



AGENDA

Ardsey Village Board of Trustees

8:00 PM - Monday, October 17, 2022

507 Ashford Avenue

BROADCAST LIVE ON VERIZON 32/35 & CABLEVISION 75

CALL IN NUMBER (914) 693-6202

Page

1. PLEDGE OF ALLEGIANCE & ROLL CALL

CONTINUATION OF PUBLIC HEARING

In the Matter of Discussing Chapter 81 Entitled
"Community Choice Aggregation (Energy) Program" of the
Ardsey Village Code

PROCLAMATION-Arbor Day

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PROCLAMATION - Designating November as "Monarch Butterfly Month" in the Village of Ardsey

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2. ANNOUNCEMENT OF EXIT SIGNS

3. APPROVAL OF MINUTES:

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3.a October 3, 2022 Regular Meeting Minutes

4. DEPARTMENT REPORTS

4.1. LEGAL

4.1.a Village Attorney, Robert J. Ponzini

4.2. MANAGER

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	4.7. MAYOR'S ANNOUNCEMENTS	
	4.8. COMMITTEE & BOARD REPORTS	
57 - 58	5. OLD BUSINESS:	
	5.a	Continued Discussion/Consider a Resolution Granting Permission to Convert the Vacant Space Located at 800 Saw Mill River Road into a Day Spa
59 - 66	5.b	Consider a Resolution to Amend Chapter 81 Entitled "Community Choice Aggregation (Energy) Program" of the Ardsley Village Code
67 - 148	6. NEW BUSINESS:	
	6.a	Consider a Resolution to Schedule a Public Hearing to Repeal and Replace Chapter 64 Entitled "Building Construction" of the Ardsley Village Code
149 - 157	6.b	Consider a Resolution of the Mayor and Board of Trustees Declaring Lead Agency and Scheduling of Public Hearing on Proposed Zoning Text Amendments to Allow Accessory Dwelling Units in Single Family Residences
158 - 159	6.c	Consider a Resolution to Schedule a Public Hearing to Consider a Request for Outdoor Seating At Booskerdoo Coffee & Baking Co. 718 Saw Mill River Road

- 6.d Consider a Resolution to Schedule a Public Hearing to Consider a Request to Hold an Outdoor Event Sponsored by Boar's Head Provisions at Ardsley Market Fresh 645 Saw Mill River Road

7. VISITOR RECOGNITION

8. CALL FOR EXECUTIVE SESSION

9. ADJOURNMENT OF MEETING

10. UPCOMING MEETINGS & EVENTS

- October 18th Board of Architectural Review Meeting 8:00 pm
- October 19th Senior Citizens Talk on Healthy Eating 12:00 pm
- October 19th Homework Helpers 3:00 pm
- October 21st Middle School Hangout 3:00 pm
- October 22nd Arbor Day Event 9:00 am
- October 22nd Historical Society American Encampment Event 10:00 am
- October 22nd Diwali Celebration 2:00 pm
- October 23rd Historical Society The Croton Aqueduct 2:00 pm
- October 26th Senior Citizens Bingo 12:00 pm
- October 26th Zoning Board of Appeals 8:00 pm
- October 27th Library Board Meeting 7:30 pm
- October 28th Movie Night in the Park 6:15 pm
- October 29th Halloween Trunk & Treat Festival 1:00 pm
- November 1st Board of Architectural Review Meeting 8:00 pm
- November 3rd Public Meeting Parks & Rec Master Plan 6:00 pm

11. NEXT BOARD MEETING:

- Board of Trustees Legislative Meeting November 7, 2022 8:00 pm
- Board of Trustees Work Session November 14, 2022 7:30 pm

ARBOR DAY PROCLAMATION

WHEREAS, on January 4, 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was observed with the planting of more than a million trees in Nebraska on April 8, 1874, and in 1875 became a legal holiday in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, store carbon and thus mitigate climate change, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees in our Village increase property values, enhance the economic vitality of business areas, and beautify our community;

NOW THEREFORE BE IT RESOLVED, that Mayor Nancy Kaboolian does hereby proclaim Saturday, October 22, 2022 as Arbor Day in the Village of Ardsley and urges all citizens to support efforts to care for our trees.

**PROCLAMATION DESIGNATING NOVEMBER AS
“MONARCH BUTTERFLY MONTH”
IN THE VILLAGE OF ARDSLEY, NEW YORK**

WHEREAS, monarch butterflies are probably the best-known butterflies in North America. Monarch butterflies are found throughout the U.S. (including Hawaii, but not Alaska), southern Canada, southern Portugal and Spain, Caribbean Islands, Australia, New Zealand, and other Pacific Islands; and

WHEREAS, the large and brilliantly colored monarch butterfly is among the most easily recognizable of the butterfly species that call North America home. Their wings are a striking deep orange with black borders and veins, and white spots along the edges; and

WHEREAS, twenty years ago, more than one billion Eastern monarch butterflies migrated to Mexico but in the winter of 2014, only 60 million monarchs made the trip; and

WHEREAS, the monarch population has declined by more than 95% since the 1980s. Habitat loss and fragmentation, extreme weather events, invasive species, and pesticide/herbicide use have contributed to the decline of monarch butterflies and other pollinators in the United States; and

WHEREAS, the monarch butterfly has been listed as Endangered by the International Union for Conservation of Nature (IUCN), a global authority on the conservation status of species. An endangered listing means the species is likely to go extinct without significant intervention; and

WHEREAS, simply changes in landscaping practices can make a big difference for the monarchs. By incorporating specific garden elements

like native milkweed (for breeding) and other native wildflowers (for feeding), the Village and every resident of Ardsley can create habitats to help save the monarchs; and

WHEREAS, the Village of Ardsley can play a critical role in helping to save the monarch butterfly by providing habitats in public parks, community gardens, office buildings, recreation centers and libraries. Schools, homes, and businesses can all provide essential habitat for monarch too; and

NOW, THEREFORE, BE IT RESOLVED, that the Village of Ardsley will pledge to help restore habitat for the monarch and will support the use of native plants in Village property that support Monarchs, pollinators, and native wildlife, where possible, and ensure the Village will make efforts to educate residents and local businesses on the importance of preserving healthy native plant habitats for the conservation of our local ecosystems: and

NOW, THEREFORE, BE IT FURTHER RESOLVED I, Nancy Kaboolian, Mayor of Ardsley, do hereby proclaim November 2022, “MONARCH BUTTERFLY MONTH” in the Village of Ardsley.



MINUTES

Ardsey Village Board of Trustees

8:00 PM - Monday, October 3, 2022

507 Ashford Avenue

Present: Mayor	Nancy Kaboolian
Deputy Mayor/Trustee	Andy Di Justo
Trustee	Asha Bencosme
Trustee	Steve Edelstein
Village Manager	Joseph Cerretani
Village Clerk	Ann Marie Rocco
Village Attorney	Robert J. Ponzini

Absent: Trustee Craig Weitz

1. PLEDGE OF ALLEGIANCE

Mayor Kaboolian called to order the Regular Meeting at 8:01 P.M.

Roll Call:

Mayor Nancy Kaboolian

Deputy Mayor/Trustee Andy DiJusto

Trustee Asha Bencosme

Trustee Steve Edelstein

Trustee Craig Weitz was absent

PUBLIC HEARING To Discuss Application to Convert the commercial space at 800 Saw Mill River Road into a Day Spa

1. Mayor Kaboolian opened up the Public Hearing at 8:01 p.m. in the matter of converting the commercial space at 800 Saw Mill River into a Day Spa.

Mayor Kaboolian read the notice into the record.

Henry Raposato friend of applicant was present to answer some questions regarding the Spa. He explained that the service to focus on specific areas of the body. There will be some facial care. There will be 2 or 3 employees and these employees will be licensed with New York. The hours of business will be six/seven days a week 9 am-8pm.

Mayor Kaboolian questioned if they have ever open up a business like this before? The applicant Xizhe Wang and He Qiujian said they have worked in a similar business.

Mayor Kaboolian would like a full description of the services that will be offered at the day spa.

The applicant explained:

- reflexology
- neck/back pain

They are aware that there is a similar business near by.

Building Inspector described the layout of the business to the Village Board. There is a reception area, one bathroom, and four treatment rooms.

All members of the Board were in agreement to close this public hearing and work on the wording on the resolution for this application.

Moved by Trustee Edelstein, Seconded by Trustee Bencosme and passed unanimously. Carried by the following votes:4-0-0

Ayes: Mayor Kaboolian, Trustee Edelstein, Trustee DiJusto and Trustee Bencosme

Nays: None RESOLVED, that this public hearing be closed in the matter converting the commercial space at 800 Saw Mill River Road into a Day Spa at 9:20 p.m.

CONTINUATION OF PUBLIC HEARING To Discuss Amending Chapter 81 Entitled "Community Choice Aggregation (Energy) Program" of the Ardsley Village Code

1. Mayor Kaboolian opened the Public Hearing at 8:04 pm in the matter amending Chapter 81 Entitled "Community Choice Aggregation (Energy) Program" of the Ardsley Village Code

Mayor Kaboolian read the notice into the record.

Mr. Leo Wiegman Director, Solar Programs from Sustainable Westchester was present to explain the potential second offering from Westchester Power of Community Solar Credits for utility energy assistance program participants.

The law refers to the CCA framework order issued by the Public Service Commission in 2016 as the basis for authorization. We expect the Commission to update that the

order to incorporate the solar credit offering as a type of "energy service" for state-wide implementation soon.

All members of the Board were in agreement to continue this public hearing and we can work on the language of the local law.

Moved by Trustee DiJusto, Seconded by Trustee Edelstein and passed unanimously. 4-0-0

Ayes: Mayor Kaboolian, Trustee Edelstein, Trustee DiJusto and Trustee Bencosme

Nays: None RESOLVED, that this public hearing be adjourned until October 17, 2022 in the matter of amending Chapter 81 Entitled "Community Choice Aggregation (Energy) Program" of the Ardsley Village Code at 8:43 pm.

2. ANNOUNCEMENT OF EXIT SIGNS

3. APPROVAL OF MINUTES:

3.1 September 19, 2022 Regular Meeting Minutes

Moved by Trustee Bencosme, Seconded by Trustee DiJusto and passed unanimously. Carried by the following votes:3-0-1

Ayes: Mayor Kaboolian, Trustee DiJusto and Trustee Bencosme

Nays: None

Abstain: Trustee Edelstein RESOLVED, that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of September 19, 2022 as submitted.

4. DEPARTMENT REPORTS

1. LEGAL

1.a Village Attorney, Robert J. Ponzini stated he had nothing to report other than those items that may have been submitted in memorandum form and would be available for Executive Session after the meeting if needed.

2. MANAGER

2.a Village Manager, Joseph Cerretani read the following report:

DPW GARAGE: The project is moving along nicely with the earthwork in full swing. The dry well system has been installed and underground conduits have been laid out. We are on site daily and meet as a full construction team weekly. Will keep the Board and public posted with the progress of the project as it continues to develop.

CURBING AND PAVING: The curbing contractor will begin on Thursday and will be working on curbs for approximately 10 weeks. Milling and paving for this year's program began today and expected to be complete by the end of the week. We encourage residents to sign up for Nixle alerts for any road closures or changes to traffic patterns.

COLUMBUS DAY CLOSING: All offices, including the Library, Community Center, Court, and the Department of Public Works will be closed on Monday, October 10, 2022 in observance of Columbus Day. Since there will be no garbage collection on Monday, there will be Village-wide garbage collection on Tuesday, October 11, 2022. The rest of the week will follow a normal schedule.

3. TREASURER

- 3.a October 3, 2022 Abstract Report
Village Manager Cerretani read the September 6, 2022 Abstract Report as follows:
From the General Fund: \$57,861.90 from the Trust & Agency Fund: \$715.50 and from the Capital Fund: \$88,106.84, Sewer Fund: \$3,497.77.

**Moved by Trustee Edelstein, Seconded by Trustee Bencosme and passed unanimously.
Carried by the following votes:4-0-0**

Ayes: Mayor Kaboolian, Trustee Edelstein, Trustee DiJusto and Trustee Bencosme

Nays: None RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Treasurer to make the following payments: From the General Fund: \$57,861.90 from the Trust & Agency Fund: \$715.50 and from the Capital Fund: \$88,106.84, Sewer Fund:\$3,497.77.

4. BUILDING No Building Department Report

5. FIRE No Fire Department Report

6. POLICE No Police Department Report

7. MAYOR'S ANNOUNCEMENTS

- 7.a Mayor Kaboolian announced the following:
- Attended the Governor's announcement regarding clean cars in the State of New York in the City of White Plains.
 - Pollinator Pathway Event will take place on October 12th at 7:30 pm - preparing your garden for Winter. This will be a zoom event.
 - Garage Sale will take place at Pascone Park beginning at 8:30 am on October 8th.

8. COMMITTEE & BOARD REPORTS

8.a Trustee Dajsuto announced the following:

- Attended the Fireman's Carnival
- The Ardsley Historical Society announced a new program on the Croton Aqueduct which will take place on Sunday, October 23rd. at the Ardsley Public Library at 2:00 pm

Trustee Bencosme announced the following:

- Climate Advisory Committee will be meeting on Thursday, October 6th at 7pm via Zoom.
- We submitted a capstone to NYU regarding Greenhouse gas emissions and how we can potentially lower our emissions. NYU has accepted our proposal.

Trustee Edelstein announce the following:

- MDI Presents-Diwali Celebration on October 22nd beginning at 2pm and Pascone Park rain date is October 23rd.
- MDI Presents-Communication Conversations Event will take place on November 10th at 6:30 pm
- Annual Trunk & Treat Festival will take place on October 29th beginning at 1pm. at Pascone Park. If anyone would like to volunteer their car please contact Trish Lacy at 914-693-8012.
- Ardsley Cares Day will also take place on October 29th.
- Movie in the Park will take place on Oct 28th beginning at 6:15 pm at Pascone Park.

