

**TOWN OF CARMEL
LOCAL LAW #3 OF THE YEAR 2025
A LOCAL LAW AMENDING CHAPTER 156 OF THE TOWN CODE
OF THE TOWN OF CARMEL, ENTITLED “ZONING”**

BE IT ENACTED by the Town Board of the Town of Carmel, County of Putnam, State of New York as follows:

SECTION 1:

This chapter is adopted pursuant to the authority, of Article 2, § 10 of the New York State Municipal Home Rule Law.

SECTION 2: AMENDMENT OF CHAPTER 156 “ZONING”

CHAPTER 156 of The Town Code, specifically subsection §156-6(C)(1)(b) and §156-6(C)(1)(c) thereof, is hereby repealed and replaced with the following:

(b) Site plans which:

[1] have been reviewed and have received a determination from the Planning Board pursuant to the New York State Environmental Quality Review Act prior to the effective date of this chapter.

[2] were approved by the Planning Board prior to the effective date of this chapter and found to be conforming to the applicable regulations of the Zoning chapter then in effect, and a building permit shall be obtained and actual construction begun within one (1) year of the date of site plan approval.

(c) Any subdivision or site plan which does not meet the requirements in subsections (a) and (b) above seeking subdivision or site plan approval from the Planning Board subsequent to the effective date of this chapter shall be subject to this Zoning chapter.

SECTION 3 – HOME RULE

Nothing in this Local Law is intended, or shall be construed (a) to limit the home rule authority of the Town under State Law to limit the Town’s discretion in setting fees and charges in connection with any applications requiring Town approval.

SECTION 4 – 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 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, and the Town Board of the Town of Carmel hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

SECTION 5 – EFFECTIVE DATE

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