

Local Law No.# 7 of 2026
Community Preservation Project Plan

Local Law adopting a plan pursuant to Section 64-L of the New York Town Law, for the preservation of open space and historic places within the Town of Chester, including the incorporated villages therein, said plan to be known as the "Town of Chester Community Preservation Project Plan," said Local Law to read as follows:

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF CHESTER, ORANGE COUNTY, NEW YORK, as follows:

Section 1. - LEGISLATIVE FINDINGS.

The Town of Chester possesses a rich heritage of scenic, agricultural and natural resources the preservation of which is vital to the future economic success and quality of life of the community. To further the objective of preserving the natural, scenic and historical treasures, the Town Board of the Town of Chester finds it necessary to establish a plan for their conservation. Such fund has been authorized under Section 64-L of the New York Town Law. Under this statute the creation of this Fund is a prerequisite to the enactment of a ($\frac{3}{4}\%$) percent real estate transfer tax, which is also authorized by Town Law Section 64-L and Article 31-F of the New York Tax law.

The purpose of the Local Law is to meet and implement the requirements of Town Law Section 64-L by hereby establishing and creating the Town of Chester Community Preservation Project Plan to help guide the Town's efforts to preserve open spaces, agricultural lands and historic places.

Section 2. -TOWN CODE AMENDED:

For the reasons set forth in Section 1 above, the Town Board of the Town of Chester hereby amends the Town of Chester Town Code by adding thereto the following:

Chapter XX¹, entitled "Community Preservation Fund", Article III, entitled Community Preservation Project Plan to read as follows.

Article III – Community Preservation Project Plan

§ xx-28. The Community Preservation Project Plan dated July 6, 2026 is intended to be the community preservation project plan required by Section 64-L of the New York Town Law and Chapter 7 ("Community Preservation Fund") of the Town of Chester Town Code. A copy of said plan is on file with the Town Clerk and attached hereto and incorporated as if fully set forth herein.

Section 3. -SEVERABILITY:

¹ Chapter XX is a representative chapter number pending codification. It is the intent of the Town Board that this local law, upon adoption, be codified in the same chapter as Local Law 5 of 2026.

If any clause, sentence, paragraph, section, or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 4: EFFECTIVE DATE:

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