law.
- C. The following information must be submitted with an application for site plan approval, unless waived, in writing, by the Superintendent of Buildings:
 - 1) Completed Building Permit application.
 - 2) Filing fee.
 - 3) Two sets of complete plans with Architect or Engineer's seal. (a) Eight (8) sets of front, rear, right, and left side elevations, two of which are sealed by architect. (b) Two (2) sets of landscape plans, floor plans, front, rear, right and left side elevations reduced to 11" X 17".
 - 4) Eight (8) plot plans by a licensed surveyor, engineer, or architect, which will show the following: (if subject parcel is located on a County Road, eight (8) original copies are required) (a) Proposed setback from street line, proposed side yards, proposed rear yard. (b) Proposed and existing elevations of the four corners of the subject property and elevation of adjacent properties. (c) Proposed elevation of garage floor; proposed elevation of first floor. (d) Proposed finished grade at four corners of building. (e) Location of driveways and curb cuts. (f) Location and size of all required dry wells. (g) Location and size of all existing trees. (h) Location of light poles, fire hydrants, etc. (i) Computation of area covered by all structures to be shown on plot plan. (j) Certified survey that has been prepared no more than one year prior to submission.
 - 5) Eight (8) plot plans with a detailed landscape plan indicating the location, type, and size of all new plantings, existing trees, and shrubs, which will remain.

- 6) Eight (8) copies of radius map which will include the following information: (a) Radius map from tax maps showing all lots within 200' radius from all corners of property in question, designating section, block, lot(s), street addresses, size of lot and name of owner of each parcel within said radius. (b) Existing school, zoning and special district boundaries. (c) Setback from street line of all dwellings on the same side of the street within the same block of the proposed dwelling. Computation to include a drawing of the average setback of all dwellings on the same side of the street within the same block. (d) Reservations, easement and areas dedicated to public use, if any.
- 7) (a) Names and addresses of owners, using the section, block, and lot(s) from required radius maps at the Village Tax Office. Names and addresses on Form BR-3; to be submitted to the Secretary of the Planning Board. (b) Proof of notice on Form BR-2 by Certified Mail Return-Receipt Requested to all owners within the required radius, at least seven (7) days before the scheduled meeting date. Notice must state the nature of the application, Index No., date of hearing, location, and address of property. (c) One (1) copy of Form BR-4, both sides completed, to the Secretary of Planning Board, as an affidavit of service, which must be notarized and state mailing date. (d) Certified Mail receipts shall be given to the Secretary of the Planning Board no later than two (2) days before the date of the meeting.
- 8) The name and address of the applicant and licensed professionals engaged to work on the project shall be shown. Where the applicant or owner is a corporation, the Planning Board may require the names and addresses of all officers, directors and principal stockholders of said corporation.
- 9) Existing site conditions: The location of existing buildings, and if applicable, water bodies, floodplains, and floodplain boundaries as determined by the Federal Emergency Management Agency, watercourses, marshes, rock outcrops, wooded areas, existing vegetative cover, single trees with a diameter of eight inches or more measured three feet above the base of the trunk and other significant existing features on the site.
10. If this building plot is a split-off from an existing plot with dwelling, submit eight (8) surveys of existing dwelling and all structures showing side yards, front yard, rear yard, and area of land covered.
 - 11) Pictures of all buildings on the same side of the street within 100 ft. each side of subject parcel and on the opposite side of the street for the same distance, with the address of building on each photo of building.
 - 12) A professionally prepared color rendering and eight (8) sets of 11" x 14" color photographic reductions of the rendering and site plan, and each of any other building plans submitted in connection with this application.
 - 13) Any other information that may be required by the Superintendent of Buildings or Village Engineer.

The following Development data shall also be submitted:

- A. Title of development, date, north point, scale, name and address of record owner and of the engineer, architect, land planner or surveyor preparing the site development plan.

