

**LOCAL LAW NO. __ OF 2025 OF THE VILLAGE BOARD AMENDING
CHAPTER 210 (ZONING) TO AMEND THE VILLAGE ZONING MAP**

A LOCAL LAW to amend Chapter 210 of the Village Code of the Village of Airmont to amend the existing zoning map.

BE IT ENACTED AS FOLLOWS:

Section 1. Title.

This local law shall be known as the “2025 RSH Zoning Map Amendment” amending the Village Zoning map regarding three parcels of land in the Village.

Section 2. Authority.

This Local Law is enacted pursuant to the authority of Municipal Home Rule Law 10, the New York State Village law, and in accordance with Chapter 210, Article XVIII, Amendments of the Code of the Village of Airmont.

Section 3. Purpose and Findings

The Village Board of Airmont received a petition for a zoning map amendment from Blue Rill Estates, LLC (“Petitioner”) to remap three parcels at 444 Saddle River Road, owned by Petitioner seeking to apply the Village’s RSH (Specialized Housing Residential District) to the three parcels. The three parcels are identified on the Village tax maps as Section 62.11-2-8, 62.11-2-9 and 62.11-2-10 (“Subject Parcels”). Parcels 62.11-2-8 and 62.11-2-9 are currently located in the R-35 zoning district and parcel 61.11-2-10 is partially located in the R-35 Zoning District and partially located in the R-50 zoning district.

Section 4. Legislative Findings and Amendments.

The Zoning Map of the Village of Airmont, is incorporated by reference in Section 210-5 of the Village Code and made part of Chapter 210 as Attachment 15 is hereby amended as follows:

1. The Zoning Map of the Village of Airmont is hereby amended to reflect that tax parcel Section 62.11, Block 2, Lot 8 is hereby remapped from the R-35 Zoning District to the RSH Specialized Housing Residential District in its entirety.
2. The Zoning Map of the Village of Airmont is hereby amended to reflect that tax parcel Section 62.11, Block 2, Lot 9 is hereby remapped from the R-35 Zoning District to the RSH Specialized Housing Residential District in its entirety.
3. The Zoning Map of the Village of Airmont is hereby amended to reflect that tax parcel Section 62.11, Block 2, Lot 10 is hereby remapped from the R-50 and R-35 Zoning District to the RSH Specialized Housing Residential District in its entirety

Section 5. State Environmental Quality Review Act

This action is a Type I action under the SEQRA regulations. The Planning Board of the Village has acted as lead agency. It issued a positive declaration and required the production of an Environmental Impact Statement. On May 22, 2025, the Planning Board concluded its environmental review and issued a Findings Statement.

Section 6. Repeal, Amendment, and Supersession of Other Laws.

All other Resolutions, Ordinances or Local Laws of the Village of Airmont which conflict with the provisions of this Local Law are hereby superseded or repealed to the extent necessary to give this Local Law force and effect. Pursuant to the SEQRA regulations, the Village Board, upon review of the available materials, has adopted a Findings Statement as presented to the Village Board.

Section 7. Severability.

If any word, phrase, sentence, part, section, subsection, or other portion of this Law or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection or other portion, or the proscribed Application thereof, shall be severable, and the remaining provisions of this Law, and all applications thereof, not having been declared void, unconstitutional or invalid, shall remain in full force and effect.

Section 8. Effective Date.

This Law shall become effective upon filing with the New York State Secretary of State.