

RVC 2020 I

A local law to amend the Code of the Village of Rockville Centre in relation to required minimum lot size and street frontage.

Section one. Purpose. The Board of Trustees of the Village of Rockville Centre recognizes that there are several large properties in the Village which may be the subject of future residential subdivision. In order to provide for and control the orderly development of such properties in the event subdivisions thereof are contemplated, and to reduce the impact of overdevelopment of properties, control density of population, reduce potential traffic, and otherwise provide for the health, welfare and well-being of the Village and its residents, the amendments to the Village Code contained in this local law are being enacted.

Section two. Paragraph A of section 340-5 of the Code of the Village of Rockville Centre is hereby amended, to read as follows:

"A. The lot for each single-family dwelling shall have a street frontage of not less than 80 feet on each street on which the lot abuts and have a total area of not less than 8,000 square feet; provided, however, that (a) the provisions of this subsection shall not be applicable to any lot having a street frontage of not less than 60 feet nor less than a total area of 6,000 square feet shown on a plat filed with the Planning Board of the Village, whether or not the same has been approved by the Planning Board, prior to January 11, 1988, and (b) on and after January 1, 2021, no new subdivision or minor subdivision shall be approved or permitted unless each lot contained therein or created thereby shall have a street frontage of at least 80 feet on each street on which the lot abuts, and a total area of not less than 10,000 square feet."

Section three. Paragraph B of section 340-5 of the Code of the Village of Rockville Centre is hereby REPEALED.

Section four. The definition of "Street" as contained in Village Code section 340-2 is hereby amended to read as follows:

"STREET. Wherever the term "street" is used in this chapter for the purposes of establishing required dimensions or parameters of street frontage of a lot, use, building or structure, it shall be deemed to mean and refer to a

public road or street, or a private road or street which shall conform to all applicable Village requirements for public roads and shall be irrevocably offered to the Board of Trustees for dedication as a public road.”

Section five. If any clause, sentence, paragraph, section, article, or part of this local law shall be adjudged to be invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate any other part of this local law, or the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section six. This local law shall take effect immediately upon adoption and filing pursuant to the Municipal Home Rule Law.