

**BOARD OF TRUSTEES**  
**VILLAGE OF SALTAIRE**

**NOTICE OF ADOPTION OF LOCAL LAW 4 of 2025**

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Saltaire, Suffolk County, New York at a regularly scheduled meeting held on February 27, 2025 duly adopted the following local law amending Chapter 55 of the Village of Saltaire as follows:

LOCAL LAW NO. 4 OF 2025; A LOCAL LAW AMENDING SECTIONS 55-2 AND 55-14 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.

2.0 General Provisions

2.1 Amendment of Sections 55-2 and 55-14 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. 4 of 2025: Amending Sections 55-2 and 55-14 of the Saltaire Village Code."

1.2. Enactment.

Pursuant to Section 10 of the New York State Municipal Home Rule Law, the New York State Village Law and the Village Code of the Village of Saltaire, the Village of Saltaire, County of Suffolk and State of New York, hereby enacts by this Local Law No. 4 of 2025, a Local Law of the 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 Village of Saltaire.

1.4. Purpose and Intent of Local Law.

The purpose and intent of this local law is to amend Sections 55-2 and 55-14 of the Saltaire Village Code to adopt regulations which will enable the provisions of the Zoning Code to provide for the orderly development of the Village and the application and enforcement of that Code in order to maintain the aesthetic assets and character of the Village and the peaceful and environmentally sensitive enjoyment of their homes and the Village by the residents, pursuant to Article 10 of the New York State Village Law.

2. General Provisions.

2.1 Amendment of Section 55-2 Definitions of the Saltaire Village Code

The following definitions are either added to or modified in Section 55-2:

**GAZEBO**– A Porch or Screened Porch which is detached from the Enclosed Space, which shall have open vertical sections of no less than 75% (seventy-five percent) of the perimeter of the Gazebo. The deck or floor of the Gazebo may not exceed the elevation of the first floor of the Enclosed Space and the top of the Gazebo may be no more than 10 (ten) feet above the deck or floor of the Gazebo. There may be only 1 (one) Gazebo allowed within the Buildable Area of a Building Plot.

**GROSS FLOOR AREA:** The total floor area contained within a building as measured from the exterior faces of the exterior walls. Gross Floor Area shall include stairwells and stairways at each story and interior balconies and mezzanines, and shall include the floor area of any Porch which is above the maximum allowable size pursuant to §55-14 (F) of this chapter.

**PORCH** – A structure that is attached to the Enclosed Space via common wall(s) of the Enclosed Space that is comprised of a roof that is impervious to water which shall shed water away from the floor or deck system below it, and which shall have open vertical sections without structure (except for walls or rails that are no higher than the minimum guard height required by the New York State building code for raised floor surfaces), for at least 33% (thirty-three percent) of the perimeter of the Porch (counting any common wall(s) with the Enclosed Space as part of the perimeter of the Porch).

**SCREENED PORCH** – A Porch with screens in the required openings. Supports for screens shall not comprise more than 20% (twenty percent) of the space between the New York State required minimum guard height and the roof system.

## 2.2 Amendment of Section 55-14 Maximum Enclosed Area and Maximum Lot Occupancy to create a Section 55-14(E)

Section 52-14(E) shall be created to read as follows:

### “§ 55-14. Maximum Enclosed Area and Maximum Lot Occupancy”

“E. Effective January 10, 2025, any proposed roofs over decks that have not been approved by the Building Inspector, and which are to be used for purposes of creating new Porches, Screened Porches, or a Gazebo on a building parcel, shall conform to the maximum square-footage limits of subsections E1 and E2 herein.

1. For building parcels up to and including four (4) lots in the lotted areas of the Village, or up to and including 6,800 (six thousand eight hundred) square feet in the unlotted areas, a maximum of 150 (one hundred-fifty) square feet of the combined total of all existing plus any proposed Porches, Screened Porches and Gazebos is permitted. The 150 square-foot maximum may be increased by up to the amount of any unused allowable Enclosed Space capacity as prescribed in §55-14, which, if and to the extent used, would thereafter be considered Enclosed Space for that parcel.
2. For building parcels five (5) lots or greater in the lotted areas of the Village, or 6,801 (six thousand eight hundred-one) square feet or greater in the unlotted areas, a maximum of 250 (two hundred-fifty) square feet of the combined total of all existing plus any proposed Porches, Screened Porches and Gazebos is permitted.

The 250 square-foot maximum may be increased by up to the amount of any unused allowable Enclosed Space capacity as prescribed in §55-14, which, if and to the extent used, would thereafter be considered Enclosed Space for that parcel.

3. All roofs over decks, whether existing or approved on or before January 9, 2025, which have created or will create any Porches, Screened Porches or Gazebos above the maximum square-footage limits prescribed in this section, shall be regulated pursuant to §55-19 of this Code.

### 3.0 Severability and Validity

In the event that any portion or portions of this Local Law No. 4 of 2025 shall be determined to be invalid or unenforceable for any reason, the remainder of the Local Law, and its provisions, shall remain in full force and effect.

Mario Posillico  
Village Administrator Clerk  
Village of Saltaire March 4, 2025