

VILLAGE OF HAVERSTRAW

State of New York

LOCAL LAW # 2 - 2024

A LOCAL LAW ENTITLED ADDING "RESIDENTIAL INCLUSIONARY ZONE FOR AFFORDABLE HOUSING" TO THE ZONING CODE OF THE VILLAGE OF HAVERSTRAW

Be it enacted by the Village Board of the Village of Haverstraw as follows:

The Zoning Code of the Village of Haverstraw is hereby amended to add a new zoning district to be entitled, "Residential Inclusionary Zone for Affordable Housing (RIZ)" and to be added in its appropriate numerical order.

Section 1. Section 245-5 of the Zoning Code of the Village of Haverstraw ("Zoning Code") is hereby amended to add the following to the end of the table therein:

Symbol	Title
RIZ	Residential Inclusionary Zone for Affordable Housing

Section 2. The Zoning Code is hereby amended to add a new section 245-21.3, to be entitled "RIZ Residential Inclusionary Zone for Affordable Housing", as follows:

§ 245-21.3 Residential Inclusionary Zone for Affordable Housing

A. Purpose and Intent. The Residential Inclusionary Zone for Affordable Housing ("RIZ") is hereby established to foster the development of affordable housing in the Village of Haverstraw. This act will provide the Village of Haverstraw with additional zoning tools to achieve these goals. The RIZ enables the Village to evaluate the need and demand for such housing, delineate key aspects of the RIZ (including the type, design, and layout of a RIZ regarding a particular site), and control the impacts that such a development may have on the surrounding community. Furthermore, the RIZ is intended to discourage urban sprawl while encouraging innovative, traditional neighborhood developments which will promote the public health, safety, and welfare of the community while preserving and/or enhancing property values within existing residential areas and preserving the unique character of the Village. All new units built under this zoning shall be affordable units, as defined herein.

B. General Provisions.

(1) The RIZ shall represent a new zone applied to the existing zoning map according to the amendment procedures set forth herein. Unless expressly stated otherwise in this section, all lands affected by a RIZ shall conform to all other applicable provisions of this ordinance that are not inconsistent with the RIZ, or are not modified by the Village Board during the site plan process. Once applied to a site, the underlying use provisions shall no longer apply

during the affordability period, but shall be governed by the Village Board's RIZ determination. The Village Board of Trustees may attach such conditions upon the designation of a RIZ as it may deem appropriate or as may be required as a result of environmental review. Conditions will include a requirement that the sale or lease of all units must comply with the requirements of the U.S. Fair Housing Act and be marketed according to an approved Affirmative Fair Housing Marketing Plan. To the extent permitted by law, village residents shall receive first preference for units as they become available. Any individual or developer applying for a RIZ designation must do so at the inception of the proposed project. If an applicant commences a project without a RIZ designation, and later seeks a RIZ designation, the project must be halted and a RIZ application must be processed from the beginning. Such an applicant or developer will require a super majority vote of the Board of Trustees in order to secure a RIZ designation not originally requested before the start of a project.

(2) A designated RIZ shall result in at least 20 new dwelling units of affordable housing, in addition to any affordable units that may have already existed on the subject parcel(s).

C. Site Standards.

(1) Parcel Characteristics - This zone may only be applied to parcels with the following characteristics:

- (a) Minimum of 0.5 (one-half) acre; a parcel may consist of one or more contiguous lots
- (b) Direct access to a state, county, town or village road (frontage or driveway)
- (c) Central water and sewer must serve the development.
- (d) Parcels must be located within $\frac{1}{4}$ mile of the CBD district, but not within the CBD district, except where the Village Board of Trustees finds that the parcels are so located as to have pedestrian access to necessary services such as mass transit, medical care, recreation and retail.

(2) Principal Use. The following uses are permitted upon site plan approval of the Village Board of Trustees:

- (a) Multi-family dwellings of twenty or more units provided that such dwelling units are arranged as individual dwelling units for the occupancy of individual households.

(3) Accessory Uses:

- (a) Within the RIZ development, certain related accessory facilities may be permitted, either in a separate building or in combination with a building containing dwelling units, such as meeting rooms, self-service laundries, multi-purpose rooms, outdoor sitting areas, walking trails, and other similar outdoor recreation or leisure facilities. Such facilities shall be subordinate to the residential character of the

development. Outside advertising is not permitted. Any such accessory facilities shall require specific approval of the Planning Board.

