

LOCAL LAW NO.     OF 2022 OF THE VILLAGE OF SALTAIRE A LOCAL  
LAW MODIFYING SECTIONS OF CHAPTER 55 ZONING OF THE SALTAIRE  
VILLAGE CODE

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE  
INCORPORATED VILLAGE OF SALTAIRE AS FOLLOWS:

Section 1.0 Title, Enactment, Effective Date, Purpose.

1.1 Title of Local Law.

1.2 Enactment.

1.3 Effective Date.

1.4 Purpose and Intent of Local Law.

1.5 Findings.

2.0 General Provisions.

2.1 Modifying Sections 2 and 9 of Chapter 55 Zoning of the Saltaire Village  
Code.

3.0 Severability and Validity.

Section 1.0 Title, Enactment, Effective Date and Purpose.

1.1. Title.

This Local Law shall be entitled, "Local Law No.     of 2022: A Local  
Law Modifying Sections 2 and 9 of Chapter 55 Zoning of the Saltaire  
Village Code".

1.2 Enactment.

Pursuant to Section 10 of the Home Rule Law, the Village Law and the  
Village Code of the Incorporated Village of Saltaire, the Incorporated Village of  
Saltaire, County of Suffolk and State of New York, hereby enacts by this Local  
Law No.     of 2022, a Local Law of the Incorporated Village of Saltaire.

1.3. Effective Date.

This local law shall take effect on the filing of the approved Local Law  
with the Secretary of State of New York, which shall be within twenty (20) days  
after its approval by the Board of Trustees of the Incorporated Village of Saltaire.

1.4. Purpose and Intent of Local Law.

A. The purpose and intent of this local law is to adopt regulations which will maintain the aesthetic character and quiet enjoyment by its residents of the Village of Saltaire by the adoption of this Local Law containing those regulations pursuant to Article 10 of the New York State Village Law.

1.5 Findings.

The Board of Trustees hereby finds:

A. That is in the best interest of its residents and the community as a whole to allow certain landscape enhancements on residential properties for the benefit of the property owner while preserving open spaces and protecting and enhancing the fragile environment of the barrier island in which the Village of Saltaire exists.

2.0 General Provisions.

2.1 Sections 2 and 9 of Chapter 55 Zoning of the Saltaire Village Code is hereby created to read as follows:

**§ 55-2.** Definitions. [Amended 7-4-2009 by L.L. No. 4 of 2009; 10-15-11 by L.L. 2 of 2011; 3-1-2012 by L.L. 2 of 2012; XXXXX by L.L. X of 2022]

**DECK - Any structure which serves as a raised horizontal platform or floor constructed of wood or other materials, without enclosing walls or roof. Any platform made of wood or a wood-substitute regardless of its location on the property or its height above natural grade is considered a deck. An access ramp or staircase is not considered a deck.**

**HARDSCAPE – Any assembly outside of the Enclosed Area that is not a Deck that sits on or immediately above grade or natural vegetation, made of a material other than wood or a wood-substitute, which shall include but not be limited to bricks, stones, pavers, or other material. Hardscape shall not be included in Lot Occupancy calculations.**

**§ 55-9.** Setbacks for Residential Dwellings. [Amended 10-9-1965; 9-22-1973; 9-29-1979 by L.L. No. 3, 1979; 8-23-1986 by L.L. No. 4, 1986, 9-1-2007 by LL 3, 2007, 7-4-2009 by L.L. No. 4 of 2009, 10-16-10 by L.L. No. 5 of 2010; XXXXX by L.L. X of 2022]

- A. Interior Lotted Areas. No part of any building or Accessory structure in the residence district, including but not limited to permitted non-residential buildings and Accessory structures such as decks, **Hardscape in excess of twenty-five (25) square feet**, Porches and Swimming Pools, shall be erected or altered in the Interior Lotted Areas within twenty (20) feet of the Front Line and within fifteen (15) feet of the side and rear lines of a Building Plot. No part of any building or structure in the residence district, including but not limited to permitted non-residential buildings and Accessory structures such as decks, Porches and Swimming Pools, shall be erected or altered within twenty (20) feet of a Village walk.
  
