

LOCAL LAW NO. 11 - 2022

TITLE: “A Local Law to Amend Article VI “Supplemental Regulations” of the Code of the Inc. Village of Brightwaters”

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE INC. VILLAGE OF BRIGHTWATERS AS FOLLOWS:

Section – 128-40 Garages, to wit: Amending paragraph A (1)

FIRST: A. Residence district restrictions.

(1) In residence districts, no garage is permitted in which any business, service or industry is carried on, except as hereinafter provided. In any residence district, space for two cars may be provided on any lot, and space for one additional car may be provided for each 25 feet of lot frontage in excess of 75 feet or for each 2,500 square feet of lot area exceeding 7,500 square feet; but in the case of corner lots, only the street of least frontage shall be considered as a basis for the determination of permissible garage space. Notwithstanding the preceding sentence, subsequent to the date of enactment of this chapter, no residence that has an existing garage may convert such garage to dwelling or living space without providing for garage space in accordance with **Subsection B hereof** this code.

The rest of this section of the code remains unchanged

SECOND: **Separability.**

If any section, sub-section, sentence, clause or phrase of this local law is for any reason held invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this local law.

This law is adopted pursuant to Municipal Home Rule Law §§10(1)(ii)(d)(3) and 10(1)(ii)(e)(3) which permits villages to adopt local laws to their property, affairs and government.

THIRD: **Effective Date.**

This act shall take effect immediately upon filing with the Secretary of State as provided by law.