

LOCAL LAW 3 – 2014

To amend the Zoning Code Chapter 342-75 with
regard to site development plan approval for a change of use.

BE IT ENACTED by the Board of Trustees of the Village of Mamaroneck as follows:

Section I. Section 342-75 of the Zoning Code of the Village of Mamaroneck is amended to read as follows:

§ 342-75. Uses and actions subject to approval.

Site development plan approval by the Planning Board shall be required in all districts for:

- A. The erection, or enlargement of any building or other structure other than one- or two-family dwellings.
- B. Any change of use or intensity in use other than in relation to a one- or two-family dwelling that will affect the characteristics of the site or increase the requirements under this Code in terms of parking, loading, circulation, drainage, utilities, landscaping, or outdoor lighting.
- C. Any proposed clearing of vegetation or earthwork on any property one-half (1/2) acre or larger or any land involving 25% or more of the site.
- D. Any amendment of a previously approved site development plan.
- E. Stormwater pollution prevention plan. A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Chapter 294, entitled "Stormwater Management and Erosion and Sediment Control," of the Mamaroneck Village Code, shall be required for site plan approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 294. The approved site plan shall be consistent with the provisions of Chapter 294.

Section II. Severability

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section III. Effective Date

This Local Law shall take effect immediately upon adoption and filing in the office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.