(b) In addition, permitted accessory uses include administrative, social and recreational buildings, structures, and areas. Facilities may include, but are not limited to:

[1] Swimming pools, tennis courts, open field areas, passive sitting areas, picnic facilities, walking trails, shuffle board, and bocce courts.

[2] Off-street parking and private garage facilities.

[3] Fences and walls, utility, and maintenance structures.

[4] The present zoning regulations applying to the above shall apply unless modified by the Village Board.

(c) Individual home occupations may be permitted upon approval of the Village Board of Trustees by special permit as presently set forth in the zoning code or as modified by the Village Board.

(4) Site Density.

(a) The site density may be up to 55 dwelling units per acre for multi-family units. The site density may be increased by qualifying for density bonuses, as described herein. Notwithstanding any other provision of this section, the maximum site density permitted is 115 dwelling units per acre.

(b) Density bonuses. The following density bonuses may be applied to the maximum residential density in Subsection C.(4)(a) above if the following amenities are provided and may be summed cumulatively if more than one incentive is provided (rounding up any fractional units equal to or greater than 0.500).

[1] Green buildings - A density bonus of 30% of the base density may be applied for units that are located within a proposed structure eligible for Leadership in Energy and Environmental Design (LEED) Green Buildings rating system Gold certification, Passive House Certification, Enterprise Green Communities, Three Green Globes certification by the Green Building Initiative, HUD Green Mortgage Insurance Premium Reduction Certification, or equivalent standard promulgated by a reputable green building certification service at the sole discretion of the Village Board. The Village Board may hire a qualified professional to review the green building technologies being incorporated into the project to verify eligibility of the standard, and the applicant does not necessarily need to receive certification prior to approval of the site plan. Nothing herein shall require the project to apply to the certifying agency for certification.

[2] Solar energy - A density bonus of 20% of the base density may be applied for units that are located within a proposed structure with a minimum surface area of photovoltaic cells equal to 33% of the roof area and located on a flat roof.

[3] Historic preservation or adaptive reuse - A density bonus of up to 30% of the base density may be applied in projects proposing to preserve a significant portion of a building(s) or structure(s) or adaptively reuse a building or structure identified by the Village as being of significant historical, cultural, or architectural significance in a manner that preserves the structure's value to the community. The Village Board will be solely responsible for determining whether this standard is met, but may request the advice of any qualified Village land use board (including but not limited to the Planning Board, Architectural Review Board, Landmarks Preservation Board) or retain professionals to advise upon these matters. The Village Board may award less than the full bonus where it believes that the structure is only of partial value or is not being preserved to the maximum extent practicable.

[4] Infrastructure improvements - A density bonus of up to 30% of the base density may be applied in projects proposing infrastructure improvements, as negotiated by the Village Board for improvements that are not directly needed, required or related to the development of the proposed project but will be able to be utilized by the proposed project's residents or will indirectly improve the project or its site-related infrastructure. The value of infrastructure improvements to meet this incentive shall be at least equal to six times the HUD monthly fair market rent for the project. Infrastructure improvements may include but are not limited to traffic, streetscape, or water and sewer system improvements. Where the Village Board finds that only a portion of the value described herein is being met, it may grant a partial incentive roughly equivalent to the portion of the value being provided. By mutual agreement of the Village Board and applicant, money in lieu of improvements may be provided.

[5] Beautification and streetscape improvements - A density bonus of up to 30% of the base density shall be provided in projects proposing streetscape improvements or other community beautification of publicly owned spaces of value equivalent to three times the HUD monthly fair market rent for the project for improvements proposed along the project's street frontage. Improvements proposed to other streets must be equivalent to six times the HUD monthly fair market rent. Streetscape or public improvements must be performed within 500 feet of the proposed site, within the CBD zoning district, or along streets connecting the project to the CBD zoning district. Where the Village Board finds that only a portion of the value described herein is being met, it may grant a partial incentive roughly equivalent to the portion of the value being provided. By mutual agreement of the Village Board and applicant, money in lieu of improvements may be provided.

[6] Public space - A density bonus of 15% of the base density shall be provided in projects committing a significant portion of at least 5% of the site area, or as otherwise negotiated by the Village Board, of contiguous land to be used for public open space, community gardens, public civic space, deemed a benefit to the community by the Village Board, either by conveying the land to the Village for such purposes or by other means such as covenants and deed restrictions. The grant of this incentive in exchange for public space shall not be deemed to relieve the applicant from providing its fair share of public parkland or money-in-lieu thereof, should the Planning Board determine that a proper case exists for requiring such parkland or money-in-lieu in accordance with New York State Village law.