5. VISITORS

- 5.1 Resident Armen Boyajian was present to thank the Ardsley Police Department, Police Officer Savarese, Vacca, and Braig, Library Staff-Angela Goth and her staff and ASVAC for all they do.

6. OLD BUSINESS:

- 6.1 Consider a Resolution Granting Permission to Convert the Vacant Space Located at 800 Saw Mill River Road into a Day Spa

All members of the Board were in agreement to move this resolution to the October 17, 2022 meeting. RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the proposed change of use to convert the vacant space at 800 Saw Mill River Road into a day spa as presented by the applicant.

Any approvals should contain the following conditions:

1. The applicant must provide plans for the remainder of the build-out showing full compliance with the NYS Building Code.

2. The applicant must obtain the required permits prior to commencing construction for the build-out.
3. The applicant must obtain a sign permit and BAR approval for all proposed signage.
4. The hours of operation and number of employees per shift should be should be identified/confirmed.
5. The business owner must provide copies of the cosmetology and message therapist licenses.
6. The business must comply with all of the regulations pertaining to the cosmetology and message therapist licenses.
7. The business owner or property owner must install a key box (Knox Box) on the building in a location approved by the Ardsley Fire Chief.
8. Any conditions the Village Board deems appropriate.
9. Any conditions the Village Attorney or Village Manager deem appropriate.

6.2 Consider a Resolution to Amend Chapter 81 Entitled "Community Choice Aggregation (ENERGY) Program" of the Ardsley Village Code

All members of the Board were in agreement to move this resolution to the October 17, 2022 meeting. RESOLVED, that the Village Board of the Village of Ardsley hereby amends Chapter 81 entitled "Community Choice Aggregation (Energy) Program" of the Ardsley Village Code as follows: (The deleted text is in ~~strike through~~ and the new text is underscored)

Chapter 81

Community Choice Aggregation (Energy) Program

[HISTORY: Adopted by the Board of Trustees of the Village of Ardsley 3-19-2018 by L.L. No. 2-2018. Amendments noted where applicable.]

§ 81-1 Legislative findings; intent and purpose; authority.

- A. It is the policy of both the Village of Ardsley and the State of New York to reduce costs and provide cost certainty for the purpose of economic development, to promote deeper penetration of energy efficiency and renewable energy resources such as wind and solar, and wider deployment of distributed energy resources as well as to examine the retail energy markets and increase participation of and benefits for ~~residential and small commercial customers~~ Eligible Customers in those markets. Among the policies and models that may offer benefits in New York is community choice aggregation ("CCA"), which allows local governments to ~~determine the default supplier of electricity~~ procure electric and natural gas supply on behalf of its ~~residential and small commercial customers~~ Eligible Customers.
- B. The purpose of this CCA Program is to allow participating local governments including the Village of Ardsley to procure Energy Services, such as energy supply service and Community Distributed Generation (CDG) Credits for their ~~residential and small commercial customers~~ Eligible Customers, who will have the opportunity to opt out of the procurement, while maintaining transmission and distribution service from the existing ~~distribution utility~~ Distribution Utility. This Chapter establishes a program that will allow the Village of Ardsley to put out ~~for bid the total amount of natural gas and/ or electricity being purchased by local~~

~~residential and small commercial customers.~~ Energy Services for bid. Eligible ~~Bundled~~ eCustomers will have the opportunity to have more control to lower their overall energy costs, to spur clean energy innovation and investment, to improve customer choice and value, and to protect the environment; thereby, fulfilling the purposes of this eChapter and fulfilling an important public purpose.

C. The Village of Ardsley is authorized to implement this Community Choice Aggregation (Energy) Program pursuant to ~~§~~ Section 10(1)(ii)(a)(12) of the New York Municipal Home Rule Law; and State of New York Public Service Commission Case No. 14 M-0564, ~~Petition of Sustainable Westchester for Expedited Approval for the Implementation of a Pilot Community Choice Aggregation Program within the County of Westchester, Order Granting Petition in Part~~ (issued February 26, 2015), as may be amended, including subsequent orders of the Public Service Commission issued in connection with or related to Case NO. 14 M-0564 (collectively, the order). "Order" shall also mean orders of the Public Service Commission related to State of New York Public Service Commission Case No. 14-M-0224, Proceeding on Motion of the Commission to Enable Community Choice Aggregation Programs (issued December 15, 2014) to the extent that orders related to Case No. 14 M-0224 enable actions by the Village of Ardsley not otherwise permitted pursuant to orders related to Case 14 M-0564; provided, however, that in the event of any conflict between orders from Case NO. 14 M-0564 and orders from Case No. 14 M-0224, orders from Case No. 14 M-0564 shall govern the CCA Program. April 20, 2016, hereinafter the CCA Framework Order).

D. This Chapter shall be known and may be cited as the "Community Choice Aggregation (Energy) Program Law of the Village of Ardsley."

§ 81-2 Definitions.

For purposes of this chapter, and unless otherwise expressly stated or unless the context otherwise requires, the terms in this chapter shall have the meanings set forth below, or if not so defined, as employed in the State of New York Public Service Commission's Uniform Business Practices; ~~or, if not so defined there, as indicated below:~~

~~BUNDLED CUSTOMERS — Residential and small commercial customers of electricity or natural gas (fuels) who are purchasing the fuels from the distribution utility.~~

~~SMALL COMMERCIAL — Nonresidential customers as permitted by the order.~~

Community Choice Aggregation Program (or "CCA Program"): A municipal energy procurement program, ~~which~~ that replaces the incumbent utility as the default supplier electric and/or gas Supplier for all ~~bundled customers~~. Opt-out Eligible Customers within the Village of Ardsley. The CCA Program may include Community Distributed Generation Credits on an opt-out basis and other DER offerings on an opt-in basis.

Community Distributed Generation (or "CDG"): Community shared renewables program expanding customer access to the environmental and system benefits of qualifying renewable project generation located behind a non-residential host meter based on remotely sharing net metering or VDER monetary credits through a monetary credit applied to the utility bills of Participating Customers.

Community Distributed Generation Credits (or “CDG Credits”): The monetary credit applied to the utility bills of Participating Customers through the CDG program.

Customers:

Eligible Customers: Customers of electricity and/or natural gas eligible to participate in CCA, either on an Opt-out or Opt-in basis, as delineated in the CCA Framework Order.

Opt-out Eligible Customers: Eligible Customers that are eligible for opt-out treatment as delineated in the CCA Framework Order.

Participating Customers: Opt-out eligible customers who have been enrolled subsequent to the opt-out process and other customers who have opted in.

Customer-specific Data: Utility data for all Opt-out Eligible Customers including account holder name, service address, primary language, if available, any customer-specific alternate billing name and/or address, and other relevant, authorized data.

Distributed Energy Resources (or “DER”): Reforming the Energy Vision (REV) initiatives that further engage and/or reduce cost of service for participating consumers, optimize system benefits, and/or address infrastructure and demand challenges within the geography of the CCA including, but not limited to, local renewable energy projects, Community Distributed Generation, peak demand management, energy efficiency, demand response, energy storage, community resilience microgrid projects, and other innovative initiatives.

Distribution Utility: —Owner or controller of the means of distribution of the natural gas or electricity that is regulated by the Public Service Commission.

Energy Services: The provision of energy supply as electric power and/or natural gas or the provision of DER offerings.

Public Service Commission (or “PSC”): New York State Public Service Commission.

Suppliers: Energy service companies (ESCOs) ~~that procure electric power and natural gas~~ and/or DER providers and/or other entities with authority to provide Energy Services for ~~bundled customers~~ Participating Customers in connection with this eChapter, ~~or, alternatively, generators of electricity and natural gas or other entities who procure and resell electricity or natural gas.~~

Sustainable Westchester, Inc. (or “Sustainable Westchester”): A not-for-profit organization comprised of member municipalities in Westchester County, New York.

Value of Distributed Energy Resources (or “VDER”): REV proceeding (Case 15-E-0751) that replaces the net metering program with a weighted value stack tariff mechanism for accurately pricing Distributed Energy Resources on the grid as a reflection of their system value. Value stack components include the price of energy, capacity, avoided carbon emissions, cost savings to customers and utilities, demand reduction and locational relief. The goal of this proceeding is to increase DER penetration and benefits of DER installations.

§ 81-3 Establishment of a Community Choice Aggregation (Energy) Program.

- A. A Community Choice Aggregation (Energy) Program is hereby established by the Village of Ardsley, whereby the Village of Ardsley shall work together with Sustainable Westchester to implement the CCA Program to the full extent permitted by the CCA Framework Order, as set forth more fully herein. The Village of Ardsley role under the CCA Program involves the aggregating ~~of the electric and/or gas supply~~ demand for energy of its ~~residents~~ Eligible Customers and the entering into ~~a contract with one or~~

~~more suppliers for supply and services~~ contracts for Energy Services. Under the CCA Program, the operation and ownership of the utility service shall remain with the ~~distribution utility~~. Distribution Utility.

- B. The Village of Ardsley participation in a CCA Program constitutes neither the purchase of a public utility system, nor the furnishing of utility service. The Village of Ardsley will not take over any part of the electric or gas transmission or distribution system and will not furnish any type of utility service, but will instead negotiate with ~~sSuppliers~~ on behalf of ~~participating residential and small commercial customers~~. Participating Customers.
- C. ~~If the Village elects~~ In order to implement the CCA Program, the Village of Ardsley will adopt one or more resolutions that outline the process of and conditions for participation in the CCA Program, including but not limited to signing a contract for a compliant bid with one or more ~~sSuppliers~~, all as consistent with ~~this chapter~~ the Local Law and the CCA Framework ~~Order~~.
- D. The Public Service Commission supervises retail markets and participants in these markets through legislative and regulatory authority and the Uniform Business Practices, which includes rules relating to the eligibility of participating Suppliers, the operation by which Suppliers provide Energy Services and the terms on which customers may be enrolled with Suppliers. ~~Practices, which includes rules relating to the eligibility of participating ESCOs, the operation by which ESCOs provide energy services and the terms on which customers may be enrolled with ESCOs.~~
§ 81-4 Procedures for eligibility; customer data sharing.
- A. As permitted by the ~~order~~ CCA Framework Order, the Village of Ardsley may request from the ~~distribution utilities~~ Distribution Utilities aggregated customer information by fuel type, ~~and service classification on a rolling basis~~ and other relevant, authorized data.
- B. Sustainable Westchester, on behalf of the Village of Ardsley, shall issue one or more requests for proposals to ~~sSuppliers~~ to provide energy to participants and may then award ~~a contract in accordance with the CCA Program~~ one more contracts ~~in accordance with the CCA Program~~.
- C. Sustainable Westchester or the Village of Ardsley, if the Village of Ardsley so chooses, will then request individual ~~customer-specific data~~ Customer-specific Data from the ~~distribution utility~~ Distribution Utility in accordance with the CCA Program.
- D. Sustainable Westchester or the Village of Ardsley, if the Village of Ardsley so chooses, and the selected ~~supplier~~ Suppliers(s) will then notify ~~bundled customers~~ Opt-out Eligible Customers of the contract terms and their opportunity to opt out of the CCA Program energy supply and/or CDG Credits.
- E. In accordance with and for purposes of the ~~order~~ CCA Framework Order, ~~ConEd and NYSEG~~ the Distribution Utility will provide to Sustainable Westchester ~~aggregate and customer~~ Customer-specific ~~d~~Data (including usage data, capacity tag obligations, account numbers, and service addresses) of all ~~bundled customers~~ Eligible Customers in the Village of Ardsley. ~~not currently enrolled with an individually chosen ESCO.~~
- F. Sustainable Westchester and the Village of Ardsley will protect customer information as required by law, subject to the ~~order~~ CCA Framework Order and the limitations of the New York State Freedom of Information Law.

§ 81-5 Choice of energy supplier; opt-out notice and procedure.

- A. The Village of Ardsley, ~~or in conjunction with the ESCO,~~ will notify, or will cause notification of, its ~~residential and small commercial customers,~~ Opt-out Eligible Customers by letter notice, of the Village of Ardsley establishing ~~Ardsley's decision to establishing~~ the CCA Program, of the contract terms with an ~~ESCO~~ the Supplier, and of the opportunity to opt out of the CCA Program.
- B. The letter notice will be sent to each ~~customer~~ Opt-out Eligible Customer at the address provided by the ~~distribution utility~~ Distribution Utility and explain the CCA Program and the material provisions of the ~~ESCO and/or CDG~~ Supplier contract, identify the methods by which the customer can opt out of the CCA Program, and provide information on how the customer can access additional information about the CCA Program.
- C. The opt-out period shall be at least ~~20 days~~ thirty (30) Days.
- D. ~~CCA Program bundled customers~~ [\[1\]](#), upon enrollment, will receive a welcome letter that will explain the customers' options for canceling the enrollment if they believe they were enrolled incorrectly or otherwise decide to withdraw from the CCA Program in favor of another supplier. The welcome letter also will explain that residential customers are entitled to the added protection of the mandated three-day ~~cession~~ period as detailed in § 5(B)(3) of the Uniform Business Practices.

§ 81-6 Verification and reporting.

- A. Sustainable Westchester shall be responsible for filing an annual report with the Public Service Commission, ~~which identifies the number of customers enrolled in the CCA Program by municipality and customer class, the number of customers who returned to utility service or service with another supplier during the reporting period, and the average cost of commodity supply by month for the reporting period.~~ as required in the CCA Framework Order.

Section 2. This local law shall take effect upon filing with the Secretary of State.

7. NEW BUSINESS:

- 7.1 Consider a Resolution Authorizing the Application for the JCAP (Justice Court Assistance Program) Grant (\$30,000) for the Justice Court

Moved by Trustee DiJusto, Seconded by Trustee Bencosme and passed unanimously.

