

Town of Southeast, Putnam County, NY
Local Law No. 12 of 2004

A LOCAL LAW entitled: “A **Local Law to Amend Chapter 3 of the Town Code, ‘Architectural Review Board’.**”

Be it enacted by the Town Board of the Town of Southeast, Putnam County, New York, as follows:

Section 1. Legislative Intent

The Town Board of the Town of Southeast has embarked upon a process of updating its Comprehensive Plan and local land use regulations to protect the community character and environmental quality of the Town. On June 20, 2002, the Town Board adopted an updated Comprehensive Plan. The Amendments contained within this Local Law are intended to achieve the following recommendations contained with the Town’s Comprehensive Plan:

- Encourage businesses that market the scenic qualities of the Town such as tourism and lodging provided that strong design and siting criteria are established to prevent unwanted impacts on residential neighborhoods.
- Update inventory of local historic resources and establish a program to protect the resources.

Section 2. Amendments to Chapter 3, “Architectural Review Board”

Chapter 3 of the Code of the Town of Southeast is amended, in part, to read:

Section 3-3, “Jurisdiction” is amended to read:

A. The ARB shall review and advise on all plans in the following categories:

- (6) All project development plans (site plans) submitted to the Planning Board, such plans to be submitted to the ARB by the Planning Board in time to provide for an ARB advisory report to the Town Board prior to Planning Board site plan approval.
- (7) Plans for construction or erection of signs as described in Article XII of Chapter 138 of the Code of the Town of Southeast. The ARB shall use the guidelines established in Section 138-77 in reviewing sign applications.

Section 3-5, “Decision process; actions following decisions,” is amended, in part, to read:

A. The ARB shall report its decision on each case referred to it, in writing, to the Town Board within 45 days of its first regular meeting following receipt of a complete application for approval. Copies of such reports are to be distributed to any agency of the Town of Southeast concerned with the project under consideration. A copy of each such report shall be placed in the Planning Board file and in the permanent ARB file and shall be filed with the Town Clerk for posting in a public place for a period of 30 days. Unless otherwise determined by resolution of the Town Board, the determination of the ARB shall constitute the basis on which the application is approved, approved with conditions, or disapproved. A

determination by the ARB resulting in an “Action reserved” finding shall not require submission of a report or review by the Town Board.

Section 3. Validity

The invalidity of any word, section, clause, paragraph, sentence, part, provision of this Local Law shall not affect the validity of any other part of this Local Law that shall be given effect without such invalid part or parts.

Section 4. Effective Date

This Local Law shall take effect immediately upon filing with the Secretary of State.