[7] Environmental remediation - A density bonus of 15% of the base density shall be provided in projects proposing environmental remediation work conducted on site that is not already substantially subsidized by state or other funding but is required in order for the development to take place.

[8] Affordable housing - A density bonus may be applied as per Article XI hereof, Affordable Housing.

[9] Incubator/fresh food market space - A density bonus of 10% up to 25% of the base density shall be permitted in projects proposing an on-site space for use by the Village as an incubator space, fresh food market or other public benefit space, where the Village Board finds that such a space would be of particular benefit to and appropriate to the local neighborhood in which the site is located. The density bonus shall be 10% of base units for 2% of total interior floor area or 2,000 square feet, whichever is greater. An additional bonus of 5% of base units shall be added for each additional 1% of total interior floor area or 1,000 square feet, whichever is greater. The applicant will enter into a gross lease with the Village for a term of no less than 35 years, over which term the lease shall specify a monthly rent not to exceed HUD Fair Market Rent (FMR) for an efficiency in Rockland County for the first 2% of floor or 2,000 square feet of floor area, whichever is greater, and 1/2 of FMR for each additional 1% or 1,000 square feet. The lease shall specify that the space is to be used as a business incubator, fresh food market or other community beneficial use acceptable to the Village Board and the applicant, and may establish a range of acceptable uses where an incubator is proposed. The Village may assign its lease or sublease the space to a reputable operator (including but not limited to the Rockland County IDA, Chamber of Commerce or State University of New York) or tenant to be approved by the landlord. A fresh food market shall devote at least 50% of its leased floor area to the sales of fresh foods such as fruit, vegetables, nuts, grains, legumes, meat, fish and/or dairy products. Fresh food markets may also have floor area devoted to the sale of prepared food products, packaged goods, and or on-site consumption of products sold on premises, but such areas shall not count toward the 50% requirement. By mutual agreement of the Village Board and applicant, the space to be leased to the Village in

satisfaction of this incentive may be located off-site if located within the CBD district and of equivalent size to the on-site space to be provided.

[10] Public parking - A density bonus of up to 30% of the base density shall be provided in projects proposing on-site public parking spaces which equal 50% of the required parking for the project in addition to the full parking requirement. Subject to approval of the Village, the landlord may offer such parking to the public for a reasonable fee consistent with the fee assessed for public parking offered elsewhere by the Village and subject to operating terms and allocation of economics satisfactory to the Village. The Village may grant a partial and equivalent bonus where less than 50% is provided. An additional 5% of the base density may be granted where no less than five public parking spaces are also provided electric charging stations, which shall be maintained as an ongoing requirement of the certificate of occupancy.

[11] Resident relocation - A density bonus of 15% of the base density shall be provided in projects where, due to the circumstances of the real estate transaction, displacement of tenants will be a consequence of the redevelopment of a site or reuse of a building or structure, and where the applicant has developed a relocation plan approved by the Village Board that incorporates many or all of the following elements or alternative assistance:

[A] Designation of a relocation aid to assist current tenants with relocation;

[B] Affirmatively finding alternative residency within the Town for tenants that have resided on the premises for a term longer than 36 months;

[C] Provision of notice 90 days prior to eviction/move;

[D] Provision of monetary moving and packing assistance;

[E] Assistance with transfer of utilities;

[F] Considerations for temporary housing and storage costs where replacement housing is not yet available;

[G] Transportation costs as necessary for tenants to tour alternative housing options;

[H] Assistance with delinquent utility bills, which would otherwise hinder the tenant from relocating;

[I] A reasonable consideration to be paid where the tenant cannot find equivalent housing at an equivalent or lower cost;

[J] Designation and procedures for a municipal official to oversee the process and resolve disputes.

(5) Development Coverage. Development coverage may be up to 95%, including building, walks, swimming pools, tennis courts, basketball courts and patios and all impermeable surfaces. Parking areas and access ways to parking areas shall not be included in development coverage in order to encourage the provision of on-site parking. Building coverage may be up to 65%.

(6) Parking. At least 0.75 parking spaces must be provided for each dwelling unit. The Planning Board is empowered to reduce the number of required parking spaces for good cause shown. Each parking space shall be a minimum of 8.5 feet by 18 feet. The number and location of handicap parking spaces shall be determined during site plan review.