Carried by the following votes: 4-0-0

Ayes: Mayor Kaboolian, Trustee Edelstein, Trustee DiJusto, and Trustee Bencosme

Nays: None RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Ardsley Village Court to apply for a JCAP (Justice Court Assistance Program) grant in the 2022-2023 grant cycle up to \$30,000.

7.2 Consider a Resolution Permitting a Menorah Display-2022

Moved by Trustee Becosme, Seconded by Trustee Edelstein and passed unanimously.

Carried by the following votes: 4-0-0

Ayes: Mayor Kaboolian, Trustee Edelstein, Trustee DiJusto, and Trustee Bencosme

Nays: None WHEREAS, the Village of Ardsley (“Ardsley”) has a policy of providing locations within its territorial limits for holiday display with equal opportunity for all Village groups and organizations; and

WHEREAS, permission has been requested from Ardsley, by Chabad of the Rivertowns to permit the display of a Menorah in celebration of the holiday season from December 1, 2022 through December 31, 2022; and

WHEREAS, the location that has been requested is in or about Legion Park within Ardsley; and

WHEREAS, Ardsley believes that such permission is a continuation of its non-discriminatory policy for holiday displays by Village groups and organizations; and

WHEREAS, current CDC guidelines pertaining to COVID- 19 must be adhered to in order for the event to be permitted and the Chabad guarantees that it will abide by any such restrictions.

NOW THEREFORE BE IT RESOLVED, that Chabad of the Rivertowns is permitted to construct a Menorah display at or about Village property in Legion Park provided such a display and location is reviewed for safety and compliance by the Chief of Police, the Building Inspector, and the Fire Department, that all costs for the erection, use and maintenance of this display are borne by Chabad of Rivertowns, that a policy of insurance in acceptable form be provided to Ardsley to insure, indemnify, and defend against any and all claims or losses that may arise out of the erection, use, maintenance of this display and that all COVID-19 restrictions are abided by throughout the period of display

7.3 Consider a Resolution Supporting the Clean Water, Clean Air, Green Job
Environmental Bond Act of 2022

Moved by Trustee DiJusto, Seconded by Trustee Bencosme and passed unanimously.

Carried by the following votes: 4-0-0

Ayes: Mayor Kaboolian, Trustee Edelstein, Trustee DiJusto, and Trustee Bencosme

Nays: None WHEREAS, providing clean drinking water and protecting our local rivers, bays,lakes,streamsand waterfronts from pollution is paramount to quality of life in New York State and Westchester County and

WHEREAS,modernizing water infrastructure willsafeguard clean water,reduce flooding, reduce lead exposure and other public healththreats,and create jobs; and

WHEREAS, Westchester County is vulnerable to extreme weather including deadly heat from rising temperatures and flooding from severe storms that put people, properties and public assets across the County at risk; and

WHEREAS, upgrading transportation and stormwater infrastructure, restoring natural resources, growing urban forests, building green roofs and upgrading cooling centers will reduce the impact of extreme weather, saving lives and money; and

WHEREAS, the COVID-19 pandemic demonstrated the importance of outdoor recreation and access to fresh, local food, as people flocked to local parks and sought out healthy foods for their families; and

WHEREAS, upgrades to facilities at state and local parks and preserves and the creation of new outdoor recreational areas will benefit our region by protecting wildlife habitat, providing more people access to nature, and creating jobs in the outdoor recreation economy; and

WHEREAS, the Clean Water, Clean Air, Green Jobs Environmental Bond Act of 2022 would authorize the four billion and two hundred million dollars of bonds to finance critical environmental restoration, clean water, and infrastructure projects across New York State; and

WHEREAS, the funds would be targeted towards protecting clean water, reducing flood risk, restoring natural resources, protecting open space and farmland, and reducing the pollution that causes climate change; and

WHEREAS, the Clean Water, Clean Air, Green Jobs Environmental Bond Act of 2022 was passed by the New York State Legislature as part of the 2022-23 New York State Budget and will appear on the November 8, 2022, New York State General Election Ballot for voter approval; and

WHEREAS, the Clean Water, Clean Air, Green Jobs Environmental Bond Act of 2022 includes strong labor provisions and will support more than 84,000 family-sustaining jobs for New Yorkers; and

WHEREAS, the Clean Water, Clean Air, Green Jobs Environmental Bond Act of 2022 would enable New York State and Westchester County to address pollution and public health threats in disadvantaged communities by directing at least 35% with a goal of 40% of the measure's funding to address hazardous conditions in such communities;

NOW THEREFOR BE IT RESOLVED, that the Legislature of the County of Westchester supports passage of the Clean Water, Clean Air, Green Jobs Environmental Bond Act of 2022.

- 7.4 Consider a Resolution Supporting Assembly Bill A-9079/Senate Bill S8378
Amending Environmental Conservation Law by Adding New Section 24-0513 Local
Freshwater Wetlands Pesticide Prohibition

**Moved by Trustee Bencosme, Seconded by Trustee Edelstein and passed unanimously.
Carried by the following votes: 4-0-0**

**Ayes: Mayor Kaboolian, Trustee Edelstein, Trustee DiJusto and
Trustee Bencosme**

Nays: None **WHEREAS**, New York Stated Assembly Bill A-9079 sponsored by Assembly member Chris Burdick and by State Senator Peter Harckham in the State Senate seeks to amend the Environmental Conservation Law to restore certain home rule rights to local governments; and

WHEREAS, the legislation states as follows:

A local government that has implemented a freshwater wetlands protection law or ordinance in accordance with section 24-0501 of this title may adopt a local law or ordinance to prohibit the application of the pesticides to wetlands it regulates; provided however, that any such law or ordinance shall not prohibit pesticide applications for the control of invasive species identified pursuant to title 17 of article 9 of this chapter, pests of significant public health importance, noxious weeds designated by the department as injurious to ecosystem health, or for the protection of the critical native plant species. Any local law ordinance adopted pursuant to this section shall take effect on the first day of January after it shall have been adopted, and

WHEREAS, wetlands protection is critical to the Village of Ardsley to protect drinking water and to provide flood plains protection.

NOW THEREFOR BE IT RESOLVED, by the Village of Ardsley

1. That the Village Board does hereby support Bill Number A9079/S8378
2. The Village Board urges Governor Kathy Hochul to sign the critical legislation.
3. That a copy of this resolution be sent to the Office of the Governor, Senator Harckham, Assembly member Burdick, Senate Majority Leader Andrea Stewart Cousins, Assembly Speaker Carl Heastie, County Executive George Latimer, Sustainable Westchester and the Westchester Municipal Officials Association.

- 7.5 Consider a Resolution Modifying the 2021-2022 Village Budget Use of
Appropriated Fund Balance-Debt Service

**Moved by Trustee Edelstein, Seconded by Trustee Bencosme and passed unanimously.
Carried by the following votes: 4-0-0**

Ayes: Mayor Kaboolian, Trustee Edelstein, Trustee DiJusto, and Trustee Bencosme
Nays: None RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Treasurer to modify the 2021-2022 Village Budget by increasing appropriation budget line A9710.0600 Bond Principal, \$300,000 and increasing appropriated fund balance-debt service A599 \$300,000 to allow for the payment of debt service.

7.6 Consider a Resolution to Modify the 2021/2022 Budget by Enabling the Village Treasurer to Make Necessary Transfers within the General Fund

**Moved by Trustee Edelstein, Seconded by Trustee Bencosme and passed unanimously.
Carried by the following votes: 4-0-0**

Ayes: Mayor Kaboolian, Trustee Edelstein, Trustee DiJusto and Trustee Bencosme
Nays: None RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Treasurer to modify the 2021/2022 Village Budget by transferring \$348,422.03.

FROM LINE ITEMS:

A 1325-0110-0000 Deputy Treasurer	32,650.00
A 1990-0400-0000 Contractual Expenses	57,606.25
A 3620-0110-0000 Part-time	30,750.00
A 5110-0448-0000 Road Paving	100,000.00
A 5142-0101-0000 Personnel Services	25,729.84
A 6410-0490-0000 Miscellaneous	25,576.90
A 8140-0483-0000 Sewer Maintenance	10,000.00

A 8560-0415-0000 Tree Maintenance	22,631.65
A 9030-0802-0000 Social Security	15,704.80
A 9060-0807-0000 Hospital & Medical	16,357.71

A 9060-0808-0000 Dental Insurance	11,414.88
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TO LINE ITEMS:

A 1230-0100-0000 Personnel Services	19,030.21
A 1230-0400-0000 Contractual Expenses	8,452.55
A 1320-0460-0000 Contract Services	1,025.00

A 1440-0400-0000 Contractual Expenses	17,439.09
A 1620-0400-0000 Contractual Expenses	1,381.47
A 1620-0410-0000 Supplies	12,845.01
A 1620-0412-0000 Postage	2,808.00

A 1620-0430-0000 Utilities	8,862.45
A 1620-0431-0000 Telephone	2,174.27
A 1620-0452-0000 Building Maintenance	20,890.31
A 1640-0481-0000 Fuel	3,607.68
A 1964-0462-0000 Certiorari	2,565.21
A 1989-0400-0000 Contractual Expenses	3,271.82
A 3120-0100-0000 Personnel Services	81,317.23
A 3120-0101-0000 Personnel Services	3 0,803.69
A 3989-0201-0000 FEMA	40,350.37
A 5182-0490-0000 Street Lights	11,863.01
A 7110-0461-0000 Program Expense	59,327.60
A 7550-0490-0000 Miscellaneous	4,397.12
A 8160-0101-0000 Personnel Services	1,025.00
A 8160-0456-0000 Tipping	4,723.03
A 8170-0426-0000 Motor Vehicle Repair	9,444.30
A 9055-0806-0000 Disability Insurance	528.71

8. CALL FOR EXECUTIVE SESSION

9. ADJOURNMENT OF MEETING

9.1 Adjournment

**Moved by Trustee Bencosme, Seconded by Trustee Edelstein and passed unanimously.
Carried by the following votes: 4-0-0
Ayes: Mayor Kaboolian, Trustee Edelstein, Trustee DiJusto, and Trustee Bencosme
Nays: None RESOLVED,** that the Village Board of the Village of Ardsley Hereby adjourns the regular meeting of Monday, October 3, 2022 at 9:30 p.m.

10. UPCOMING MEETINGS & EVENTS October 4th Board of Architectural Review Meeting 8:00 pm
October 5th Senior Citizens -Flu Shots 12:00 pm
October 6th Climate Action Committee Meeting 7:00 pm
October 8th Ardsley Garage Sale 8:30 am
October 10th Columbus Day-All Village Offices Closed
October 11th Recreation Commission Meeting 5:00 pm
October 11th Multicultural Diversity & Inclusion Committee Meeting 7:30 pm
October 11th Planning Board Meeting 8:00 pm

October 12th Homework Helpers 3:00 pm
October 12th Senior Citizens- Apple Picking 10:30 am
October 12th Ardsley Pollinator Pathways 7:30 pm via zoom
October 14th Middle School Hangout 3:00 pm
October 22nd Diwali Celebration 1:00 pm
October 28th Movie Night in the Park Casper the Friendly Ghost 6:15 pm
October 29th Halloween Trunk & Treat 1:00 pm
November 10th Community Conversations 6:30 pm

11. NEXT BOARD MEETING: Board of Trustees Work Session October 12, 2022 7:30 pm
Board of Trustees Legislative Meeting October 17, 2022 8:00 pm

Village Clerk, Ann Marie Rocco

Date:

ABSTRACT FOR VILLAGE BOARD MEETING OF OCTOBER, 17, 2022

<u>GENERAL FUND</u>	<u>\$267,623.82</u>
<u>TRUST & AGENCY FUND</u>	<u>\$10,022.71</u>
<u>CAPITAL FUND</u>	<u>\$517,750.00</u>
<u>SEWER FUND</u>	<u>\$450.00</u>

8/15/2022	PRECISE TRANSLATIONS LLC	Interpreters for Court	\$225.00
8/15/2022	FUNDAMENTAL BUSINESS SERVICE I	Receivables	\$249.00
10/13/2022	Atlantic A Program of De Lage	October 2022 Usage	<u>\$155.91</u>
		Village Court Total	\$629.91
10/13/2022	VINCENT GIORDANO	Service for 9-19 to 9-30	<u>\$463.50</u>
		Building Dept. Total	\$463.50
9/1/2022	CARDMEMBER SERVICE	Colored Folders	\$15.99
9/23/2022	SAM'S CLUB/SYNCHRONY BANK	Senior Supplies	\$71.59
9/23/2022	SAM'S CLUB/SYNCHRONY BANK	senior supplies	\$26.22
10/11/2022	SAM'S CLUB/SYNCHRONY BANK	Senior Supplies	\$28.71
10/11/2022	NICHOLAS MARANINO	Senior Supplies	\$11.47
10/13/2022	SAM'S CLUB/SYNCHRONY BANK	Senior Supplies	\$24.02
10/12/2022	Veolia Water NY Inc-VWW-RD1	9.1.22 thru 10.3.22	\$943.49

9/12/2022	CARDMEMBER SERVICE	tablecloth holders	\$37.98
9/12/2022	CARDMEMBER SERVICE	Wristbands for Event	\$14.99
9/22/2022	CARDMEMBER SERVICE	Youth Advocate Purchases	\$700.64
10/11/2022	Blanchard Promotional Partners	kickball tees for kids	\$282.19
10/12/2022	MADABA DELI	Balloons for 9-17-22	\$40.00
9/15/2022	SAM'S CLUB/SYNCHRONY BANK	tables for Comm Center	\$239.92
10/12/2022	Veolia Water NY Inc-VWW-RD1	9.1.22 thru10.3.22	\$68.63
10/12/2022	Veolia Water NY Inc-VWW-RD1	9.1.22 thru 10.3.22	\$121.50
9/15/2022	CARDMEMBER SERVICE	games for Sept 17	\$101.16
9/15/2022	CARDMEMBER SERVICE	balls and bases	\$34.78
10/13/2022	Atlantic A Program of De Lage	October 2022 Usage	\$64.42
10/11/2022	Harvinder Thiara	DJ for Diwali	\$850.00
10/11/2022	SIGNARAMA	Signarama Diwali Banner 2022	<u>\$290.00</u>

