

# STATE OF NEW YORK

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69

2017-2018 Regular Sessions

## IN ASSEMBLY

(Prefiled)

January 4, 2017

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Introduced by M. of A. PAULIN, MORELLE, COOK, SCHIMMINGER, SKOUFIS --  
Multi-Sponsored by -- M. of A. KEARNS -- read once and referred to the  
Committee on Local Governments

AN ACT to amend the general municipal law, in relation to vested rights  
relating to land development in the counties of Dutchess, Orange,  
Putnam, Rockland and Westchester; and providing for the repeal of such  
provisions upon expiration thereof

The People of the State of New York, represented in Senate and Assem-  
bly, do enact as follows:

1 Section 1. The general municipal law is amended by adding a new arti-  
2 cle 7-B to read as follows:

3 ARTICLE 7-B  
4 VESTED RIGHTS RELATING TO LAND DEVELOPMENT

5 Section 150. Vested rights relating to land development; pilot program.  
6 151. Application of article.  
7 § 150. Vested rights relating to land development; pilot program. 1.  
8 In the counties of Dutchess, Orange, Putnam, Rockland and Westchester,  
9 there shall be a presumption, rebuttable by a municipality in any such  
10 county only pursuant to subdivision two of this section by clear and  
11 convincing evidence, that municipal zoning, planning, environmental, and  
12 all other applicable village, town, or city ordinances, regulations and  
13 other enactments regulating the development of land which are applicable  
14 to a particular parcel of land as of the ninth month after the filing  
15 date of an application deemed completed by the municipality for site  
16 plan, subdivision or other development plan approval of such parcel,  
17 which application meets all non-discretionary requirements specified  
18 therefor, including, but not limited to a survey prepared by a licensed  
19 surveyor and plans prepared by a licensed engineer or architect and is

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

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1 accompanied by an environmental assessment form, if required, or at the  
2 discretion of the applicant a draft environmental impact statement,  
3 shall remain applicable to the proposed project that is the subject of  
4 the application or the draft environmental impact statement for a period  
5 of six years after the filing date, as long as it is being pursued with  
6 reasonable efforts by the applicant. If no state or local agency has  
7 discretionary authority over the project, the filing date shall be that  
8 of the filing of an application for a building permit, together with a  
9 survey prepared by a licensed surveyor and plans prepared by a licensed  
10 engineer or architect in which case no environmental documentation need  
11 be filed in order for this section to apply. Written notice of such  
12 application, except in the case of a one-family dwelling, shall be given  
13 by the applicant to all property owners within a distance of two hundred  
14 fifty feet of the applicant's property lines by first class mail to the  
15 last known address on the tax records. The applicant shall file an affi-  
16 davit with the municipality of the mailing of such notice.

17 2. In order to rebut the presumption established pursuant to subdivi-  
18 sion one of this section, a municipal board must adopt a detailed writ-  
19 ten finding and has the burden of proof to show by clear and convincing  
20 evidence that:

21 a. a change in applicable federal or state laws, rules or regulations  
22 alters the relevant requirements; or

23 b. newly discovered information or changes in circumstances specif-  
24 ically related to the proposed project or its site, will establish that:

25 (i) the project is likely to harm or endanger the public health, safe-  
26 ty, general welfare or biological habitat; and

27 (ii) such harm or endangerment will not be prevented by existing laws,  
28 codes, ordinances, rules or regulations, or by governmental entities; or

29 c. the municipal board is applying a new or altered requirement that  
30 has been the subject of a draft environmental impact statement that was  
31 filed before the filing date of the subject application, and has subse-  
32 quently become final in not substantially more stringent form than that  
33 described in such document, insofar as is relevant to the subject  
34 project.

35 3. Such a finding shall be deemed to be a final agency action for  
36 purposes of article seventy-eight of the civil practice law and rules  
37 and must be challenged within four months of the adoption of the finding  
38 by a municipal board.

39 4. Nothing in this section shall be interpreted to preclude:

40 a. the administration of all existing laws, rules and regulations as a  
41 result of which there could be requirements imposed on the proposed  
42 project; or

43 b. changes to such laws, rules and regulations that would affect  
44 future applications.

45 5. This section shall not apply to applications requiring changes in  
46 zoning provisions that are sought by the applicant in connection with  
47 the proposed project prior to the adoption of any such changes.

48 6. Any substantial changes to the proposed project which is the  
49 subject of the application by the applicant, which have not been gener-  
50 ated in response to a comment (excepting a comment by, on behalf of or  
51 at the behest of the applicant) during the review process, will be  
52 deemed a new application.

53 § 151. Application of article. The provisions of this article shall  
54 apply only to the counties of Dutchess, Orange, Putnam, Rockland and  
55 Westchester, and to no other counties in the state.

1     § 2. This act shall take effect on the one hundred eightieth day after  
2     it shall have become a law; and shall expire and be deemed repealed six  
3     years after it shall take effect but shall continue to apply to parcels  
4     for which an application has been filed pursuant to section 150 of the  
5     general municipal law prior to such repeal.