- B. All means of vehicular access and egress to and from the site onto public streets, and all provisions for pedestrian access and circulation, and if required by the Superintendent of Buildings, all proposed streets.
- C. The location and lay out of any off-street parking or loading areas, and traffic circulation areas, including pedestrian walkways.
- D. One set of preliminary plans, elevations and sections of proposed structures and roads, showing the proposed location, use, design and height of all buildings and structures, including any proposed division of buildings into units of separate occupancy and location of drives thereto and showing the proposed location of all roads, pedestrian walkways and fire lanes.
- E. The location of all proposed waterlines, valves and hydrants and sewer lines or of alternative means of water supply and sewage disposal and treatment, if any, as well as the location of existing water mains, culverts, and drains of the property, with pipe sizes, grades and directions of flow.
- F. The proposed location, direction, power and timing of proposed outdoor lighting within the site and at the site's boundaries, if adjacent to residential development or within 100 feet from residential development.
- G. The extent and amount of cut and fill for all disturbed areas, including before and after profiles and cross section of typical development areas, parking lots and roads, and including any erosion and sedimentation control plan, if applicable.
- H. Proposed storm water drainage system, including location, supporting design data and copies of computation used as a basis for the design capacities and performance of storm water management facilities.
- I. The proposed location, size, color and illumination of proposed signs.
- J. The location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences.
- K. The location of any outdoor storage for equipment and materials, if any, and the location, type and design of all solid waste-related facilities, including dumpsters and recycling bins.
- L. Detailed breakdowns of all proposed floor space by type use.
- M. In an industrial district, specific uses proposed, number of employees for which buildings are designed, type of power to be used for any manufacturing process, type of wastes or by-products to be produced by any manufacturing process, and the proposed method of disposal of such wastes or by-products shall also be shown.
- N. Location and design of all energy distribution facilities, including electrical or solar energy, if applicable.
- O. Lines and dimensions of all property offered, or to be offered, for dedication for public use indicating the purpose of all property that is proposed to be served by deed covenant for the common use of the property owners of the development.
- P. Estimated project construction schedule and completion date.
- Q. Identification of any federal, state or county permits required for project execution.

- R. Record of application for approval status of all necessary permits from federal, state and county officials.

In addition, and where due to special conditions peculiar to a site or the size, nature or complexity of the proposed use or development of land or buildings, the Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this Article, including, but not limited to the following:

1. A survey of the subject property having an error of closure not in excess of one in ten thousand and indicating all lengths in feet and decimals of a foot and all angles to the nearest ten seconds, or closer if deemed necessary by the surveyor.
2. A copy of any covenants or deed restrictions that is intended to cover all or any part of the tract.
3. Existing contours with intervals of two feet or less, referred to Village of Rockville Centre datum and showing at least one benchmark.
4. The location of existing water mains, culverts and drains on the property, with pipe sizes, grades and direction of flow.
5. All proposed lots, easements and public and community areas; all proposed streets with profiles indicating grading and cross sections showing width of roadway, location and width of sidewalk and location and size of utility lines according to the standards and specifications established or approved by the Village Engineer of the Village of Rockville Centre.
6. Scale modeling and computer assisted designs (CAD) depictions of proposed development set in surrounding neighborhood.

134-137 Public Hearing, Referral, and Action.

- A. Every application for site plan review shall be accompanied by a statement by the Superintendent of Buildings and the Village Engineer that the site plan application is complete because it contains all the required submissions.

Upon the Superintendent of Building's determination that the site plan application is complete, it shall schedule the application for a public hearing, which shall be held in accordance with Section 7-725-a.8 of Village Law.

Required referrals, decisions, notice of decision, and filing of decision shall also conform to Section 7-725-a of Village Law.

B. Action by Resolution

- 1) The Planning Board shall act by resolution to either approve or disapprove or approve with modifications the site plan application. A resolution of either approval or approval with modifications shall include authorization to the Planning Board to stamp and sign the site plan upon the applicant's compliance with the submission requirements stated therein.
- 2) If the Planning Board's resolution includes a requirement that modifications be incorporated in the site plan, conformance with the modifications shall be

considered a condition of approval and shall be satisfied prior to signing of the site plan. If the site plan is disapproved, the Planning Board's resolution shall state specific reasons for such decision.