Community Center Total \$3,967.70

10/12/2022	Veolia Water NY Inc-VWW-RD1	05309793330000	\$116.81
10/12/2022	Veolia Water NY Inc-VWW-RD1	9.1.22 thru10.3.22	\$555.07
10/11/2022	AAA Emergency Supply	VARIOUS SUPPLIES	\$3,401.75
10/14/2022	First Responders Warning	FRWS-L50	\$827.00
10/14/2022	RESCUESTUFF INC.	RESCUE STUFF	\$886.00
10/14/2022	READERS HARDWARE INC	READERS	\$22.36
10/14/2022	HUDSON VALLEY FIRE EQUIPMENT L	HUDSON VALLEY-L50	\$4,192.90
10/14/2022	DJ'S AUTO CLINIC NORTH INC	DJS-2013	\$1,281.33
10/5/2022	VERIZON WIRELESS	FR Service for 8-24 to 9-23	\$308.17
10/13/2022	VILLAGE OF DOBBS FERRY	September Fire Gas Usage	\$420.10
10/13/2022	VILLAGE OF DOBBS FERRY	September Fire Diesel Usage	\$1,322.22
10/14/2022	NFPA	NFPA-FIRE PREVENTION	<u>\$60.35</u>

Fire Dept. Total \$13,394.06

10/5/2022	VERIZON WIRELESS	HW Service for 8-24 to 9-23	\$40.39
10/11/2022	GIAMPICCOLO TOWING	tow for tractor	\$150.00
10/11/2022	GABRIELLI TRUCK SALES LTD	unit seal	\$116.82
10/5/2022	GLEN'S TOWING INC	2015 CHEVY TAHOE	\$400.00
10/5/2022	PARTS AUTHORITY	Mini Bulbs	\$3.70
10/5/2022	PARTS AUTHORITY	Mini Bulbs	\$25.00
10/5/2022	PARTS AUTHORITY	Air Filter	\$12.56
10/5/2022	PARTS AUTHORITY	Disk Break Roto	\$171.58
10/5/2022	PARTS AUTHORITY	Brake	\$73.14
10/5/2022	PARTS AUTHORITY	Caliper	\$132.29

10/5/2022	PARTS AUTHORITY	Caliper & Seal	\$142.87
10/5/2022	PARTS AUTHORITY	Mini Bulb	\$6.20
10/12/2022	AIRGAS	acetylene, argon, oxygen	\$105.45
10/13/2022	CORSI TIRE	Changeover of Tires	\$1,637.50
10/12/2022	Veolia Water NY Inc-VWW-RD1	9.1.22 thru 10.3.22	\$100.42
10/13/2022	PARKWAY PEST SERVICES	June Service	\$150.00
10/13/2022	VILLAGE OF DOBBS FERRY	September Hwy Diesel Usage	\$6,903.06
10/13/2022	VILLAGE OF DOBBS FERRY	September Hwy Gas Usage	\$934.96
9/23/2022	CARDMEMBER SERVICE	Home Depot	\$140.45
10/5/2022	READERS HARDWARE INC	VARIOUS SUPPLIES	\$99.26
10/5/2022	READERS HARDWARE INC	VARIOUS SUPPLIES	\$25.98
10/13/2022	READERS HARDWARE INC	6.5a19 Led 120V	\$22.36
10/13/2022	READERS HARDWARE INC	Bolts	\$4.48
10/13/2022	BEN ROMEO CO INC	Traffic Paint	\$360.00
10/13/2022	UDIG.NY	August Charges	\$34.00
10/11/2022	VERDE ELECTRIC MAINTENANCE	signal repair	\$2,167.20
10/13/2022	READERS HARDWARE INC	WASP & Hornet Spray	\$7.66
10/13/2022	PAUL BUNYAN TREE SERVICE	Heatherdell Road Service	<u>\$2,000.00</u>

Highway Dept. Total \$15,967.33

10/6/2022	VERIZON	Service for 10-2 to 11-1	\$66.39
10/13/2022	VILLAGE OF DOBBS FERRY	September Police Gas Usage	\$2,317.78
10/4/2022	SPECIALTY WARNING SYSTEMS	equipment for new Tahoe	\$11,532.66
9/20/2022	BOUND TREE MEDICAL, LLC.	exam gloves and AED Pads	\$360.88
10/4/2022	Lawmen Supply Company	Ballistic vest PO Guccione	\$973.60
10/4/2022	AAA EMERGENCY SUPPLY CO	O2 bottle refill	\$97.00
10/4/2022	B THIRTEEN SIGNS & DESIGN	striping for e bike	\$350.00
10/13/2022	ESS INC.	Repairs of our repeater	\$191.01
10/14/2022	CARDMEMBER SERVICE	L3 replacement screens	\$57.64
10/11/2022	PARTS AUTHORITY	Vehicle replacement parts	\$33.46
10/11/2022	PARTS AUTHORITY	Vehicle replacement parts	\$41.68
10/11/2022	GLEN'S TOWING	Vehicle alignment car 90	\$100.00
10/12/2022	NICHOLAS GUCCIONE	reimbursement	\$88.50
10/13/2022	Atlantic A Program of De Lage	October 2022 Usage	\$185.02
9/12/2022	CARDMEMBER SERVICE	Juvenile training	\$150.00
6/7/2022	DUNCAN PARKING TECHNOLOGIES INC	Parking Meters	<u>\$465.00</u>

Police Dept. Total \$17,010.62

9/23/2022	PROSPERO NURSERY	bulbs SW Outreach Ardsley Cares	\$593.00
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9/23/2022	CARDMEMBER SERVICE	bulbs SW Outreach Ardsley Cares	\$112.92
9/23/2022	CARDMEMBER SERVICE	shipping	\$9.00
9/29/2022	CARDMEMBER SERVICE	Hud Riv Wtrshd All Conf registration	<u>\$30.00</u>
		Stormwater Total	\$744.92
10/11/2022	WEST PAYMENT CENTER	online/software sub charges	\$281.14
10/11/2022	THE RIVERTOWNS ENTERPRISE	public hearing 800 SMRR	\$38.50
10/11/2022	THE RIVERTOWNS ENTERPRISE	planning board 7 Dellwood	\$34.00
10/3/2022	STECICH MURPHY & LAMMERS LLP	Professional Service Sept 2022	\$821.00
10/12/2022	BPAS	GASB73	\$950.00
10/12/2022	Veolia Water NY Inc-VWW-RD1	9.1.22 thru 10.3.22	\$246.12
10/12/2022	Veolia Water NY Inc-VWW-RD1	8.31.22 thru 10.3.22	\$116.81
10/13/2022	OPTIMUM	10/08-11/07	\$208.32
10/13/2022	OPTIMUM	optimum 10/08-11/07	\$120.22
10/12/2022	CABLEVISION LIGHTPATH INC.	cablevision lightpath	\$2,254.17
6/1/2022	CARDMEMBER SERVICE	CADCA Meals	\$75.85
10/4/2022	STUDENT ASSISTANCE SERVICE COR	K.N.O.W 2 Prevent Speaker	\$2,000.00
10/12/2022	CON EDISON	Con Edison 8/31/22-9/30/22	\$415.07
10/5/2022	Ameritas Life Insurance Corp	October 2022 Premium	\$6,526.56
10/7/2022	New York Power Authority	September 2022 Usage	\$13,260.12
10/7/2022	NYGFOA	Annual Dues	\$180.00
10/3/2022	STATE COMPTROLLER	Court, Fees, Fines August 2022	\$24,630.00
9/23/2022	CARDMEMBER SERVICE	Professional Development CH	\$395.00
10/13/2022	Edmunds GovTech	Various Maintenance Fees	\$8,879.12
10/13/2022	Atlantic A Program of De Lage	October 2022 Usage	\$227.27
10/3/2022	BOND SCHOENECK & KING	Professional Service Aug 2022	\$3,875.73
10/6/2022	CARDMEMBER SERVICE	The Lock Up	\$169.00
8/31/2022	CARDMEMBER SERVICE	Laminator Machine	\$63.99
9/14/2022	CARDMEMBER SERVICE	Supplies	\$59.45
10/6/2022	CARDMEMBER SERVICE	EZ Pass	\$130.00
10/6/2022	CARDMEMBER SERVICE	Office Supply	\$35.98
10/6/2022	CARDMEMBER SERVICE	Name Plates	\$27.06
10/6/2022	CARDMEMBER SERVICE	Antenna	\$26.99
10/6/2022	CARDMEMBER SERVICE	Ink	\$16.49
10/13/2022	OPTIMUM	10/08-11/07	\$201.44
10/5/2022	VERIZON WIRELESS	VH Service for 8-24 to 9-23	\$157.17
10/5/2022	VERIZON	Bill Dated 9-30-22	\$3.34
9/16/2022	CDW GOVERNMENT	Scanner for Village Clerk	\$357.01
10/6/2022	CARDMEMBER SERVICE	You Tube	\$11.99

10/6/2022	CARDMEMBER SERVICE	Adobe	\$22.75
10/13/2022	A1 COMPUTER SERVICES INC.	October IT Support	\$980.00
10/13/2022	A1 COMPUTER SERVICES INC.	October IT Support	\$1,500.00
10/6/2022	CARDMEMBER SERVICE	Otti	\$9.99
10/13/2022	Rivertowns Chamber	Sponsorship	\$500.00
6/3/2022	GEORGE MALONE	Direct Public Govt. Access	\$831.52
9/20/2022	CARDMEMBER SERVICE	Tripod for Poster Board	\$30.59
10/13/2022	NYS EMPLOYEES HEALTH INS	October Premium	<u>\$144,776.02</u>
		Village Hall Total	\$215,445.78

General Fund Total **\$267,623.82**

10/13/2022	SUNSHINE ELMSFORD REALTY	Close Out Account	\$1,508.31
10/13/2022	PLANNING & DEVELOPMENT ADVISOR	657 SMRR - Prof Service	\$412.50
10/13/2022	Kellard Sessions Consulting	657 SMRR - Prof Service	\$539.00
9/21/2022	CARDMEMBER SERVICE	Senior BBQ Supplies	\$239.40
10/13/2022	Kellard Sessions Consulting	33 Judson - Prof Service	\$170.00
10/13/2022	Kellard Sessions Consulting	182 Heatherdell - Prof Service	\$908.00
10/13/2022	Kellard Sessions Consulting	13 Dellwood - Prof Service	\$170.00
10/13/2022	PLANNING & DEVELOPMENT ADVISOR	26 Lincoln Ave - Prof Service	\$487.50
10/13/2022	Kellard Sessions Consulting	26 Lincoln - Prof Service	\$709.00
10/13/2022	Kellard Sessions Consulting	3 Dellword - Prof Service	\$879.00
10/3/2022	Otherness LA/IAN Fitzhenry	Return Of Film Deposit	\$2,000.00
10/3/2022	Silvercup Studios North	Return of Permit Deposit	<u>\$2,000.00</u>
		Trust & Agency Total	\$10,022.71

10/3/2022	APS Contracting Inc	DPW Facility	<u>\$517,750.00</u>
		Capital Fund Total	\$517,750.00

10/11/2022	MATELLI BROS ELEC INC	electrical issue 2 windsong	\$150.00
10/11/2022	MATELLI BROS ELEC INC	electrical issue 2 windsong	<u>\$300.00</u>
		Sewer Fund Total	\$450.00

BUILDING INSPECTOR'S REPORT
For the Month and Fiscal Year To Date - September 2022

	<u>Current Fiscal Year</u>		<u>Prior Fiscal Year</u>		<u>Fiscal Year to Date</u>		<u>Fiscal Year</u>	<u>Prior Fiscal Year to Date</u>	
	<u>September</u>		<u>September</u>		<u>September</u>		<u>Budget</u>	<u>September</u>	
	#	\$ Amount	#	\$ Amount	#	\$ Amount	\$ Amount	#	\$ Amount
BUILDING PERMITS	15	13,320.00	14	8,385.00	64	84,300.00	125,000.00	44	43,250.00
APPLICATION FEES	13	825.00	10	825.00	53	2,925.00	-	48	3,150.00
C/O'S	12	310.00	14	385.00	33	825.00	-	38	1,000.00
PLUMBING PERMITS	10	1,265.00	6	925.00	36	3,978.00	13,000.00	46	5,854.00
ELECTRICAL PERMITS	11	1,005.00	12	900.00	37	3,885.00	7,000.00	34	3,285.00
TITLE SEARCH & COMPLIANCE LETTER	7	417.25	12	568.50	36	1,947.75	-	41	2,096.25
MISC FEES	3	395.00	3	985.00	9	3,510.00	-	6	7,605.00
TOTALS	<u>71</u>	<u>\$ 17,537.25</u>	<u>71</u>	<u>\$ 12,973.50</u>	<u>268</u>	<u>\$ 101,370.75</u>	<u>\$ 145,000.00</u>	<u>257</u>	<u>\$ 66,240.25</u>
BUILDING INSPECTIONS PERFORMED	77		52		303			262	
ZONING INSPECTIONS PERFORMED	22		18		78			75	
FIRE INSPECTIONS PERFORMED	0		1		1			4	
VIOLATION NOTICES ISSUED	8		7		37			32	
WARNING NOTICES ISSUED	2		4		14			10	
APPEARANCE TICKETS ISSUED	3		0		7			0	

The fire inspections listed above were performed by the Building Inspector. The Fire Inspector will issue a separate report.