- B. Bayfront and Oceanfront Areas. No part of any building or structure in the residence district, including but not limited to permitted Accessory Structures **such as decks, Hardscape in excess of twenty-five (25) square feet**, Porches and Swimming Pools, shall be erected or altered in the Bayfront Area within twenty (20) feet and in the Oceanfront Area within forty (40) feet of the Front Line, and within twenty (20) feet of the line abutting any Village walk, and within ten (10) feet of all other lines of a Building Plot.
  - (1) No boardwalks, decks, stiles, steps or other similar structures shall hereafter be erected, altered or maintained to permit entrance or egress from Oceanfront Area Building Plots over the dune system to the beach system, except when erected by the Village as natural extensions of dedicated Village walks.
  
- C. Unlotted Acreage. No part of any building or structure in the residence district, including but not limited to permitted Accessory Structures **such as decks, Hardscape in excess of twenty-five (25) square feet, Porches and Swimming Pools** hereafter erected or altered in the unlotted acreage shall encroach within twenty (20) feet of the boundary lines of Building Plots.

### 3.0 Severability and Validity

3.1 In the event that any portion or section of this Local Law may be determined to be invalid, the remaining portions and sections of this Local Law shall remain in full force and effect.

LOCAL LAW NO.     OF 2022 OF THE VILLAGE OF SALTAIRE A LOCAL LAW  
MODIFYING SECTIONS OF CHAPTER 18 BUILDING AND CONSTRUCTION OF  
THE SALTAIRE VILLAGE CODE

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE  
INCORPORATED VILLAGE OF SALTAIRE AS FOLLOWS:

Section 1.0 Title, Enactment, Effective Date, Purpose.

1.1 Title of Local Law.

1.2 Enactment.

1.3 Effective Date.

1.4 Purpose and Intent of Local Law.

1.5 Findings.

2.0 General Provisions.

2.1 Modifying Section 12 of Chapter 18 Building and Construction of the  
Saltaire Village Code.

3.0 Severability and Validity.

Section 1.0 Title, Enactment, Effective Date and Purpose.

1.1. Title.

This Local Law shall be entitled, "Local Law No.     of 2022: A Local  
Law Modifying Section 12 of Chapter 18 Building and Construction of  
the Salthaire Village Code".

1.2 Enactment.

Pursuant to Section 10 of the Home Rule Law, the Village Law and the  
Village Code of the Incorporated Village of Salthaire, the Incorporated Village of  
Salthaire, County of Suffolk and State of New York, hereby enacts by this Local  
Law No.     of 2022, a Local Law of the Incorporated Village of Salthaire.

1.3. Effective Date.

This local law shall take effect on the filing of the approved Local Law  
with the Secretary of State of New York, which shall be within twenty (20) days  
after its approval by the Board of Trustees of the Incorporated Village of Salthaire.

#### 1.4. Purpose and Intent of Local Law.

B. The purpose and intent of this local law is to adopt regulations which will maintain the aesthetic character and quiet enjoyment by its residents of the Village of Saltaire by the adoption of this Local Law containing those regulations pursuant to Article 10 of the New York State Village Law.

#### 1.6 Findings.

The Board of Trustees hereby finds:

B. That is in the best interest of its residents and the community as a whole to impose time restrictions on certain landscape enhancements on residential properties to maintain the quiet enjoyment of the entire community.

#### 2.0 General Provisions.

2.1 Section 12 of Chapter 18 Building and Construction of the Saltaire Village Code is hereby created to read as follows:

#### **§ 18-12. Limitations, time of construction and delivery of materials.**

A. No work relating to any construction, conversion, reconstruction, renovation, replacement, alteration or repair of any portion of any building, structure or appurtenance, **including Hardscape in excess of twenty-five (25) square feet as defined in Section 55**, outside the enclosed areas of any building or structure or parts thereof, or relating to any removal and demolition of buildings and structures or parts thereof, or relating to the installation and use of materials and equipment on the exterior of buildings or structures or parts thereof, may commence, continue or otherwise be performed from 5:00 p.m. on the Friday preceding Memorial Day through September 15 of any year, without written exception of this section by the Building Inspector for extenuating circumstances or emergency repairs issued at the sole discretion of the Building Inspector. For the purposes of this section, all pilings and any portion of any exterior building wall, roof, deck, privacy wall, platform, ramp, exterior staircase or fencing are deemed to be construction outside the enclosed areas of any building or structure or parts thereof. [Amended 9-29-1979 by L.L. No. 1, 1979; 7-15-1983 by L.L. No. 5, 1983; XXXXX by LL. XX 2022]

#### 3.0 Severability and Validity

3.1 In the event that any portion or section of this Local Law may be determined to be invalid, the remaining portions and sections of this Local Law shall remain in full force and effect.