

(Please Use this Form for Filing your Local Law with the Secretary of State)

Text of law should be given as amended. Do not use brackets for matter to be eliminated and do not use italics for new matter.

~~County~~
~~City~~ of Castorland
~~Town~~
Village

Local Law No. 1 of the year 19 75

A local law RELATING TO BUILDING PERMITS
(Insert title)

Be it enacted by the Castorland Village Board of the
(Name of Legislative Body)

~~County~~
~~City~~ of Castorland as follows:
~~Town~~
Village

See Attached Sheets

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LEWIS COUNTY
PLANNING DEPARTMENT

LOCAL LAW NO. 1 OF THIS YEAR 1975
Village of Castorland, Lewis
County, New York

Introduced by Vincent Tobolt

A LOCAL LAW RELATING TO BUILDING PERMITS

BE IT ENACTED by the Village Board of the Village of Castorland as follows:

ARTICLE 1

Relating to Flood Hazard and Related
Areas of the Village

Section 1. The Village of Castorland having been identified by the Federal Insurance Administration as having a Special Flood Hazard Area or Areas which area or areas are shown on a map dated August 9, 1974 and designated as FIA Flood Hazard Boundary Map No. HQ 1, it is the intent of the Village of Castorland to comply with the provisions of Section 1710.3(b) of the criteria of Land Management and Use as determined pursuant to Title 24 - Housing and Housing Credit, Chapter 7, Federal Insurance Administration, Department of Housing and Urban Development.

Section 2. No building or structure shall be erected, added to or structurally altered until a permit therefore has been issued by the Village Clerk, with permits not being required for ordinary exterior repairs such as roof replacements or repair, patch repair, new siding, window replacement, and similar repairs, and such interior renovation as remodeling of ceilings, walls, floors, and similar renovations.

Section 3. The Village Clerk of the Village of Castorland shall:

a. Review all building permit applications for construction, substantial improvements or major repairs to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a location that has been designated a special flood hazard area, any proposed new construction, substantial improvement or major repair (including prefabricated and mobile homes) must (i) be designed (or modified) and anchored to prevent flotation, collapse or lateral movement of the structure, (ii) use construction materials and utility equipment that are resistant to flood damage, and (iii) use construction methods and practices that will minimize flood damage.

b. Review subdivision proposals and other proposed new developments to determine if (i) all such proposals are consistent with the need to minimize flood damage, (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated and constructed to minimize or

eliminate flood damage, and (iii) adequate drainage is provided as to reduce exposure to flood hazards.

c. Require new or replacement water supply systems and/or sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

Section 4. There shall be submitted with all applications for building permits two copies of a layout or plot plan showing the actual dimensions of the lot to be built upon, the exact size and location on the lot of the building and accessory buildings to be erected, and such other information as may be necessary to determine and provide for the enforcement of this local law.

Section 5. A fee of \$2.50 shall be paid to the Village Clerk for each building permit prior to issuance, which fee may be changed by resolution of the Village Board after the adoption of the within local law.

Section 6. The Village Clerk shall report to the Village Board building permits issued and fees collected at regular meetings of the Village Board.

Section 7. The provisions of this local law shall take precedence over any other laws, ordinances and codes in effect in the Village of Castorland to the extent that the provisions of this local law are more stringent than such other laws, ordinances or codes.

ARTICLE II

Relating to Area of the Village other than Flood Hazard and Related Areas

Section 1. No construction, reconstruction, alteration or modification of any building or structure within the Village of Castorland, which improvement will exceed the value of Seven Hundred and Fifty Dollars (\$750.00), shall commence until the owner of the real property on which the improvement is situate shall have obtained a building permit from the Village Clerk.

Section 2. A fee of \$2.50 shall be paid to the Village Clerk for each building permit prior to issuance, which fee may be changed by resolution of the Village Board after the adoption of the within local law.