The misc fees listed above were collected to cover jobs where the cost of construction exceeded the amount originally stated on the building permit, and for permit renewal fees.



Village of Ardsley
507 Ashford Avenue
Ardsley, NY 10502
(914) 693-6961

9/29/2022

MONTHLY BUILDING PERMIT REPORT

From: 9/1/2022 To: 9/30/2022

Permit Number	Permit Date	Type	Parcel ID	Legal Address	Owner	Permit Fees
2022-7368	9/1/2022	FENCE	6.80-80-4	28 PROSPECT AVE	MALITSIS, NICHOLAS G. & MILL	\$100.00
Remove the existing chain link fence and Install a new vinyl fence as per the approved plans						
2022-7369	9/8/2022	ROOF/SIDING	6.70-48-11	557 ALMENA AVE	FISTER, KARL & RITA	\$125.00
Install new roofing materials as per the approved specifications						
2022-7370	9/8/2022	ROOF/SIDING	6.30-14-6	23 OVERLOOK RD	WEISS, HOLLIS & COREY P	\$125.00
Install new roofing and siding materials as per the approved specifications						
2022-7371	9/8/2022	SOLAR ELECTRIC SYSTE	6.50-31-25	55 BEACON HILL RD	HERRICK, JASON & MELANIE	\$400.00
Install a new roof mount PV array as per the approved plans						
2022-7372	9/15/2022	GEOHERMAL HVAC	6.20-3-68	26 CONCORD RD	SANTORE, ALEXANDER & ANN	\$280.00
Install a 4 ton geothermal heat pump closed loop system						
2022-7373	9/15/2022	RESIDENTIAL ALTERATI	6.50-28-4	60 POWDER HORN RD	SCHOEN, TAMAR	\$1600.00
Interior alterations as per the approved plans to include the renovation of the kitchen and two bathrooms.						
2022-7374	9/15/2022	TANK	6.50-18-12	692 SAW MILL RIVER RD	RSA CORP.	\$260.00
Remove a 1,000 gallon underground fuel oil storage tank						
2022-7375	9/22/2022	CHANGE OF USE	6.50-30-6	15 CENTER ST	15-35 CENTER STREET LLC	\$100.00
Addition of Group E Daycare use to the existing martial arts studio.						
2022-7376	9/22/2022	FINISHED BASEMENT	6.120-103-3	649 ASHFORD AVE	LINES, JEFFREY M. & SHANNON	\$1780.00
Finish the basement as per the approved plans						
2022-7377	9/29/2022	PATIO	6.80-69-1	34 LINCOLN AVE	FINK, DAVID & PEREZ, JESSICA	\$200.00
Install a new patio and wall in the side yard						
2022-7378	9/29/2022	RESIDENTIAL ALTERATI	6.50-31-3	36 WESTERN DR	SANYAL, ABHIJIT	\$4440.00
repair fire damage, includes interior demolition to the framing						



Village of Ardsley
507 Ashford Avenue
Ardsley, NY 10502
(914) 693-6961

9/29/2022

MONTHLY BUILDING PERMIT REPORT

From: 9/1/2022 To: 9/30/2022

Permit Number	Permit Date	Type	Parcel ID	Legal Address	Owner	Permit Fees
2022-7379	9/29/2022	RESIDENTIAL ALTERATI	6.10-1-13	12 REVERE RD	HAMBELTON, ANDREW T. & SH	\$3620.00
Interior alterations including kitchen renovation as per the approved plans						
2022-7380	9/29/2022	ROOF/SIDING	6.50-28-9	26 BEACON HILL RD	BERRY, GREGROY & MANDY	\$125.00
Install new roofing materials as per the approved plans						
2022-7381	9/29/2022	TANK	6.90-89-20	9 ABINGTON AVE	TRAKANIQI, KIMA & LEONARD	\$40.00
Remove one 275 gallon above ground oil storage tank from the basement						
2022-7382	9/29/2022	ROOF/SIDING	6.50-31-33	1 CHIMNEY POT LN	BENDELL, AMY & ASHLEY	\$125.00
Install new roofing materials as per the approved specifications						



Village of Ardsley
507 Ashford Avenue
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(914) 693-6961

9/29/2022

MONTHLY BUILDING PERMIT REPORT TOTALS

From: 9/1/2022 To: 9/30/2022

<u>Permit Type</u>	<u>Count</u>	<u>Permit Fees</u>
CHANGE OF USE	1	\$100.00
FENCE	1	\$100.00
FINISHED BASEMENT	1	\$1780.00
GEOHERMAL HVAC	1	\$280.00
PATIO	1	\$200.00
RESIDENTIAL ALTERATION/RENOVATION	3	\$9660.00
ROOF/SIDING	4	\$500.00
SOLAR ELECTRIC SYSTEM	1	\$400.00
TANK	2	\$300.00
Total Permits:	15	\$13,320.00



Village of Ardsley
507 Ashford Avenue
Ardsley, NY 10502
(914) 693-6961

9/29/2022

MONTHLY PERMIT APPLICATION REPORT

From: 9/1/2022 To: 9/30/2022

Application Number	Application Date	Type	Parcel ID	Owner	Legal Address	Cost of Const.	Fee
2022-116	9/8/2022	RESIDENTIAL ALTERATIO	6.70-46-10	THAYIL, NEIL	22 BONAVENTURE AVE	60000.00	75.00
2022-117	9/8/2022	FINISHED BASEMENT	6.120-103-3	LINES, JEFFREY M. & SHANNON	649 ASHFORD AVE	10000.00	75.00
2022-118	9/8/2022	COMMERCIAL ALTERATIO	6.50-19-1	CORNERSTONE ARDSLEY LLC	800 SAW MILL RIVER RD	35000.00	75.00
2022-119	9/8/2022	SOLAR ELECTRIC SYSTEM	6.80-63-3	MENEZES, ARUN C.	7 WESTERN DR	39150.00	75.00
2022-120	9/13/2022	RESIDENTIAL ALTERATIO	6.50-28-4	SCHOEN, TAMAR	60 POWDER HORN RD	80000.00	75.00
2022-121	9/15/2022	TANK	6.50-18-12	RSA CORP.	692 SAW MILL RIVER RD	12500.00	75.00
2022-122	9/22/2022	RESIDENTIAL ALTERATIO	6.10-1-13	HAMBELTON, ANDREW T. & SH	12 REVERE RD	180229.00	75.00
2022-123	9/23/2022	RESIDENTIAL ALTERATIO	6.50-31-3	SANYAL, ABHIJIT	36 WESTERN DR	221383.00	75.00
2022-124	9/26/2022	ROOF/SIDING	6.50-28-9	BERRY, GREGROY & MANDY	26 BEACON HILL RD	11750.00	
2022-125	9/29/2022	TANK	6.90-89-20	TRAKANIQI, KIMA & LEONARD	9 ABINGTON AVE	1700.00	75.00
2022-126	9/29/2022	ROOF/SIDING	6.50-31-33	BENDELL, AMY & ASHLEY	1 CHIMNEY POT LN	18000.00	
2022-127	9/29/2022	RETAINING WALL	6.100-95-4	GERSTEIN, MICHAEL A & ELLE	5 SWANSTON LN	5000.00	75.00
2022-128	9/29/2022	RESIDENTIAL ADDITION	6.80-75-13	RICHARDS, GLENWORTH & PAU	37 PROSPECT AVE	122000.00	75.00



Village of Ardsley
507 Ashford Avenue
Ardsley, NY 10502
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9/29/2022

MONTHLY PERMIT APPLICATION REPORT TOTALS

From: 9/1/2022 To: 9/30/2022

<u>Permit Type</u>	<u>Count</u>	<u>Fees</u>	<u>Cost of Const.</u>
COMMERCIAL ALTERATION/RENOVATION	1	\$75.00	\$35,000.00
FINISHED BASEMENT	1	\$75.00	\$10,000.00
RESIDENTIAL ADDITION	1	\$75.00	\$122,000.00
RESIDENTIAL ALTERATION/RENOVATION	4	\$300.00	\$541,612.00
RETAINING WALL	1	\$75.00	\$5,000.00
ROOF/SIDING	2	\$0.00	\$29,750.00
SOLAR ELECTRIC SYSTEM	1	\$75.00	\$39,150.00
TANK	2	\$150.00	\$14,200.00
Total:	13	\$825.00	\$796,712.00



Village of Ardsley
507 Ashford Avenue
Ardsley, NY 10502
(914) 693-6961

9/29/2022

CERTIFICATE REPORT

From: 9/1/2022 To: 9/30/2022

Certificate Number	Date	Type	Parcel ID	Owner	Legal Address	Certificate Fees
2022-5493	9/1/2022	CO	6.50-30-5	ARDSLEY ASSOCIATES	717-725 SAW MILL RIVER RD	\$45.00
2022-5494	9/1/2022	CL	6.50-30-5	ARDSLEY ASSOCIATES	717-725 SAW MILL RIVER RD	\$0.00
2022-5495	9/1/2022	CO	6.100-93-10	PAYSON, PAULA & WOL	11 SWANSTON LN	\$25.00
2022-5496	9/1/2022	CO	6.70-48-10	BRAHMBHATT, SUMAN	559 ALMENA AVE	\$25.00
2022-5497	9/1/2022	CO	6.50-26-13	ZIMMERMAN, ERICA & J	14 POWDER HORN RD	\$25.00
2022-5498	9/8/2022	CC	6.80-73-10	HILL, ROBERT C. JR. &	1 RIVERVIEW AVE	\$25.00
2022-5499	9/12/2022	CO	6.80-55-15	REDEN, ARLENE & JOH	9 FAIRMONT AVE	\$25.00
2022-5500	9/14/2022	CO	6.30-14-40	DEL PILAR, CLARISSA A	16 DELLWOOD LN	\$45.00
2022-5501	9/14/2022	CL	6.30-14-40	DEL PILAR, CLARISSA A	16 DELLWOOD LN	\$0.00
2022-5502	9/29/2022	CO	6.50-31-7	FIRSENBAUM, ROSS &	38 WESTERN DR	\$45.00
2022-5503	9/29/2022	CO	6.110-102-17	ZAHEER, SAAD & MUNE	31 MC KINLEY PL	\$25.00
2022-5505	9/29/2022	CC	6.80-69-1	FINK, DAVID & PEREZ, J	34 LINCOLN AVE	\$25.00



Village of Ardsley
507 Ashford Avenue
Ardsley, NY 10502
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9/29/2022

CERTIFICATE REPORT- TOTALS

From: 9/1/2022 To: 9/30/2022

Certificate Type	Count	Fees
CC	2	\$50.00
CL	2	\$0.00
CO	8	\$260.00
Total: 12		\$310.00



Village of Ardsley
507 Ashford Avenue
Ardsley, NY 10502
(914) 693-6961

9/29/2022

MONTHLY PLUMBING PERMIT REPORT

From: 9/1/2022 To: 9/30/2022

Permit Number	Permit Date	Type	Parcel ID	Legal Address	Owner	Permit Fees
P-2022-1945	9/1/2022	WATER HEATER	6.20-6-2	17 VICTORIA RD	RAUSCH, CONRAD J & MARY	\$75.00
P-2022-1946	9/8/2022	PLUMBING PERMIT	6.30-11-10	3 LOOKOUT PL	KLEIDMAN, PAUL & KOSBERG	\$75.00
P-2022-1947	9/8/2022	HVAC HEAT PUMP	6.90-84-16	21 KENSINGTON RD	YOON, YESIE & LEE, IKJAE	\$125.00
P-2022-1948	9/22/2022	WATER HEATER	6.20-5-1	41 VICTORIA RD	DELGROSSO, SERGE & THERE	\$75.00
P-2022-1949	9/22/2022	PLUMBING PERMIT	6.20-4-41	18 VICTORIA RD	SHAPIRO, TERRI G & ROBERT	\$75.00
P-2022-1950	9/29/2022	PLUMBING PERMIT	6.30-13-11	133 HUNTLEY DR	DURCAN, MICHAEL & SAENZ,	\$320.00
P-2022-1951	9/29/2022	HVAC HEAT PUMP	6.80-59-6	20 JUDSON AVE	KILPATRICK, DONALD H. & YI	\$125.00
P-2022-1952	9/29/2022	PLUMBING PERMIT	6.80-55-7	9 PARK AVE	HEMERLEIN, FRANK G & KAB	\$75.00
P-2022-1953	9/29/2022	PLUMBING PERMIT	6.50-18-20	718 SAW MILL RIVER RD	ARDSLEY VILLAGE GREEN LL	\$195.00
P-2022-1954	9/29/2022	PLUMBING PERMIT	6.90-83-29	40 ABINGTON AVE	GERALDINO-PARDILLA, LAUR	\$125.00



Village of Ardsley
507 Ashford Avenue
Ardsley, NY 10502
(914) 693-6961

9/29/2022

MONTHLY PLUMBING PERMIT REPORT TOTALS

From: 9/1/2022 To: 9/30/2022

<u>Permit Type</u>	<u>Count</u>	<u>Fees</u>
HVAC HEAT PUMP	2	\$250.00
PLUMBING PERMIT	6	\$865.00
WATER HEATER	2	\$150.00
Total Permits:	10	Total Fees: \$1265.00



