

**LOCAL LAW NO. __ OF 2023
VILLAGE OF CHESTER**

**A LOCAL LAW TO AMEND CHAPTER 98 OF THE ZONING
CODE FOR THE VILLAGE OF CHESTER TO ADD DEFINITIONS**

BE IT ENACTED by the Board of Trustees of the Village of Chester, Orange County, New York as follows:

Section 1. Legislative Intent.

It is the intent of this local law to add a new Chapter 98, Article I, Section 98-3 of the Zoning Code of the Village of Chester regarding hotel and motel definitions.

Section 2. Authority.

This local law is adopted pursuant to Municipal Home Rule Law § 10(1)(ii)(a)(12).

Section 3. Title and Enactment.

This local law shall be known as and may be cited as “Local Law to Amend Chapter 98 of the Zoning Code for the Village of Chester.” The following definitions shall be added to Chapter 98, Article I, Section 98-3 as follows:

§ 98-3 Definitions.

HOTEL

A building or group of buildings, whether detached or connected, offering short term, not to exceed 14 days, transient lodging accommodations on a fee or hire basis to the public. Access to and from all rooms is made through an inside lobby or vestibule, supervised by a person in charge at all hours. A hotel shall not constitute an individual's or family's primary residence and shall not be construed to be a multiple dwelling.

MOTEL

A building or group of buildings, whether detached or connected, offering short term, not to exceed 14 days, transient lodging accommodations on a fee or hire basis to the public and which has individual entrances, from outside the building, to serve each sleeping unit. A motel shall not constitute an individual's or family's primary residence and shall not be construed to be a multiple dwelling.

EXTENDED STAY / ALL-SUITE HOTEL

A hotel suite facility intended for short-term occupancy of less than 30 consecutive days, with all rooms offered on a per-night basis. A feature of all rooms is a kitchen, which shall include, at a minimum, a full-sized refrigerator, microwave, sink and a built-in cooking appliance such as a stove. In addition, laundry, exercise, and meeting facilities shall be available on-site. Access to and from all suites is made through an inside lobby or vestibule,

supervised by a person in charge at all hours; differentiated from regular hotels or motels. An extended stay/all-suite hotel shall not constitute an individual's or family's primary residence and shall not be construed to be a multiple dwelling.

Section 4. SEQRA.

Enactment of this local law was determined by the Village Board to be a Type II action under 6 NYCRR 617.5(26) and (33) as the amendment only defines existing terms in the Zoning Code or adds a term for clarification.

Section 5. Severability.

If a court of competent jurisdiction determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm, 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, corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 6. Code Preparation

The Village's Code preparation contractor is authorized, without further action of the Village Board, to correct typographical errors, numbering and other related technical changes that do not affect or alter the substantive provisions of this local law.

Section 7. Effective date.

This local law shall be effective immediately upon filing with the Secretary of State.