Section 3. Permits will not be required for ordinary exterior repairs such as roof replacements or repair, patch repair, new siding, window replacement, and similar repairs, and such interior renovation as remodeling of ceilings, walls, floors and similar renovations.

ARTICLE III.

Relating to Variances

Section 1. Any person seeking a variance from the strict letter of these regulations may make application therefor to the Village Board. Upon such application, the Village Board shall, when there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the regulations, have authority to vary or modify the application of such regulations so that the spirit of such regulations shall be observed, public safety and welfare secured and substantial justice done.

Article IV

Relating to Validity

Section 1. Should any section or provision of this local law be decided by the courts to be unconstitutional or invalid, such decision shall not effect the validity of the ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

Article V

Relating to Penalties

Section 1. Failure to comply with the provisions of this local law shall subject the violator to a civil fine of Five Dollars (\$5.00) for each day or portion thereof that construction proceeds without the issuance of the permit herein specified.

Article VI

Relating to When Effective

Section 1. This local law shall take effect immediately.

(Complete the certification in the paragraph which applies to the filing of this local law and strike out the matter therein which is not applicable.)

(Final adoption by local legislative body only.)

1. I hereby certify that the local law annexed hereto, designated as local law No. 1 of 1975.
of the ~~County~~ ~~City~~ ~~Town~~ ~~Village~~ of Castorland was duly passed by the Village Board
(Name of Legislative Body)
on August 4th 1975 in accordance with the applicable provisions of law.

(Passage by local legislative body with approval or no disapproval by Elective Chief Executive Officer or repassage after disapproval.)

2. I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19_____
County _____
of the City _____ Town _____ Village _____ was duly passed by _____
(Name of Legislative Body)
on _____ 19____ and was approved _____ by the _____
Elective Chief Executive Officer
repassed after disapproval _____
and was deemed duly adopted on _____ 19____, in accordance with the applicable provisions of law.

(Final adoption by referendum.)

3. I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19_____
County _____
of the City _____ Town _____ Village _____ was duly passed by the _____
(Name of Legislative Body)
on _____ 19____ and was approved _____ by the _____
Elective Chief Executive Officer
repassed after disapproval _____
on _____ 19____. Such local law was submitted to the people by reason of a
mandatory referendum and received the affirmative vote of a majority of the qualified electors voting
permissive general
thereon at the special election held on _____ 19____, in accordance with the appli-
cable provisions of law.

(Subject to permissive referendum and final adoption because no valid petition filed requesting referendum.)

4. I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19_____
County _____
of the City _____ Town _____ Village _____ was duly passed by the _____ on _____
(Name of Legislative Body)
_____ 19____ and was approved _____ by the _____ on _____
Elective Chief Executive Officer
repassed after disapproval _____
_____ 19____; Such local law being subject to a permissive referendum and no
valid petition requesting such referendum having been filed, said local law was deemed duly adopted on
_____ 19____, in accordance with the applicable provisions of law.

*Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or if there be none the chairman of the board of supervisors, the mayor of a city or village or the supervisor of a town, where such officer is vested with power to approve or veto local laws or ordinances.

(City local law concerning Charter revision proposed by petition.)

5. I hereby certify that the local law annexed hereto, designated as local law No. of 19..... of the City of..... having been submitted to referendum pursuant to the provisions of § 36 of the Municipal Home Rule Law and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the special election held on 19..... became operative.

(County local law concerning adoption of Charter.)

6. I hereby certify that the local law annexed hereto, designated as Local Law No. of 197 of the County of, State of New York, having been submitted to the Electors at the General Election of November, 19, 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 of a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

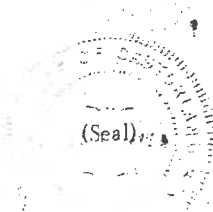
(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

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 therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1..... above.

[Signature]
Village Clerk

Village of Castorland

Date: August 10th, 1975



(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality.)

STATE OF NEW YORK

COUNTY OF Lewis

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

[Signature]
Village Attorney

of Castorland
Village

Dated: August 2, 1975