C. Upon approval or approval with modifications, the Planning Board shall endorse a copy of the site plan and give it to the Superintendent of Buildings who shall then issue the appropriate permit if the project conforms to all other applicable requirements.

D. Upon disapproval, the Planning Board shall inform the Superintendent of Buildings in writing, who shall not issue a building permit for the proposed use or action.

E. Failure on the part of the Planning Board to act shall be deemed to constitute approval, unless the time limit is extended by stipulation with the applicant.

134-138 Stamping of Site Plan.

A. Submission requirements for stamping. After receiving site plan approval from the Planning Board, with or without modifications, the applicant shall within six calendar months submit prints of the site plan to the Planning Board for stamping and signature by the Planning Board Chair. The site plan submitted for stamping shall conform strictly to the site plan approved by the Planning Board except that it shall further incorporate any revisions or other modifications required by the Planning Board's resolution. In addition, the site plan shall be accompanied by the following additional information:

- 1) A record of application for and approval status of all necessary permits from federal, state and county officials and agencies.
- 2) Detailed sizing and final material specification of all required improvements.
- 3) An estimated project construction schedule and, if a performance guaranty is to be provided by the applicant for all or some portion of the work, a detailed cost estimate for the installation and inspection of site improvements.

B. Effect of stamping by the Planning Board. Upon stamping and signature by the Planning Board Chair, the Planning Board shall forward a copy of the approved site plan to the Superintendent of Buildings and the applicant. A building permit or certificate of occupancy, as applicable, may then be issued if the project conforms to all other applicable requirements, including the applicant's presentation of documentation that all necessary permits and approvals from federal, state and county officials and agencies have been issued.

134-139 Expiration of Approval

Planning Board approval of a site plan shall expire if any of the following circumstances occurs:

A. The site plan is not submitted for stamping and signature within six calendar months of the Board's resolution of site plan approval, with or without modifications.

B. A complete application for either a building permit or certificate of occupancy is not submitted within one calendar year of the stamping and signing of the site plan.

C. Work authorized under a building permit is not commenced and diligently pursued through the completion of substantial construction within twenty-four months of the stamping and signing of the site plan, unless the Planning board extends the time.

Requests for extensions of time must be in writing and must be submitted no less than thirty (30) days prior to the expiration of the time.

134.140 Performance Bond, Assurances, or Other Security.

- 1) A statement shall be placed on all site plans approved by the Planning Board to the effect that the owner agrees to comply with the plan and all conditions noted thereon. The installation of required site improvements (all roads, paved areas, drainage, utilities, outdoor lighting, open space and recreation, landscaping and screening including planting) that affect public property and are an integral part of the approved plan may be guaranteed by cash, performance bond or other acceptable guaranty approved by the Board of Trustees and the Village Attorney. In the event that a satisfactory guaranty is not provided within ninety calendar days of the date of the resolution, the site plan shall be null and void. A guaranty of the improvements shall be for 100 percent of the cost of improvements. The cash, performance bond or other acceptable guaranty shall be conditioned on the property owner's or developer's completing the work and set forth on the approved site plan in a manner satisfactory to the Planning Board, and upon the proper functioning of the improvements for a period of one calendar year from their completion.
- 2) In case of default, the guaranty shall be forfeited; and the village shall use the amount to complete any incomplete portion of the said work or to make sure repairs are undertaken as are necessary to assure the proper functioning of the improvements. If any amount of money remains after the village has completed the work, any excess money will be returned to the surety or the person putting up the required deposit. The installation of all improvements shall be under the direct supervision of a New York State registered or licensed professional.
- 3) To obtain a building permit, an applicant shall provide to the Superintendent of Buildings proof of acceptance of guarantee by the Village Board. No part of the guarantee shall be released until all of the requirements of site plan approval have been met, including the construction and completion of all site improvements, and their inspection and approval by the village.
- 4) The site improvements shall be fully completed in accordance with the approved plan before any new building, structure or outdoor use shown on the approved site plan is occupied or used, or any existing building shown on the approved site plan is occupied with a new use. No certificate of occupancy shall be issued until all improvements shown on the approved site plan are installed and an as-built drawing submitted to the Building Superintendent.

