

Local Law Filing

Village of Port Chester, New York

Local Law No. 06 of the year 2020

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 175,
“FEES”

Be it enacted by the Board of Trustees of the Village of Port Chester, New York as follows:

SECTION 1: Purpose and Intent

The transition to the new form-based Village of Port Chester Chapter 345, “Zoning” and the ancillary changes to other chapters within the Code of the Village of Port Chester includes a number of new development review applications, standards, and procedures. As a result, and in order to have a comprehensive and consistent development review process, the corresponding fees must be amended, as presented in Chapter 175, Fees. These fee changes reflect the new procedures and the cost of Village review and processing of development review applications.

SECTION 2: The Code of the Village of Port Chester, Chapter 175, “Fees”, is hereby amended as follows:

...

§ 175-4 Enumeration of fees.

The following are the applicable fees, the chapter in the Code in which the activity is set out and the amount of the annual fee:

License or Activity	Code Reference	Annual Fee
Chapter 9, Board of Architectural Review		
Construction	§ 9-4	
One- and two-family dwellings		\$50
All other uses		\$100
Chapter 345, Zoning		
Zoning Verification Letter	Section 345.802.A.2.vii	\$100
Pre-Categorization/Pre-Submission Conference	Section 345.805.C.2 and	\$150 per meeting

	Section 345.805.D.	
Request for Special Meeting or Workshop of the Board of Trustees, Planning Commission, or Zoning Board of Appeals	Section 345.805.D.3	\$250 per meeting
Building & Lot Plan application	Section 345.805.F.3	\$300
Site Plan application	Section 345.805.G.3.b.i	
Residential Multifamily component		\$50 per Dwelling Unit
All other Uses component		\$50 per 1,000 square feet
Engineering review		Range of \$150-\$500 per hour, as determined by the Planning & Economic Development Zoning Administrator
Development Parcel Plan application	Section 345.805.H.3.a.i	\$5,000
Development Review Committee	Section 345.805.D	\$500 per meeting (for Site Plans and Development Parcel Plans)
Board of Appeals Zoning Variance Area Variance (by Use) application	Section 345.806.D.2.a	
Single- and Two-Family Dwellings		\$400 per Area Variance; not to exceed \$800
All other Uses		\$1,000 per Area Variance; not to exceed

		\$5,000
Use Variance (by Use) application	Section 345.806.D.2.b	
Single- and Two-Family Dwellings		\$1,500
All other Uses		\$3,000
Zoning Board of Appeals Interpretation	Section 345.806.D.1	\$3,000 per request
Zoning Text Amendment	Section 345.807.B.4.a.i.(c)	\$3,500
Zoning Map Change	Section 345.807.C.4.a.i.(c)	\$2,000
Special Exception Use application	Section 345.805.I.3.a.i	
Child Care Facility or Child Care in Home or Family Day Care; Home Professional Office		\$500
Cemetery / Funeral Services; Veterinary Office, Clinic, of Hospital, or Board and Care of Small Animals; Brewery, Distillery, or Winery; Outdoor Storage; Retail Sales Accessory Use to Warehousing or other Light Industrial or Light Manufacturing		\$1,000
All other Special Exception Uses		\$3,000
Eligible Facilities Request	Section 345.405.W.3.a.iv	\$1,750
Wireless Telecommunications Facility Special Exception Use renewal	Section 345.405.W.4.d	\$300
Sale of Zoning Map		\$25
Fee In-Lieu of Parkland for Site Plan	Section 345.805.G.4.c	\$2,000 per Dwelling Unit
Fee In-Lieu of Parkland for Development Parcel Plan	Section 345.805.H.4.c	\$2,000 per Dwelling Unit
Payment In-Lieu of Parking	Section 345.405.N.1.h.v	\$30,000 per parking space
Fee In-Lieu of Usable Open Space	Section 345.405.C.5.e	\$2,000 per Dwelling Unit
Public Notice Sign Rental Fee	Section 345.805.E.6	\$50
Sign Permit	Section 345.809	
Sign valuation \$0-\$10,000		\$150
Sign valuation \$10,001 and up		\$500

Development Review application that contains a Nonconforming Use, Structure, Lot, Sign, or Security Grill	Section 345.901	
Single- or Two-Family Dwellings		\$250
All other Uses		\$1,000

Chapter A402, Land Subdivision Regulations

Subdivision preliminary layout application	§ A402-3	
2-lot subdivision		\$2,500
3-or-more-lot subdivision		\$5,000, plus \$500 per lot excluding parent lot
Resubdivision	§ A402-7	\$500
Lot line adjustment	§ A402-23	\$500

SECTION 3: Supersession.

Any provisions of the Village Code that are in conflict or inconsistent with the provisions of this local law are hereby superseded to the extent necessary to give this local law full force and effect.

SECTION 4: Severability.

If any provision of this local law is held to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provisions or part thereof and the remaining part of such provision and all other provisions shall continue in full force and effect.

SECTION 5: Effective Date.

This local law shall be effective immediately upon filing with the Secretary of State.

BY ORDER OF THE BOARD OF TRUSTEES OF
THE VILLAGE OF PORT CHESTER, NEW YORK

Richard A. Falanka, Mayor
Janusz R. Richards, Village Clerk

Adopted: 05/20/2020

1. (Final adoption by local legislative body only.)
I hereby certify that the local law annexed hereto, designated as local law No. 06 of the 2020 of the Village of Port Chester was duly passed by the Village Board of Trustees on May 20, 2020 in accordance with the applicable provisions of law.

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 20 of the Village of Port Chester was duly passed by the Village and was (approved) (not approved) (repassed after disapproval) by the and was deemed duly adopted on in accordance with their applicable provisions of law.

3. (Final adoption by referendum)

I hereby certify that the local law annexed hereto, designated as local law No. ___ of Year 20___ of the Village of Port Chester was duly passed by the _____ on ___, 20__ and was (approved) (not approved) (repassed after disapproval) by the _____ on ___, 20__. 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 ___, 20__, in accordance with the applicable provisions of law.

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 20___ of the Town of Rye was duly passed by the _____ on _____ 20__, and was (approved) (not approved) (repassed after disapproval) by the _____ on _____, 20__. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of ___, 20__, in accordance with the applicable provisions of law.

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 20___ 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 the majority of the qualified electors of such city voting thereon at the (special) (general) election held on _____, 20 became operative.

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

I hereby certify that the local law hereto, designated as local law No. ___ of 20___ of the County of Westchester, State of New York, having been submitted to the electors at the General Elections of November_____, 20___, 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 the 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 there from and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1, above.

Janusz R. Richards, Village Clerk
Village of Port Chester

Date: 05/26/2020

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