Village of Ardsley
507 Ashford Avenue
Ardsley, NY 10502
(914) 693-6961

9/29/2022

MONTHLY ELECTRICAL PERMIT REPORT

From: 9/1/2022 To: 9/30/2022

Permit Number	Permit Date	Type	Parcel ID	Legal Address	Permit Fees:
E-2022-1619	9/1/2022	ELECTRICAL PERMIT	6.20-4-41	18 VICTORIA RD	\$75.00
E-2022-1620	9/1/2022	ELECTRICAL PERMIT	6.50-21-22	61 HEATHERDELL RD	\$75.00
E-2022-1621	9/1/2022	ELECTRICAL PERMIT	6.70-46-4	21 CARRIERE AVE	\$75.00
E-2022-1622	9/8/2022	ELECTRICAL PERMIT	6.30-11-10	3 LOOKOUT PL	\$195.00
E-2022-1623	9/8/2022	ELECTRICAL PERMIT	6.20-7-9	1 CONCORD RD	\$75.00
E-2022-1624	9/8/2022	ELECTRICAL PERMIT	6.80-77-9	49 RIDGE RD	\$135.00
E-2022-1625	9/15/2022	ELECTRICAL PERMIT	6.20-3-68	26 CONCORD RD	\$75.00
E-2022-1626	9/15/2022	ELECTRICAL PERMIT	6.30-14-21	8 GLEN RD	\$75.00
E-2022-1627	9/22/2022	ELECTRICAL PERMIT	6.70-46-9	24 BONAVENTURE AVE	\$75.00
E-2022-1628	9/22/2022	ELECTRICAL PERMIT	6.10-1-17	22 REVERE RD	\$75.00
E-2022-1629	9/22/2022	ELECTRICAL PERMIT	6.50-30-6	15 CENTER ST	\$75.00



Village of Ardsley
507 Ashford Avenue
Ardsley, NY 10502
(914) 693-6961

9/29/2022

MONTHLY ELECTRICAL PERMIT REPORT TOTALS

From: 9/1/2022 To: 9/30/2022

<u>Permit Type</u>	<u>Count</u>	<u>Fees</u>
ELECTRICAL PERMIT	11	\$1005.00
Total Permits:	11	\$1005.00

ARDSLEY FIRE DEPARTMENT

505 Ashford Avenue
Ardsley, New York 10502

Phone (914) 693-6581
Fax (914) 693-0279



Office of the Fire Chief
Division of Fire Prevention

TO: Ardsley Village Board
FROM: Chief Theodore J. Knoesel
RE: Activity Report September 2022

The following is a summary of Fire Department activities for September 2022:

September 11 – Members attended annual 9/11 ceremony and remembrance

September 15 – Chief Knoesel along with award recipients attended the Westchester County Volunteer Firefighters Association Convention and dinner in Mohegan Lake.

September 17 – Members attended WCVFA annual parade

September 21 thru 25 – Members held the annual Fire Dept. carnival

September 28 – Chiefs attended Battalion meeting in Tarrytown

27 Calls for the Month

Training Hours see attached report

Respectfully Submitted

A handwritten signature in black ink, appearing to be "T. Knoesel", written over the typed name.

Theodore J. Knoesel
Chief of Department

Ardsley Fire Department

Monthly Alarm Run List

DATE	TIME	ALARM #	LOCATION	TYPE
9/1/22	16:36	22-0202	221 Boulder Ridge Rd	False Unintentional
9/2/22	14:45	22-0203	50 Main St (Tarrytown Fire Dept)	Mutual Aid - ENGINE
9/3/22	07:59	22-0204	1 Cross Rd	False Malfunction of CO Alarm
9/4/22	00:03	22-0205	144 E. Main St (Elmsford Fire Dept)	Mutual Aid - Ladder
9/6/22	09:48	22-0206	NYS Thruway I87 MM 7.8 N/B	Motor Vehicle Accident
9/7/22	08:32	22-0207	520 Ashford Ave	Hazardous Condition - Gas Odor
9/8/22	07:36	22-0208	43 Sheldon St	False Unintentional (Battery)
9/9/22	10:41	22-0209	15 Powderhorn Rd	False Unintentional (Battery)
9/10/22	18:11	22-0210	3 Chester St	False Unintentional - Cooking
9/13/22	07:48	22-0211	NYS Thruway I87 MM 10.1 N/B	Motor Vehicle Accident
9/15/22	07:34	22-0212	700 Ashford Ave	False Malfunction of CO Alarm
9/15/22	21:37	22-0213	12 Old Mill Ln	False Unintentional (Battery)
9/17/22	05:47	22-0214	NYS Thruway I87 MM 9.0 N/B	Motor Vehicle Fire (Tractor Trailer)
9/18/22	16:25	22-0215	12 Park Ave	False Malfunction of CO Alarm
9/19/22	11:25	22-0216	17 Hidden Glen Rd	Hazardous Condition - Gas Odor
9/20/22	18:40	22-0217	4 Faith Ln	Hazardous Condition - Gas Odor
9/22/22	07:55	22-0218	18 Faith Ln	False Unintentional (Battery)
9/24/22	19:32	22-0219	Rte 9a / Ashford Ave	Motor Vehicle Accident
9/24/22	19:34	22-0220	98 Villard Ave (Hastings on Hudson)	Mutual Aid - Ladder
9/25/22	13:54	22-0221	5 Overlook Dr	False Unintentional - Workers
9/26/22	00:03	22-0222	730 Saw Mill River Rd	False Malfunction of System
9/26/22	13:40	22-0223	16 Highland Dr	Hazardous Condition - Gas Odor
9/28/22	14:23	22-0224	555 Broadway (Dobbs Ferry)	Mutual Aid - FAST
9/29/22	16:23	22-0225	722 Saw Mill River Rd	Hazardous Condition - Gas Odor
9/29/22	20:56	22-0226	Rte 9a / I87 exit ramp	Motor Vehicle Accident
9/30/22	19:49	22-0227	871 Saw Mill River Rd	False Unintentional - Cooking
9/30/22	21:40	22-0228	555 Almena Ave	Hazardous Condition - Gas Odor

TOTAL CALLS

27

Respectfully Submitted
Theodore J. Knoesel
Chief of Department



ARDSLEY FIRE DEPARTMENT

DIVISION OF FIRE PREVENTION
OFFICE OF THE FIRE CHIEF
VILLAGE OF ARDSLEY, N.Y.



505 ASHFORD AVENUE • ARDSLEY, NEW YORK 10502 • (914) 693-6581

TRAINING OFFICERS REPORT- September 2022

September 1st

Gas powered tool maintenance

Training Hrs. 18.00, 9 Member's Present

September 8th

Deck gun operations

Training Hrs. 45.00, 18 Member's Present

September 15th Monthly drill

Cleaned apparatus floor and apparatus for county parade

Training Hr. 34.00, 17 Member's Present

September 22nd

maintenance on hydro rams and calibrated gas meters

Training Hrs. 15.00, 10 Member's Present

September 29th

compartment review

Training Hrs. 13.50, 9 Member's Present

New York State Classes: 0.00 hours

Training Hrs.125.5, 63 Member's Present

Online Training McNeil & Company E-Learning:

Training: 125.5 hours

Inspection: 0.00 Hours

Maintenance: 0.00 Hours

New York State: 0.00 Hours

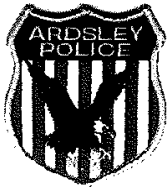
Online Training McNeil & Company E-Learning: 0.0 Hours

Total: 125.5 Hours

Respectfully Submitted,

2nd Assistant chief

Brendan Lindsay



POLICE DEPARTMENT
VILLAGE OF ARDSLEY

INCORPORATED 1896



Anthony D. Piccolino

CHIEF of POLICE
TEL. 914-693-1700
FAX: 914-693-8298

Municipal Building
507 Ashford Ave
Ardsley NY 10502

WESTCHESTER COUNTY

Monthly Report September – 2022

Property lost or stolen -\$ 5436.00
Property Recovered---- \$ 2000.00
Court fines and fees --- \$ 87,280.00
Alarm fines and fees--- \$ 1465.00
Meter collection-----\$ 1967.85

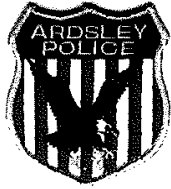
Traffic Accidents----- 10
Arrests----- 4
Calls for service----- 285
Investigations----- 14
Impounded vehicles----- 3

UTT summonses issued---- 30
Parking summonses issued- 31
Appearance tickets issued— 5
Total summonses issued----- 66

For monthly statistics, please see attached

Respectfully submitted,

Anthony D. Piccolino
Chief of police



POLICE DEPARTMENT

VILLAGE OF ARDSLEY

INCORPORATED 1896



Anthony D. Piccolino
CHIEF of POLICE
TEL. 914-693-1700
FAX: 914-693-8298

MUNICIPAL BUILDING
507 ASHFORD AVENUE ARDSLEY, NEW YORK 10502

WESTCHESTER COUNTY

SEPTEMBER EVENTS 2022

Training

Total training for the month of September -----282 hrs. Which consisted of training in Juvenile law, prevention of school shootings and Firearms.

COMMUNITY POLICING

Community Policing Officers conducted the following events:

- CPO attended AHS staff meeting and safety meeting
- CPO attended CRS kindergarten welcoming meet & greet
- CPO attended AHS senior class bbq event
- CPO participated first day of school meet & greet
- CPO attended AHS 9th, 10th, 11th & 12th grade school safety assembly
- CPO conducted & assisted with AHS lock down drill
- CPO & Rec Department sponsored movie in park event
- CPO assisted and conducted fire drills in all three schools
- CPO participated in AMS back to school night 5th, 6th, 7th & 8th grades
- CPO attended AHS safety meeting
- CPO attended Parks & Rec master plan focus group meeting
- CPO conducted child seat check event 13 seats checked and installed
- CPO conducted 4 child seat installations via appointment
- CPO sponsored Ardsley senior citizens bbq event
- CPO attended back to school night in all three schools

CPO participated and conducted for AHS DWI distracted driver simulator all grades

CPO attended PACS (police and community together) meeting

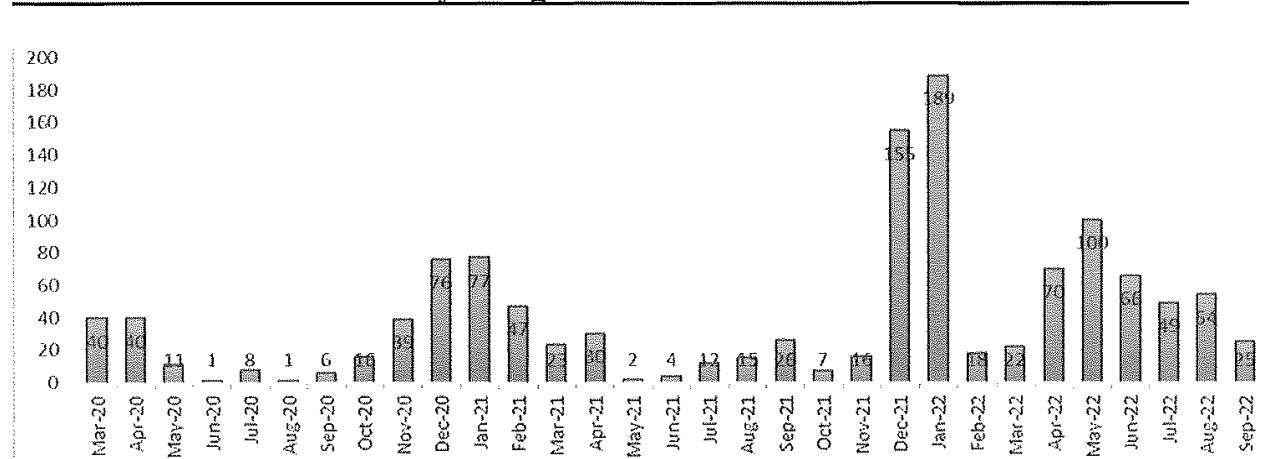
CPO assisted & conducted lock down drill at AHS

Community information

The department maintains a key file and dark house list. If you plan to be away and would like an officer to check your house, call the police department at 914-693-1700 and provide the necessary information. You may also leave a key on file at the station in the event of an emergency.

Coronavirus 2019

Ardley Village Covid-19 cases



CDC streamlines COVID-19 guidance to help the public better protect themselves and understand their risk

Today, CDC is streamlining its COVID-19 guidance to help people better understand their risk, how to protect themselves and others, what actions to take if exposed to COVID-19, and what actions to take if they are sick or test positive for the virus. COVID-19 continues to circulate globally, however, with so many tools available to us for reducing COVID-19 severity, there is significantly less risk of severe illness, hospitalization and death compared to earlier in the pandemic.

“We’re in a stronger place today as a nation, with more tools—like vaccination, boosters, and treatments—to protect ourselves, and our communities, from severe illness from COVID-19,” said Greta Massetti, PhD, MPH, MMWR author. “We also have a better understanding of how to protect people from being exposed to the virus, like wearing high-quality masks, testing, and improved ventilation. This guidance acknowledges that the pandemic is not over, but also helps us move to a point where COVID-19 no longer severely disrupts our daily lives.”

In support of this update CDC is:

- Continuing to promote the importance of being up to date with vaccination to protect people against serious illness, hospitalization, and death. Protection provided by the current vaccine against symptomatic infection and transmission is less than that against severe disease and diminishes over time, especially against the currently circulating variants. For this reason, it is important to stay up to date, especially as new vaccines become available.
- Updating its guidance for people who are not up to date on COVID-19 vaccines on what to do if exposed to someone with COVID-19. This is consistent with the existing guidance for people who are up to date on COVID-19 vaccines.
- Recommending that instead of quarantining if you were exposed to COVID-19, you wear a high-quality mask for 10 days and get tested on day 5.
- Reiterating that regardless of vaccination status, you should isolate from others when you have COVID-19.
 - You should also isolate if you are sick and suspect that you have COVID-19 but do not yet have test results.
 - If your results are positive, follow CDC’s full isolation recommendations.
 - If your results are negative, you can end your isolation.
- Recommending that if you test positive for COVID-19, you stay home for at least 5 days and isolate from others in your home. You are likely most infectious during these first 5 days. Wear a high-quality mask when you must be around others at home and in public.