134.141 Consultation with Other Agencies, Departments, and Consultants.

In its review of an application for site plan approval, the Planning Board may consult with or require the applicant to consult with other village officials, agencies, and designated private consultants, and with representatives of county, state and federal agencies, including but not limited to the State Department of Transportation, the State Health Department, the Department of Environmental Conservation, and the Army Corps of Engineers, as needed.

134.142 Compliance with State Environmental Quality Review Act.

The Planning Board shall comply with the provisions of the State Environmental Quality Review Act under Article 8 of the Environmental Conservation Law and 6 NYCRR 617.

134.143 Reimbursable Costs for Site Plan Review

- 1) Reasonable costs incurred by the Planning Board for private consultation fees or other extraordinary expense in connection with the review of a proposed site plan shall be charged to the applicant. Such reimbursable costs shall be in addition to the application fee required. Maximum amounts for such reimbursable costs by project type and size shall be in accordance with the fee established by the Board of Trustees. Said fee shall include the requirement that an escrow account be established upon the Board's receipt of the application to cover the anticipated costs for such consultant review and other expenses.
- 2) Inspection of Improvements. The Superintendent of Buildings shall be responsible for the overall inspection of site improvements, including coordination with the Village Engineer and other local officials and agencies as may be appropriate. Reasonable expenses incurred by the village for inspections by the designated Village Engineer or other appropriate professionals shall, in addition to costs associated with site plan review, be reimbursed to the village by the applicant in accordance with the fee schedule established by the Board of Trustees.

134.144 General Standards as Basis for Action on Exterior Design Review Standards

- 1) Enhancement of natural features of site and surroundings, including location of plantings and screening devices.
- 2) Exterior lighting, to minimize the impact upon public and adjacent properties.
- 3) Comparison with the exterior design and appearances of existing structures.
- 4) Harmony with the character of the district in terms of color, materials and appearance of structures.
- 5) Ability to maintain the property values of the surrounding existing structures.
- 6) Size and arrangement of doors, windows, porticos, porches or garages or other openings, breaks or extensions in the façade.
- 7) Heights, widths and lengths of elements of design, exterior materials and treatments, roof structures, exposed mechanical equipment, service and storage areas, retaining walls, landscaping, signs, light posts, parking area and fences, service and loading areas.

Conditions

In approving any application for exterior design review, the Planning Board, for Section 134-8.3(A) uses and actions, and the Board of Trustees, for Section 134-8.3(B) uses and actions, may impose appropriate conditions and safeguards designed to prevent the harmful effects.

134.145 Exterior Design Review Application Procedure

- 1) At the request of the Planning Board for Section 134-8.3(A) uses and actions, and at the request of the Board of Trustees for Section 134-8.3(B) uses and actions, a panel of exterior design consultants will review exterior design approval applications and make recommendations to the Board.
- 2) No exterior design consultant shall review his or her own submissions. An alternate consultant shall be appointed in such an instance.
- 3) The reviewing board shall act by resolution to either approve or disapprove or approve with modifications the exterior design application. A resolution of either approval or approval with modifications shall include authorization to issue a building permit, provided that any other approval has been obtained.
- 4) If the reviewing board's resolution includes a requirement that modifications be incorporated in the exterior design plan, conformance with the modifications shall be considered a condition of approval. If the exterior design plan is disapproved, the reviewing board's resolution shall state specific reasons for such decision.
- 5) Upon approval or approval with modifications, the reviewing board shall endorse a copy of the exterior design plan and give it to the Superintendent of Buildings who shall then issue the appropriate permit if the project conforms to all other applicable requirements.
- 6) Upon disapproval, the reviewing board shall inform the Superintendent of Buildings in writing, who shall not issue a building permit or certificate of occupancy.
- 7) Failure on the part of the reviewing board to act upon an application determined to be complete by the Superintendent of Buildings within sixty-two days shall be deemed to constitute approval, unless the time limit is extended by stipulation with the applicant.