(7) Bulk Specifications.

(a) Height - The maximum building height may be up to 48 feet. Where a structure is on a sloping site, the maximum building height may be increased 60 feet at the discretion of the Planning Board. Where the structure is proposed to contain two or more stories of parking, the maximum building height may be increased to a maximum of 65 feet. Nothing in the foregoing shall be deemed to prevent a portion of the floor area of the street level to be used for public-facing amenities and spaces, such area to be approved by the Planning Board as to its size, location, and function.

(b) Building Division - Buildings of 60 feet or more in length shall be visually divided into smaller increments by façade design, landscaping or other means to reduce the building's apparent size and contribute to human scale development.

(c) Setback - The minimum distance between detached buildings shall be 25 feet. The setback of the principal building, if any, shall be determined by the impact of the size, height and location of the building with reference to the surrounding neighborhood buildings.

(d) Appurtenances - Central refuse collection areas shall be located for the convenience of all units. They shall be supplied with an adequate number of covered receptacles and shall be provided with proper screening and maintenance.

(e) Parking - Parking other than in driveways leading to a garage or carport, may not occur in a front yard whether measured from a public or private street. Driveway parking prohibition shall not apply to private internal access driveways within a residential development comprised of multiple dwellings or townhouses if such private driveways are properly sized.

(f) Any passageway which is designated on the Tax Map of the Village as an "alley" shall not be deemed a street for purposes of this section.

(g) Unit Specifications - The gross floor area of all dwelling units in the RIZ shall conform to the requirements of the New York State Division of Housing and Community Renewal (“DHCR”) Design Guidelines.

(h) No dwelling units shall contain more than four bedrooms.

D. OCCUPANCY STANDARDS

(1) Occupancy of RIZ dwelling units shall be limited to households earning as follows:

(a) Rental units - averaging at or below 60% of the current HUD Rockland County area Median Income (adjusted for family size);

(b) Owner occupied units - averaging at or below 75% of the current HUD Rockland County Area Median Income (adjusted for family size).

(2) Eligibility and affordability in each RIZ project shall comply with all regulatory requirements set forth by the financing/monitoring agency and be required to pass a compliance inspection annually. All affordability requirements to be subject to DHCR and tax credit laws and regulations. If no monitoring agency, then a compliance check shall be performed a New York State approved Community Housing Development Organization/ Neighborhood Preservation Corporation (CHDO/NPC) selected by the project developer. The project CHDO/NPC shall report its affordability findings to the Village Board and the designated local CHDO/NPC for the Village of Haverstraw as part of each RIZ application. Affordability shall be measured by New York State affordability guidelines. The local CHDO/NPC shall review the affordability calculations and certification made by the project CHDO/NPC and report its findings to the Village Board. The Village Board will take into account both the project CHDO/NPC's affordability certification and the findings of the local CHDO/NPC's affordability review before rendering a determination concerning RIZ development.

(3) Owner occupied units must be only for qualified participants of the New York State First Time Home Owner Program.

(4) Senior citizens units - same income requirements as above in which at least one person is 55 years of age or older except Senior Citizens are exempt from the First Time Homebuyer criteria that they must be first time homebuyers. In all other respects senior citizens must meet First Time Homebuyer Program criteria including household size, asset limitations, and income eligibility.

(5) Up to twenty percent (20%) of the units developed in a RIZ may be designated for sale or rent at prevailing market rates.

(6) For-Sale and/or Rental Calculations - Sales prices shall be calculated on the basis of the median incomes of the target population, a down payment of at least 3%, and the calculation of applicable homeowners’ insurance, taxes, utilities and any homeowner’s association (HOA) or condominium maintenance fees. HOA and condominium maintenance fees shall be calculated at the same rates as market rate residents in the same

development. Rents shall be calculated in compliance with then-applicable DHCR and tax credit requirements.

(7) With respect to affordable rental units, it shall be the duty of the project owner or his agent to file a certification with the project CHDO/NPC, which shall include evidence of each renter's household size and income. Such documentation shall be considered compliance with the requirements of the RIZ. Such certification shall be filed no later than April 30th of each year.