- If after 5 days you are fever-free for 24 hours without the use of medication, and your symptoms are improving, or you never had symptoms, you may end isolation after day 5.
- Regardless of when you end isolation, avoid being around people who are more likely to get very sick from COVID-19 until at least day 11.
- You should wear a high-quality mask through day 10.
- Recommending that if you had moderate illness (if you experienced shortness of breath or had difficulty breathing) or severe illness (you were hospitalized) due to COVID-19 or you have a weakened immune system, you need to isolate through day 10.
- Recommending that if you had severe illness or have a weakened immune system, consult your doctor before ending isolation. Ending isolation without a viral test may not be an option for you. If you are unsure if your symptoms are moderate or severe or if you have a weakened immune system, talk to a healthcare provider for further guidance.
- Clarifying that after you have ended isolation, if your COVID-19 symptoms worsen, restart your isolation at day 0. Talk to a healthcare provider if you have questions about your symptoms or when to end isolation.
- Recommending screening testing of asymptomatic people without known exposures will no longer be recommended in most community settings.
- Emphasizing that physical distance is just one component of how to protect yourself and others. It is important to consider the risk in a particular setting, including local COVID-19 Community Levels and the important role of ventilation, when assessing the need to maintain physical distance.

Actions to take will continue to be informed by the [COVID-19 Community Levels](#), launched in February. CDC will continue to focus efforts on preventing severe illness and post-COVID conditions, while ensuring everyone have the information and tools, they need to lower their risk.

This updated guidance is intended to apply to community settings. In the coming weeks CDC will work to align stand-alone guidance documents, such as those for healthcare settings, congregate settings at higher risk of transmission, and travel, with today's update.

ARDSLEY POLICE DEPARTMENT

MONTHLY STATISTIC REPORT

Activity From 09/01/2022 Thru 09/30/2022

Type of Activity	MTD	YTD
Arrests	4	25
Sex- Male - MTD:	2	YTD: 17
Female - MTD:	2	YTD: 8
Unknown- MTD:	0	YTD: 0
Class- Felony- MTD:	0	YTD: 2
Misd - MTD:	2	YTD: 16
Violat- MTD:	2	YTD: 7
Blotters	285	2354
Cases	14	82
Class- Felony- MTD:	4	YTD: 23
Misd - MTD:	6	YTD: 32
Violat- MTD:	4	YTD: 23
Citations	30	136
Type- Parking- MTD:	0	YTD: 0
Traffic- MTD:	30	YTD: 136
Summons- MTD:	0	YTD: 0
Field Interviews	0	0
Impounds	3	11
Juveniles	0	1
Sex- Male - MTD:	0	YTD: 1
Female - MTD:	0	YTD: 0
Unknown- MTD:	0	YTD: 0
Class- Felony- MTD:	0	YTD: 1
Misd - MTD:	0	YTD: 0
Violat- MTD:	0	YTD: 0
Medical Aided	0	0
Traffic Accidents	10	91
Type- Fatal- MTD:	0	YTD: 0
Injury- MTD:	1	YTD: 10
Other- MTD:	9	YTD: 81

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002071-22	09/01/2022 -15:32	ELM ST ARDSLEY	DISPUTE	DISPATCHED	043
AP-002072-22	09/01/2022 -16:07	BONAVENTURE AVE ARDSLEY	JUVENILE ACTIVITY	INVESTIGATED	036
AP-002073-22	09/01/2022 -16:49	ASHFORD AVE ARDSLEY	COURT MATTER	REPORT TAKEN	
AP-002074-22	09/01/2022 -17:32	HILLSIDE AVE ARDSLEY	JUVENILE ACTIVITY	INVESTIGATED	043
AP-002075-22	09/01/2022 -19:47	SPRAIN BROOK PKWY ARDSLEY	AMBULANCE	DISPATCHED	
AP-002077-22	09/01/2022 -22:25	SAW MILL RIVER RD ARDSLEY	AIDED	DISPATCHED	036
AP-002078-22	09/02/2022 -05:04	CARDINAL RD HYDE PARK	MISSING PERSON	INVESTIGATED	039
AP-002079-22	09/02/2022 -08:23	HEATHERDELL RD ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	036
AP-002080-22	09/02/2022 -10:08	GLEN RD ARDSLEY	JUVENILE ACTIVITY	REPORT TAKEN	
AP-002081-22	09/02/2022 -14:36	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	036
AP-002082-22	09/02/2022 -16:48	SAW MILL RIVER RD ARDSLEY	SERVICE OF PROCESS	NOTIFICATION MADE	043
AP-002084-22	09/02/2022 -18:01	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002086-22	09/02/2022 -20:52	REST AVE ARDSLEY	ALARM - FALSE	INVESTIGATED	032
AP-002087-22	09/02/2022 -21:30	SAW MILL RIVER PKWY ARDSLEY	UNFOUNDED	UNFOUNDED	
AP-002088-22	09/03/2022 -00:26	CROSS RD ARDSLEY	TRAFFIC		032
AP-002089-22	09/03/2022 -04:25	SAW MILL RIVER RD ARDSLEY	TRESPASS	DISPATCHED	028
AP-002090-22	09/03/2022 -07:56	CROSS ROAD ARDSLEY	FIRE RESPONSE	DISPATCHED	045
AP-002091-22	09/03/2022 -10:24	ASHFORD AVE ARDSLEY	CIVIL MATTER	REPORT TAKEN	045
AP-002092-22	09/03/2022 -11:55	FRAYDUN LN GREENBURGH	TRAFFIC	PATROL ADVISED	044
AP-002096-22	09/04/2022 -00:13	ABINGTON AVE ARDSLEY	NOISE COMPLAINT	INVESTIGATED	035
AP-002097-22	09/04/2022 -01:43	MCKINLEY PL ARDSLEY	UNFOUNDED	INVESTIGATED	028
AP-002098-22	09/04/2022 -02:15	ARDSELY ROAD ARDSLEY	HOT LINE	PATROL ADVISED	028
AP-002099-22	09/04/2022 -02:43	SAW MILL RIVER RD ARDSLEY	UNFOUNDED	INVESTIGATED	028
AP-002100-22	09/04/2022 -09:49	SAW MILL RIVER RD ARDSLEY	AIDED	DISPATCHED	041
AP-002101-22	09/04/2022 -10:02	HEATHERDELL RD ARDSLEY	PUBLIC UTILITIES	DISPATCHED	041
AP-002102-22	09/04/2022 -12:18	LINCOLN AVE ARDSLEY	AMBULANCE	DISPATCHED	
AP-002103-22	09/04/2022 -15:35	CROSS RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	042
AP-002104-22	09/04/2022 -16:31	ASHFORD AVE ARDSLEY	REAL TIME CRIME	PATROL ADVISED	042
AP-002105-22	09/04/2022 -19:18	CONCORD RD ARDSLEY	AMBULANCE	DISPATCHED	037
AP-002106-22	09/04/2022 -19:43	CRESTVIEW PL ARDSLEY	DISPUTE	DISPATCHED	042
AP-002107-22	09/05/2022 -00:54	PLAINVIEW AVE ARDSLEY	AIDED	DISPATCHED	035
AP-002153-22	09/05/2022 -08:04	JUDSON AVE ARDSLEY	NOISE COMPLAINT	DISPATCHED	022
AP-002108-22	09/05/2022 -08:42	ASHFORD AV ARDSLEY	ADMINISTRATIVE		028
AP-002109-22	09/05/2022 -09:08	ASHFORD AV ARDSLEY	ADMINISTRATIVE		028
AP-002110-22	09/05/2022 -09:46	ASHFORD AVE ARDSLEY	REAL TIME CRIME	PATROL ADVISED	045
AP-002111-22	09/05/2022 -11:14	CRESTVIEW PL ARDSLEY	DOMESTIC DISPUTE	DISPATCHED	044
AP-002112-22	09/05/2022 -12:28	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002113-22	09/05/2022 -13:12	ASHFORD AVE ARDSLEY	DWI	ARREST MADE	044
AP-002114-22	09/05/2022 -13:37	ASHFORD AV ARDSLEY	SEX OFFENSES		028
AP-002115-22	09/05/2022 -23:10	BROADWAY DOBBS FERRY	AMBULANCE	DISPATCHED	
AP-002116-22	09/06/2022 -00:51	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	INVESTIGATED	028
AP-002117-22	09/06/2022 -08:36	FOREST BLVD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002118-22	09/06/2022 -09:52	I87 ARDSLEY	AMBULANCE	DISPATCHED	
AP-002120-22	09/06/2022 -10:50	EUCLID AVE ARDSLEY	SUSPICIOUS ACTIVITY	REPORT TAKEN	
AP-002119-22	09/06/2022 -11:58	HEATHERDELL RD ARDSLEY	PUBLIC UTILITIES	NOTIFICATION MADE	
AP-002121-22	09/06/2022 -13:23	SAW MILL RIVER RD ARDSLEY	FRAUD	REPORT TAKEN	043
AP-002123-22	09/06/2022 -14:08	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT		
AP-002124-22	09/06/2022 -14:49	MILE SQUARE RD YONKERS	HANDICAPPED PERMIT		
AP-002125-22	09/06/2022 -22:40	DANA RD VALHALLA	LINE OF DUTY INJURY	NO PRESS RELEASE	
AP-002126-22	09/07/2022 -00:22	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	INVESTIGATED	039
AP-002127-22	09/07/2022 -08:28	ASHFORD AV ARDSLEY	FIRE RESPONSE	DISPATCHED	032
AP-002129-22	09/07/2022 -09:43	ASHFORD AVE ARDSLEY	ROAD HAZZARD	NOTIFICATION MADE	043
AP-002130-22	09/07/2022 -10:34	SAW MILL RIVER RD ARDSLEY	TRAFFIC	DISPATCHED	043
AP-002131-22	09/07/2022 -10:56	ASHFORD AVE ARDSLEY	REAL TIME CRIME	PATROL ADVISED	032
AP-002132-22	09/07/2022 -11:38	ASHFORD AV ARDSLEY	ADMINISTRATIVE		028
AP-002133-22	09/07/2022 -19:41	TARRYTOWN RD GREENBURGH	AMBULANCE	DISPATCHED	

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002134-22	09/07/2022 -23:07	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	036
AP-002135-22	09/08/2022 -07:28	ASHFORD AV ARDSLEY	ADMINISTRATIVE		028
AP-002136-22	09/08/2022 -08:10	ASHFORD AV ARDSLEY	COMMUNITY RELATIONS	RENDERED	025
AP-002137-22	09/08/2022 -13:51	ELM ST ARDSLEY	AMBULANCE	DISPATCHED	
AP-002138-22	09/08/2022 -15:05	LINCOLN AVE ARDSLEY	AMBULANCE	DISPATCHED	
AP-002140-22	09/08/2022 -16:23	SAW MILL RIVER PKWY ARDSLEY	AMBULANCE	DISPATCHED	
AP-002139-22	09/08/2022 -16:25	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002141-22	09/08/2022 -18:39	SAW MILL RIVER RD ARDSLEY	PUBLIC UTILITIES	NOTIFICATION MADE	041
AP-002142-22	09/08/2022 -20:24	BRAMBLEBROOK RD ARDSLEY	AMBULANCE	DISPATCHED	018
AP-002144-22	09/09/2022 -07:26	SAW MILL RIVER RD ARDSLEY	ALARM - FALSE	DISPATCHED	036
AP-002145-22	09/09/2022 -10:42	POWDERHORN RD ARDSLEY	FIRE RESPONSE	RENDERED	043
AP-002147-22	09/09/2022 -15:31	LOUIS PASCONE LANE ARDSLEY	HANDICAPPED PERMIT		
AP-002149-22	09/09/2022 -16:35	ASHFORD AV ARDSLEY	AIDED		045
AP-002148-22	09/09/2022 -16:35	ASHFORD AV ARDSLEY	CHILD SEAT	RENDERED	041
AP-002150-22	09/09/2022 -17:15	ALMENA AV ARDSLEY	COURT MATTER	DISPATCHED	041
AP-002151-22	09/09/2022 -17:26	SAWMILL RIVER RD ARDSLEY	ALARM - FALSE	DISPATCHED	018
AP-002152-22	09/09/2022 -22:56	ABINGTON AVE ARDSLEY	NOISE COMPLAINT	DISPATCHED	041
AP-002154-22	09/10/2022 -10:15	CENTER ST ARDSLEY	DISORDERLY CONDUCT	DISPATCHED	022
AP-002155-22	09/10/2022 -10:22	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002156-22	09/10/2022 -10:36	BEACON HILL RD ARDSLEY	CRIMINAL MISCHIEF	INVESTIGATED	042
AP-002157-22	09/10/2022 -11:56	VICTORIA RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	042
AP-002158-22	09/10/2022 -15:21	SAW MILL RIVER ROAD ARDSLEY	FOA	DISPATCHED	
AP-002159-22	09/10/2022 -16:30	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002160-22	09/10/2022 -17:57	ASHFORD AVE ARDSLEY	GENERAL INFORMATION	NOTIFICATION MADE	
AP-002161-22	09/10/2022 -18:37	RIVERVIEW AVE ARDSLEY	DOG COMPLAINT	DISPATCHED	041
AP-002163-22	09/10/2022 -20:42	COLUMBIA RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002164-22	09/11/2022 -16:49	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	028
AP-002166-22	09/11/2022 -18:08	ASHFORD BRIDGE ARDSLEY	DOG COMPLAINT	NOTIFICATION MADE	
AP-002167-22	09/11/2022 -21:20	ASHFORD AVE ARDSLEY	ADMINISTRATIVE		028
AP-002168-22	09/11/2022 -21:48	SAW MILL RIVER RD ARDSLEY	CONTROLLED SUBSTANCE	DISPATCHED	028
AP-002169-22	09/11/2022 -22:01	ALLEN ST ARDSLEY	AMBULANCE	DISPATCHED	
AP-002170-22	09/11/2022 -23:02	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002171-22	09/12/2022 -09:38	LOUIS PASCONE LANE ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	042
AP-002172-22	09/12/2022 -14:39	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002173-22	09/12/2022 -19:06	WINDSONG RD ARDSLEY	ABANDONED 911	INVESTIGATED	043
AP-002174-22	09/12/2022 -22:34	BEACON HILL RD ARDSLEY	UNFOUNDED	DISPATCHED	032
AP-002175-22	09/13/2022 -00:40	BRAMBLEBROOK RD ARDSLEY	SUSPICIOUS ACTIVITY	INVESTIGATED	039
AP-002176-22	09/13/2022 -07:40	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002177-22	09/13/2022 -09:24	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002178-22	09/13/2022 -10:03	SAW MILL RIVER RD ARDSLEY	LARCENY - GRAND	DISPATCHED	042
AP-002179-22	09/13/2022 -12:22	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002180-22	09/13/2022 -14:29	BROADWAY DOBBS FERRY	AMBULANCE	DISPATCHED	
AP-002181-22	09/13/2022 -14:43	FARM RD ARDSLEY	SUSPICIOUS ACTIVITY		028
AP-002182-22	09/13/2022 -16:15	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	REPORT TAKEN	043
AP-002183-22	09/13/2022 -17:00	BEACON HILL RD ARDSLEY	ANIMAL COMPLAINT	RENDERED	036
AP-002184-22	09/13/2022 -19:28	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002185-22	09/13/2022 -20:10	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002186-22	09/13/2022 -22:55	SAW MILL RIVER RD ARDSLEY	WELFARE CHECK	RENDERED	036
AP-002187-22	09/13/2022 -23:00	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	043
AP-002188-22	09/13/2022 -23:17	FAITH LANE ARDSLEY	AMBULANCE	DISPATCHED	
AP-002189-22	09/14/2022 -01:12	NEW YORK STATE TRWY ARDSLEY	FOA	NOTIFICATION MADE	035
AP-002190-22	09/14/2022 -09:27	PROSPECT AV ARDSLEY	GENERAL INFORMATION	PATROL ADVISED	
AP-002191-22	09/14/2022 -09:41	ASHFORD AV ARDSLEY	ADMINISTRATIVE		028
AP-002192-22	09/14/2022 -09:47	ORLANDO AVE ARDSLEY	DOG COMPLAINT	DISPATCHED	045
AP-002193-22	09/14/2022 -11:36	SAW MILL RIVER RD ARDSLEY	WELFARE CHECK	DISPATCHED	041
AP-002194-22	09/14/2022 -12:09	SAW MILL RIVER RD ARDSLEY	DOMESTIC DISPUTE	DISPATCHED	045

