Village Of Bloomingburg
Sullivan County, New York

Local Law No. 3 of the year 2025

A Local Law To Provide For Mandatory Curb & Sidewalk construction

Be it enacted by the Village board of the Village of Bloomingburg as follows:

Section 1. The purpose of this local law is to provide for a mandatory 6 feet wide curb & sidewalk emplacement upon construction of new residential, commercial or industrial building or upon rehabilitation or renovation of an existing residential, commercial or industrial building when such rehabilitation or renovation results in an increase of twenty-five percent (25%) or more in the market value of such building.

Section 2. All Local Laws or parts of Local Laws or any part of the Zoning Law of the Village of Bloomingburg in conflict with the provisions of this Local Law are hereby repealed.

Section 3. Upon construction of a new residential, commercial or industrial building or upon rehabilitation or renovation of an existing residential, commercial or industrial building when such rehabilitation or renovation results in an increase of twenty-five percent (25%) or more in the market value of such building, the owner of the subject premises shall cause to be constructed 6' curbs and sidewalks prior to completion of such new construction or rehabilitation/renovation, in accordance with the specifications contained in this Local Law.

Section 4. Materials for concrete sidewalks. Materials for construction of concrete sidewalks shall consist of the following:

A. Cement.
    1. Cement shall be true Portland cement and shall meet the requirements of the current Standard Specifications and Tests for Portland Cement adopted by the American Society for Testing Materials.
    2. Cement shall be natural cement similar to that manufactured at Rosendale, New York.
B. Fine aggregate. Fine aggregate shall consist of sand having hard, strong, durable grains and shall be free from injurious amounts of dust, lumps, soft or flaky particles, shale, alkali and surface coatings and shall not contain injurious amounts of vegetable or other organic matter. Fine Aggregate shall range in size from fine to coarse within the following limits:
    1. Passing through a No.4 sieve, not less than 85%
    2. Passing through a No. 50 sieve, not more than 30%.

C. Coarse aggregate. Coarse aggregate shall consist of crushed stone, gravel or other approved inert material with similar characteristics, or combinations thereof, having hard strong, durable particles free from injurious amounts of soft, friable, thin elongated or laminated pieces, alkali or organic or other harmful matter. Coarse aggregate shall range in size from fine to coarse within the following limits:
    1. Passing through a one-inch sieve, not less than 95%.
    2. Passing through a No. 4 Sieve, not more than 15%
    3. Passing through a No. 8 sieve, not more than 5%.

Section 5. Construction of concrete sidewalks. The construction of concrete curbs and sidewalks shall be as follows:

A. Sidewalk.
    1. The area to be occupied by the sidewalk shall be graded six feet in width for entire length of the improvement. A foundation four inches thick shall be placed, of clean gravel or broken stone not over two inches in size, or clean, soft coal cinder, well tamped or rolled.
    2. Frames of the same height as the thickness of the walls shall be placed to outline the external edges of the walk and set to conform to the established line and grade of the walk.
    3. Concrete shall be mixed in the following proportions by volume:
        a. One part Portland and natural cement.
        b. Two parts fine aggregate
        c. Four parts coarse aggregate
        d. Five bags of Portland and one bag of natural cement per cubic yard of concrete. In lieu of the use of natural cement, air-entraining cement or air-entraining agent such as pozzolith added to the Portland cement may be used. Any dispersing agent shall be used in accordance with the manufacturer's instructions.
    4. Each concrete flagstone shall be six feet in width, not more than five feet in length, and shall be four inches thick throughout, except at driveways where the depth shall be increased to six inches. The finished surface of the walk shall have a slope of ¼ inch per foot toward the curb. Each concrete flagstone shall be separated from the next flagstone by a joint made with tarpaper, and expansion joints ½ inch in width, filled with bituminous material, shall be placed at intervals not greater than 50 feet.
    5. The wearing surface of the walk shall be finished with a wooden float and lightly broomed. The exterior sides and joints shall be finished smooth with a split float or split roller.
    6. When concrete walk is finished, it shall be kept covered and moist for at least three days.
    7. Concrete curbs to be 8 inches thick on bottom, 6 inches thick on top & 20 inches tall with expansion joints at 10 feet maxium

Section 6 Establishment of grades. Grades for sidewalks will be established and furnished by the Village.

Section 7. Penalties for offenses. A violation of any provision of this Local Law is an offense punishable, upon conviction, by a fine of not less than $250 nor mor than $1,000 or by imprisonment for a period not exceeding 15 days, or by both such fine and imprisonment. Each day that a violation is permitted to exist shall constitute a separate offense.

Section 8. Severability. If any section, sentence, clause or phrase of this Local Law is held to be invalid or unconstitutional by any court of competent jurisdiction, then such holding shall in no way affect the validity of the remaining portions of this Local Law.

Section 9. This Local Law shall take effect immediately upon filing in the Office of Secretary of State, in accordance with Section 27 of the Municipal Home Rule Law.

Section 10. An escrow account must be established for the cost of construction for curbs and sidewalks prior to any building permit being issued.