134-146 Required Submissions for Exterior Design Review

Completed Building Permit application.

1. Filing fee.
2. Two sets of complete plans with Architect or Engineer's seal. (a) Eight (8) sets of front, rear, right, and left side elevations, two of which are sealed by architect. (b) Two (2) sets of landscape plan(s), floor plans, front, rear, right and left side evaluations reduced to 11" X 17".
3. Eight (8) plot plans by a licensed surveyor, engineer, or architect, which will show the following: (if subject parcel is located on a County Road, eight (8) original copies are required) (a) Proposed setback from street line, proposed side yards, proposed rear yard. (b) Proposed and existing elevations of the four corners of the subject property and elevation of adjacent properties. (c) Proposed elevation of garage floor; proposed elevation of first floor. (d) Proposed finished grade at four corners of building. (e) Location of driveway and curb cut. (f) Location and size of all required dry welts. (g) Locate and plot all existing trees; also, indicate size of trees. (h) Location of plot light poles, fire hydrants, etc. (i) Computation of area covered by all structures to be shown on plot plan.
4. Eight (8) plot plans with a detailed landscape plan indicating the location, type, and size of all new plantings, existing trees, and shrubs, which will remain.
5. Eight (8) copies of radius map which will include the following information: (a) Radius map from tax maps showing all lots within 200' radius from all corners of

property in question, designating section, block, lot(s), street addresses, size of lot and name of owner of each parcel within said radius. (b) Setback from street line of all dwellings on the same side of the street within the same block of the proposed dwelling. Computation shall include a drawing of the average setback of all dwellings on the same side of the street within the same block.

6. (a) Names and addresses of owners, using the section, block, and lot(s) from required radius maps at the Village Tax Office. Names and addresses on Form BR-3; to be submitted to the Secretary of the reviewing board. (b) Proof of notice on Form BR-2 by Certified Mail Return-Receipt Requested to all owners within the required radius, at least seven (7) days before the scheduled meeting date. Notice must state the nature of the application, Index No., date of hearing, location, and address of property. (c) One (1) copy of Form BR-4, both sides completed, to the Secretary of the reviewing board, as an affidavit of service; with mailing date, and notarization. (d) Certified Mail receipts shall be given to the Secretary of the reviewing board no later than two (2) days before the date of the meeting.

7. If this building plot is a split-off from an existing plot with dwelling, submit eight (8) surveys of existing dwelling and all structures showing side yards, front yard, rear yard, and area of land covered.

8. Pictures of all buildings on the same side of the street within 100 ft. each side of subject parcel and on the opposite side of the street for the same distance, with address of building on each photo of building.

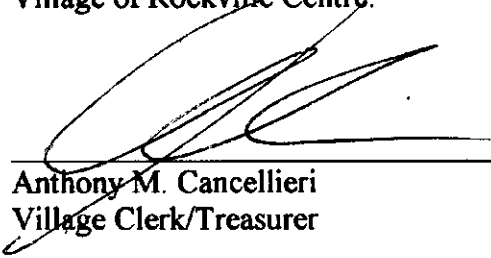
9. A professionally prepared color rendering will be required and eight (8) sets of 11" x 14" color photographic reductions of the rendering and site plan, and each of any other building plans submitted in connection with this application.

10. Any other information that may be required by the Superintendent of Buildings or Village Engineer.

Final adoption by the Board of Trustees of the Incorporated Village of Rockville Centre.

I hereby certify that the local law annexed hereto, designated as local law No. 2 of 2001 of the Village of Rockville Centre was duly passed by the Board of Trustees on February 12, 2001, in accordance with the applicable provisions of law.

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 by the Board of Trustees of the Incorporated Village of Rockville Centre.



Anthony M. Cancellieri
Village Clerk/Treasurer

Village of Rockville Centre
Date: February 15, 2001

Seal

Certification by the Village Attorney

STATE OF NEW YORK
COUNTY OF NASSAU

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.



Martha Krisel
Village Attorney

Village of Rockville Centre
Date: February 15, 2001