

PROPOSED LOCAL LAW M 2021

A LOCAL LAW Amending Chapter 295, Zoning, of the Code of the Village of Hastings-on-Hudson to amend the Definition of Cellar

Be it enacted by the Board of Trustees of the Village of Hastings-on-Hudson as follows:
(deleted language in ~~strikeout~~, added language in **bold**)

SECTION 1. Section 295-5. Definitions, definition of Cellar is amended to read as follows:

CELLAR

That ~~space~~ **portion** of a building that is partly or entirely below grade and that has more than 1/2 of its height measured from floor to ~~ceiling~~ **the bottom of the joists supporting the floor immediately above**, below the ~~average established curb level or finished existing~~ grade of the ground adjoining the building.

SECTION 2. SEVERABILITY

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

SECTION 3. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.