(8) In the case of for-sale units (including cooperative and condominium units), the contract of sale shall include a covenant restricting occupancy of said units only to those persons and/or households permitted by the RIZ. Standard covenants and restrictions concerning occupancy and affordability approved by the project CHDO/NPC and the Village Board shall be set forth in the award letter, the contract of sale and the deed filed in the Rockland County Clerk's Office.

(9) To the extent permissible under applicable State and Federal Fair Housing funding requirements, the initial sale or rental of a RIZ dwelling unit shall first be made available to the following households:

(a) Persons residing in the Village of Haverstraw and serving as volunteers in good standing in the fire department or ambulance corps.

(b) Persons currently residing in the Village of Haverstraw.

(c) Persons employed at the time of initial tenancy or occupancy by the Village and/or Town of Haverstraw, including the North Rockland School District.

(d) Persons currently residing in the Town of Haverstraw.

(e) Persons employed by the New York State Police.

(f) Persons currently living in Rockland County for at least one year.

(10) Except for household size and income limitations as set forth herein, occupancy of any inclusionary housing unit shall not be limited by any conditions that are not otherwise applicable to all units within the redevelopment project. Final calculations for the sales price and rental price of these units shall be made prior to the issuance of building permits.

(11) In the event any RIZ units cannot be marketed in compliance with the above criteria, the Village Board may consider reasonable and appropriate modification of those criteria in order to accomplish the goals of the RIZ.

E. RIZ APPLICATION PROCESS

(1) Acceptance of an application for RIZ shall be at the sole discretion of the Village Board of Trustees.

(2) Approval of a RIZ shall also be at the sole discretion of the Village Board and shall require a determination by the Village Board that the application meets the following criteria:

(a) Demonstrated Local Need. The local need for such a development within the community shall be demonstrated by the applicant to the satisfaction of the Village Board of Trustees upon the recommendation of the project CHDO/NPC.

[1] Financial viability. The applicant shall document the ability to financially complete an affordable RIZ project by supplying the following as a part of the RIZ application process:

[2] An outline of all public and private financing for the proposed project.

[3] Evidence of public funding acquired for the project.

[4] A proposed affordability plan outlining the targeted population.

[5] A time line of the proposed project showing pre-development, development, close-out and application of public funds, if applicable.

(b) Evaluation and Mitigation of Significant Impacts. In the event the development shall significantly impact the adjacent area, public circulation, historic structures, density, the tax rate base, and any other relevant issues as may be identified by the Village Board of Trustees, the Village Board shall use all practicable means to minimize those environmental effects while still achieving the social, economic, and other goals of this ordinance.

(c) In order to accomplish the goals set forth in this law, the Village Board may vary the bulk requirements set forth in this RIZ and those requirements that apply from the Village Zoning Law. In order to achieve a project that accomplishes the goals of this District, balanced by acceptable impact on the surrounding neighborhood and community, the following shall be considered by the Village Board:

[1] The benefit the proposed inclusionary housing will bring to the Village and whether there is a need for additional inclusionary housing.

[b] The extent of impact and change to the character of the neighborhood.

[c] Whether there are available other, more viable locations or methods to achieve inclusionary housing.

[d] The extent any adverse physical or environmental impact on the surrounding neighborhood and community can be mitigated.

F. SITE DEVELOPMENT CONCEPT PLAN

(1) The development concept of all areas encompassed by a RIZ shall be adequately described by a Site Development Concept Plan comprised of scaled drawings and associated reports. At a minimum, the Site Development Concept Plan shall adequately describe:

(a) The boundary and area of the RIZ district including underlying zoning districts;

(b) The general location, orientation, and size of proposed principal and ancillary structures and the individual lots upon which they are situated; associated parking, density, open space, landscape, and recreation areas, refuse areas and stormwater management areas; the location, size and general treatment of environmentally sensitive areas; and the general pedestrian and vehicular traffic routes (external and internal) to and from the development;

(c) Tabular data, written statements, graphic materials and illustrations sufficient to demonstrate compliance with all applicable provisions of this law;

(d) Any additional data that the Village Board deems necessary to evaluate the development proposal.

(2) The RIZ application shall be reviewed by the Village Technical Advisory Committee and their recommendations sent to both the Planning Board and Village Board.

(3) After receipt of the Technical Advisory Committee recommendations, the Village Board shall meet initially with the applicant in open workshop session and when the application and all details have been discussed with the Board, a Public Hearing shall be noticed in the same manner required by Section 245-33 of the Village Ordinance for variance applications heard by the Village Zoning Board of Appeals, with the exception that notices shall be sent to all property owners within 300 feet of the site seeking RIZ designation.

