

TOWN OF CHESTER  
TOWN BOARD

INTRODUCTORY LOCAL LAW 10 OF 2025,  
A LOCAL LAW TO CONFORM THE TOWN CODE TO THE COMPREHENSIVE PLAN

Be it enacted by the Town Board of the Town of Chester as follows:

**Section 1. Legislative Intent**

It is the intent of this local law to implement and conform the Town of Chester Zoning Code to many of the recommendations of set forth in the newly adopted Comprehensive Plan.

**Section 2. Chapter 98 of the Town of Chester Town Code, entitled Zoning, is hereby repealed in its entirety and is replaced to read as set forth in the attached zoning law, incorporated herein and made a part hereof.**

**Section 3. The Town of Chester Zoning Map shall be amended as follows:**

Parcel (SBL)	Current Zoning District	New Zoning District
17-1-21 17-1-20.1 17-1-20.2	IP	SR-2
14-7-22.1	LB-SL	SR-2

**Section 4. Chapter 50 of the Town of Chester Town Code, entitled Fire Prevention and Building Construction is hereby amended by deleting § 50-20 in its entirety.**

**Section 5. Non waiver.**

Such repeal shall not be construed as abating any action now pending under or by virtue of said ordinance; or as discontinuing, abating or modifying or altering any penalty accruing or to accrue; or as affecting the liability of any person, firm or corporation; or as waiving any right of the Town of Chester, under any section or provision existing at the time of passage of this comprehensive amendment; or as vacating or annulling any rights obtained by any person, firm or corporation, by lawful action of the Town of Chester.

**Section 6. Authority.**

This local law is adopted pursuant to section 10 of the Statute of Local Governments which provides local governments the power “to adopt, amend and repeal ordinances, resolutions and rules and regulations in the exercise of its functions, powers and duties” including the “power to adopt, amend and repeal zoning ordinances.”

**Section 7. Severability.**

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof , 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 or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered. Should this chapter be decided by a court of law to be unconstitutional or invalid in its entirety, the zoning chapter adopted on June 1, 2004, with all amendments, shall be deemed to have remained in effect.

**Section 8. Effective Date.**

This local law shall take effect upon filing with the Secretary of State.