

HN-6-2024

A local law to amend Chapter 195 (“Zoning”) of the Code of the Village of Hewlett Neck, to amend the definition of story and revise the building/structure footprint calculation.

Section 1. The definition of “story” in section 195-2 of the Code of the Village of Hewlett Neck is hereby amended, to read as follows:

“STORY

That part of a building between any floor and the floor or roof above. A space with a ceiling height that is not more than two (2) feet above the existing mean ground level along any portion of a building foundation is not a story. Where the foundation wall exceeds 2 feet in height measured from the existing mean grade, a corresponding space with a height of not more than six (6) feet is not a story. An attic which has finished space is considered a story.”

Section 2. Section 195-20(A) of the Code of the Village of Hewlett Neck is hereby amended, to read as follows:

”§195-20(A). Lot Coverage and Volume Requirements.

A. The maximum footprint areas occupied by all buildings, structures and accessory uses which extend above the existing grade of the property shall not exceed the following percentage of the lot area in the indicated district:

(1) Residence A (5,000 square feet building zones): 40% (maximum 2,000 square foot footprint)

(2) Residence B (15,000 square feet building zones): 20% (maximum 3,000 square foot footprint)

(3) Residence C (30,000 square feet building zones): 15% (maximum 4,500 square foot footprint)

(4) Residence D (40,000 square feet building zones) 12.5% (maximum 5,000 square foot footprint)”

Section 3. Severability. If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court’s order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause,

sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 4. Effective date. This local law shall take effect immediately upon filing with the Secretary of State.