

Local Law Filing

NEW YORK STATE DEPARTMENT OF STATE
41 STATE STREET, 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.

County

City

~~Town~~ of Plandome Heights

Village

Bill 3 of 2019

Local Law _____ of the year 20

(Insert Title)

A local law amending Section 4-5, "Application and Review Procedures," of Chapter 4, "Architectural Review Board," of the Code of the Village of Plandome Heights, to Require Architectural Review of Certain Exterior Work for Which Building Permits are not Required, and Section 43-11, "Building Permits," of Chapter 43, "Building Construction," of the Village Code to Add Exceptions to the Type of Work that Requires Building Permits.

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

County

City

~~Town~~ of Plandome Heights

Village

Section 1. Legislative Intent. The intent of this local law is to identify certain types of improvements, repairs or replacements of structures in the Village that should not require a building permit, but which are not clearly included in the existing list of exceptions to work requiring building permits, while continuing to subject such building permit-exempt work to the jurisdiction of the Village's Architectural Review Board, because such work can impact the public health safety and welfare through its aesthetic impact upon the neighbors and the community.

Section 2. Clause "A" of § 4-5, "Application and Review Procedures," of Chapter 4, "Architectural Review Board," of the Code of the Village of Plandome Heights, is hereby

amended to read in its entirety as follows:

“A. As soon as practicable, and in any event within 10 business days after receipt of an application for a permit involving the exterior appearance of a new or existing building or structure, or a group of such buildings or structures by the Building Inspector, the Building Inspector shall refer said application to the Village Clerk, who shall promptly transmit the same to the Chair of the ARB or, in the absence of the Chair, to the Deputy Chair of the ARB. Any permit application that does not comply with the zoning regulations must be approved by the Board of Appeals prior to submission to the Architectural Review Board. The Building Inspector shall only refer to the Village Clerk permit applications that are complete and which comply in all respects to Plandome Heights Building and Zoning Code. The Chair or Deputy Chair shall review the application and determine within 15 business days whether further review by the ARB is required or appropriate. Furthermore, prior to the commencement of any of the work identified in Sub-clause “(7)” of Clause “B.” of Section 43-11, “Building permits,” of Chapter 43, “Building Construction,” the owner of the premises on which such work is proposed shall notify the Village Clerk in a signed writing that such work is contemplated, with a reasonably detailed description of the work contemplated, and the impact of same on the exterior appearance of the involved building or structure. As soon as practicable, and in any event within 10 business days after receipt of any such notice, the Village Clerk shall transmit the same to the Chair of the ARB or, in the absence of the Chair, to the Deputy Chair of the ARB. The Chair or Deputy Chair shall review the application and determine within 15 business days whether further review by the ARB is required or appropriate.”

Section 3. Clause “B” of § 43-11, “Building Permits,” of Chapter 43, “Building Construction,” of the Code of the Village of Plandome Heights, is hereby amended by adding a new sub-clause “(7)” thereof, immediately after the end of existing sub-clause “(6)” thereof, to read in its entirety as follows:

“(7) Repairs or replacement of any exterior windows or doors, including garage doors, to the extent that the related work does not involve any modifications to any weight-bearing components of the structure in which such windows or doors are located.”

Section 4. Effective date. This local law shall take effect immediately.