

RVC 1804A.

A local law to amend the zoning map of the Village of Rockville Centre, to reclassify certain property from the Residence A District to the Business A-1 District.

Section one. Findings. The Village recently reclassified various properties formerly in the Business A District to a newly created Business A-1 District in order to more orderly and compatible development of those properties. After the completion of those zoning reclassifications, it has come to the attention of the Board of Trustees that there are some small parcels of property which are wholly or partially in the Residence A zoning district, but which abut the Business A-1 District and are in actual use for Business A-1 District purposes as legal non-conforming uses. The Board of Trustees has caused a study of these properties to be done by its planning consultant, and the planning consultant has recommended that those properties be rezoned as provided herein. The Board of Trustees hereby finds and concludes that it is in the best interests of the Village, and consistent with the Village's intentions in enacting the Business A-1 District, that the zoning classification of those properties be brought into conformity with their actual and lawful uses, and that the existing legal non-conforming status of those properties come to an end. To that end, this local law is enacted to reclassify the properties listed in this law from the Residence A District to the Business A-1 District.

Section two. The zoning map of the Village of Rockville Centre is hereby amended to reflect that the following properties, as identified on the Nassau County Land and Tax Map, are placed and classified as being in the Business A-1 District:

Section 38, Block 276, Lot 398.

Section 36, Block 368, Lot 552 (but not including that portion of this lot which is located within twenty feet south of the northerly boundary line of the lot, or that portion of the lot which is located within twenty feet west of the easterly boundary line of the lot; the intention being that the northerly twenty feet and easterly twenty feet of this lot not be rezoned, and instead remain in the Residence A District).

Section three. Building Department to amend zoning map. The Superintendent of Building Department is hereby directed to cause such amendments to be made to the Village zoning map as are reasonably necessary to document the reclassification of properties as provided in this law, and to cause the zoning classification of such properties to be reflected on such zoning map as herein directed.

Section four. Severability. If any part or provision of this Local Law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances. The Board of Trustees of the Village of Rockville Centre hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

Section five. Effective Date. This Local Law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with the Municipal Home Rule Law.