(4) If the Village Board adopts the RIZ district designation, the applicant shall proceed to site plan review by the Planning Board in accordance with the site plan review provisions of the Section 245-1 of the Zoning Ordinance. The site plan must be generally consistent with the concept approved as a basis for the RIZ district designation.

G. CONTINUED AFFORDABILITY REQUIREMENTS

All projects shall comply with the following provisions to ensure affordability of units in the RIZ:

(1) 99 Year Affordability. All affordable units in the RIZ shall remain affordable for a period of no less than ninety-nine years commencing from the date of initial occupancy of the unit.

(a) Compliance. Affordability shall be monitored by the project and local CHDO/NPC. Monitoring criteria shall be governed by the requirements of the US Department of Housing and/or Urban Renewal and the NYS Department of Housing and Community Renewal, whichever is applicable. Affordability monitoring reports

shall be supplied by the project CHDO/NPC to the local CHDO/NPC by July 1 of each year. The review of the project CHDO/NPC's affordability report shall be supplied to the Village Board by the local CHDO/NPC by August 1 of each year.

(b) Deed Restrictions. Provisions to ensure continued affordability of all affordable units in the RIZ project shall be embodied in legally binding agreements and/or deed restrictions, which shall be prepared in a manner that conforms with the affordable regulatory restrictions set forth in this section G.

(c) Resale Provisions. Owners benefitting from the purchase of an affordable unit shall be required to maintain the unit as their primary residence for a minimum of ten years in order to retrieve any equity. Prior to ten years, the owner shall be entitled to cash outlay at time of closing for down payment and closing costs, mortgage loan principal pay down, and any improvements made to the unit, provided there is documentation for improvement costs.

[1] Resale prices for units sold after ten years shall be determined by Housing and Urban Development (HUD) Income Guidelines for the current year at time of sale.

[2] Those units designated at specific income tiers must be resold to households at the same income tier. (e.g. Units sold to families at 65% of median income shall be sold to a household earning up to 65% of the median income at the time of sale, as determined by HUD Income Guidelines.)

[3] In no event shall an owner be compelled to sell at a price below his cost. Cost is defined as any cash outlay for closing costs and down payment, and any improvements made.

(d) Sale Procedure. RIZ owners wishing to sell their home shall notify, by certified mail, return receipt requested, both the project CHDO/NPC and the local CHDO/NPC for the purpose of locating a qualified RIZ purchaser in the same specific income tier as the seller at the time of the seller's purchase. Purchaser priority shall be as set forth in subsection D.(9) above. The project and local CHDO/NPCs shall have 30 days to locate a qualified RIZ purchaser. If 30 days after notification the project and local CHDO/NPCs cannot locate a qualified buyer, the owner may list their home for sale on the open market subject to the resale provisions set forth in subsection G.(1)(c) above.

In the event a RIZ unit has been listed on the market for sale for more than 6 months, without receiving a qualified RIZ purchase offer, the owner shall notify both the project and local CHDO/NPC by certified mail that a qualified purchaser for the unit has not been obtained. Thereafter the project and local CHDO/NPC shall have 30 days to exercise a right of first refusal to purchase the unit at the price mandated by this ordinance. The priority of the exercise of the right of first refusal shall be first the project CHDO/NPC and second the local CHOD/NPC. In the event the project CHDO/NPC declines to exercise its option, the local CHDO/NPC shall purchase the property. The contract of sale between the unit owner and the

purchasing CHDO/NPC shall provide for a closing date of 90 days from the date of the contract.

(e) Rent Increases. Annual rent increases shall be limited to the percentage increase in the median household income within the Standard Metropolitan Statistical Area for Rockland County.

Section 3. Severance. The invalidity of any word, section, clause, paragraph, part, or provision of this local law shall not affect the validity of any other part of this local law which can be given effect without such invalid part or parts.

Section 4. Effective Date. This Act shall take effect immediately upon filing with the Secretary of State.

I, Isabel Gonzalez-Soto, Clerk of the Village of Haverstraw, New York, do hereby certify that the above law was adopted at a Regular Meeting of the Board of Trustees held on January 2, 2024, and is on file and that said law has not been altered, amended, or revoked and is in full force and effect.

January 18, 2024
Haverstraw, New York

Isabel Gonzalez-Soto

Seal of Municipality