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002195-22	09/14/2022 -15:49	POWDERHORN RD ARDSLEY	AUTO ACCIDENT	DISPATCHED	036
AP-002196-22	09/15/2022 -13:48	MAIN ST DOBBS FERRY	AMBULANCE	DISPATCHED	
AP-002197-22	09/15/2022 -14:40	ASHFORD AV ARDSLEY	GENERAL INFORMATION	DISPATCHED	045
AP-002199-22	09/15/2022 -16:50	SAW MILL RIVER RD ARDSLEY	FOA	RENDERED	043
AP-002200-22	09/15/2022 -16:56	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	043
AP-002201-22	09/15/2022 -19:08	HEATHERDELL RD ARDSLEY	UNFOUNDED	DISPATCHED	043
AP-002202-22	09/15/2022 -19:40	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002203-22	09/15/2022 -21:38	OLD MILL LN ARDSLEY	FIRE RESPONSE	RENDERED	043
AP-002204-22	09/16/2022 -08:44	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002205-22	09/16/2022 -10:53	LINCOLN AVE ARDSLEY	TRAFFIC	NO PRESS RELEASE	
AP-002206-22	09/16/2022 -11:21	ASHFORD AV ARDSLEY	CHILD SEAT	RENDERED	041
AP-002207-22	09/16/2022 -15:21	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	045
AP-002208-22	09/16/2022 -15:30	ABINGTON AVE ARDSLEY	GENERAL INFORMATION	DISPATCHED	041
AP-002209-22	09/16/2022 -16:07	ASHFORD AVE ARDSLEY	PUBLIC UTILITIES	RENDERED	036
AP-002210-22	09/16/2022 -18:00	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	042
AP-002211-22	09/16/2022 -20:12	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	042
AP-002212-22	09/16/2022 -21:22	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	REPORT TAKEN	036
AP-002213-22	09/16/2022 -22:53	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002214-22	09/17/2022 -00:01	SPRINGWOOD AVE ARDSLEY	UNFOUNDED	DISPATCHED	
AP-002215-22	09/17/2022 -05:50	I 87 N ARDSLEY	FIRE RESPONSE	NOTIFICATION MADE	
AP-002218-22	09/17/2022 -11:35	ARDSLEY	ADMINISTRATIVE	NO PRESS RELEASE	
AP-002216-22	09/17/2022 -12:16	LOOKOUT PL ARDSLEY	AMBULANCE	DISPATCHED	025
AP-002219-22	09/17/2022 -14:17	OAK HILL RD ARDSLEY	AMBULANCE	DISPATCHED	037
AP-002220-22	09/17/2022 -16:15	ASHFORD AV ARDSLEY	SUSPICIOUS ACTIVITY		028
AP-002221-22	09/17/2022 -16:19	BRIDGE ST ARDSLEY	AUTO ACCIDENT	DISPATCHED	042
AP-002222-22	09/17/2022 -17:28	ELM ST ARDSLEY	WELFARE CHECK	DISPATCHED	028
AP-002223-22	09/17/2022 -18:01	SAW MILL RIVER RD ARDSLEY	AIDED	DISPATCHED	042
AP-002224-22	09/17/2022 -20:12	FRAYDUN LN ARDSLEY	AMBULANCE	DISPATCHED	
AP-002225-22	09/17/2022 -20:51	LINCOLN AVE ARDSLEY	AMBULANCE	DISPATCHED	
AP-002226-22	09/17/2022 -23:16	HIGHLAND DR ARDSLEY	NOISE COMPLAINT	DISPATCHED	028
AP-002227-22	09/18/2022 -00:05	SAW MILL RIVER RD ARDSLEY	WELFARE CHECK	DISPATCHED	028
AP-002228-22	09/18/2022 -00:55	ASHFORD AVE ARDSLEY	AUTO ACCIDENT	DISPATCHED	022
AP-002229-22	09/18/2022 -10:02	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002230-22	09/18/2022 -10:15	HIGHLAND DR ARDSLEY	PROPERTY DAMAGE	DISPATCHED	041
AP-002231-22	09/18/2022 -12:04	MILL COURT ARDSLEY	SUSPICIOUS ACTIVITY	INVESTIGATED	041
AP-002232-22	09/18/2022 -16:28	PARK AVE ARDSLEY	FIRE RESPONSE	DISPATCHED	041
AP-002233-22	09/18/2022 -18:36	CONCORD RD ARDSLEY	DOG COMPLAINT	DISPATCHED	041
AP-002234-22	09/18/2022 -21:01	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002235-22	09/19/2022 -01:37	SWANSTON LN ARDSLEY	SUSPICIOUS ACTIVITY	INVESTIGATED	035
AP-002237-22	09/19/2022 -11:11	MORNINGSIDE RD ARDSLEY	AIDED	DISPATCHED	032
AP-002236-22	09/19/2022 -11:13	CENTER ST ARDSLEY	AUTO ACCIDENT	DISPATCHED	043
AP-002238-22	09/19/2022 -12:51	COLUMBIA RD ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	043
AP-002239-22	09/19/2022 -17:16	ASHFORD AVE ARDSLEY	PUBLIC UTILITIES	NOTIFICATION MADE	
AP-002240-22	09/19/2022 -17:25	LARCHMONT ST ARDSLEY	TRAFFIC	DISPATCHED	042
AP-002241-22	09/19/2022 -18:00	TAFT LN ARDSLEY	HANDICAPPED PERMIT		
AP-002242-22	09/19/2022 -19:14	SAW MILL RIVER PKWY IRVINGTON	AMBULANCE	DISPATCHED	
AP-002245-22	09/19/2022 -20:07	STATE PLAZE DOBBS FERRY	AMBULANCE	DISPATCHED	
AP-002246-22	09/20/2022 -07:21	KENSINGTON AVE ARDSLEY	ABANDONED 911	DISPATCHED	036
AP-002247-22	09/20/2022 -13:20	ASHFORD AVE ARDSLEY	WARRANT	ARREST MADE	043
AP-002250-22	09/20/2022 -23:46	ASHFORD AV ARDSLEY	ANIMAL COMPLAINT	RENDERED	045
AP-002251-22	09/21/2022 -09:15	SAW MILL RIVER RD ARDSLEY	FOA	DISPATCHED	043
AP-002252-22	09/21/2022 -13:30	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002255-22	09/21/2022 -21:31	ASHFORD AV ARDSLEY	CHILD SEAT	RENDERED	041
AP-002256-22	09/21/2022 -21:35	ASHFORD AV ARDSLEY	CHILD SEAT	RENDERED	041
AP-002257-22	09/22/2022 -00:00	BRAMBLEBROOK RD ARDSLEY	AMBULANCE		
AP-002258-22	09/22/2022 -01:15	SAWMILL RIVER RD ARDSLEYT	AMBULANCE	DISPATCHED	

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002259-22	09/22/2022 -04:11	SAWMILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002260-22	09/22/2022 -07:29	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	039
AP-002261-22	09/22/2022 -11:30	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002262-22	09/22/2022 -12:37	ASHFORD AV ARDSLEY	ADMINISTRATIVE		028
AP-002263-22	09/22/2022 -13:35	GRANDVIEW AVE ARDSLEY	SUSPICIOUS ACTIVITY	REPORT TAKEN	042
AP-002264-22	09/22/2022 -14:16	ASHFORD AVE ARDSLEY	PUBLIC UTILITIES	NOTIFICATION MADE	
AP-002265-22	09/22/2022 -16:23	SAW MILL RIVER RD ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	037
AP-002266-22	09/22/2022 -18:16	ASHFORD AV ARDSLEY	JUVENILE ACTIVITY	DISPATCHED	022
AP-002267-22	09/22/2022 -19:30	LOUIS PASCONE LANE ARDSLEY	AMBULANCE		037
AP-002268-22	09/22/2022 -23:56	WASHINGTON AVE ARDSLEY	FOA	DISPATCHED	022
AP-002269-22	09/23/2022 -07:59	WINDSONG RD ARDSLEY	ALARM - FALSE	DISPATCHED	036
AP-002270-22	09/23/2022 -11:04	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002271-22	09/23/2022 -12:29	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	025
AP-002272-22	09/23/2022 -13:38	ASHFORD AV ARDSLEY	AMBULANCE	DISPATCHED	
AP-002273-22	09/23/2022 -14:03	CENTER ST ARDSLEY	AUTO ACCIDENT	DISPATCHED	042
AP-002274-22	09/23/2022 -15:12	ASHFORD AVE ARDSLEY	SEX OFFENSES	REPORT TAKEN	042
AP-002275-22	09/23/2022 -23:12	RIDGE RD ARDSLEY	ALARM - FALSE	DISPATCHED	041
AP-002276-22	09/24/2022 -00:32	SAW MILL RIVER RD ARDSLEY	WELFARE CHECK		041
AP-002277-22	09/24/2022 -01:47	SAW MILL RIVER RD ARDSLEY	PUBLIC UTILITIES	NOTIFICATION MADE	035
AP-002278-22	09/24/2022 -03:02	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	035
AP-002279-22	09/24/2022 -08:10	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	042
AP-002280-22	09/24/2022 -10:17	TAFT LN ARDSLEY	ALARM - FALSE	DISPATCHED	036
AP-002281-22	09/24/2022 -11:23	SAW MILL RIVER RD ARDSLEY	DEATH CASES	DISPATCHED	042
AP-002282-22	09/24/2022 -12:56	CENTER ST ARDSLEY	AMBULANCE	DISPATCHED	042
AP-002283-22	09/24/2022 -13:33	LINCOLN AV ARDSLEY	AIDED	DISPATCHED	042
AP-002284-22	09/24/2022 -16:56	LINCOLN AV ARDSLEY	AIDED	DISPATCHED	032
AP-002285-22	09/24/2022 -18:33	RIVERVIEW AV ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	032
AP-002286-22	09/24/2022 -19:04	WAYNE CT ARDSLEY	AMBULANCE	DISPATCHED	045
AP-002287-22	09/24/2022 -19:30	ASHFORD AVE ARDSLEY	AUTO ACCIDENT -	DISPATCHED	045
AP-002288-22	09/25/2022 -00:32	SPRINGWOOD AVE ARDSLEY	ALARM - FALSE	DISPATCHED	035
AP-002289-22	09/25/2022 -01:05	SAW MILL RIVER RD ARDSLEY	WELFARE CHECK	INVESTIGATED	035
AP-002290-22	09/25/2022 -14:58	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	042
AP-002291-22	09/25/2022 -18:31	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002292-22	09/25/2022 -18:34	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002293-22	09/25/2022 -19:57	DELLWOOD LN ARDSLEY	ALARM - FALSE	DISPATCHED	032
AP-002294-22	09/26/2022 -00:04	SAW MILL RIVER RD ARDSLEY	FIRE RESPONSE	DISPATCHED	028
AP-002295-22	09/26/2022 -09:09	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002296-22	09/26/2022 -09:16	ASHFORD AV ARDSLEY	AIDED	RENDERED	041
AP-002297-22	09/26/2022 -09:52	SAW MILL RIVER RD ARDSLEY	AIDED	DISPATCHED	
AP-002298-22	09/26/2022 -13:08	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002299-22	09/26/2022 -13:29	HIGHLAND DR ARDSLEY	FIRE RESPONSE	DISPATCHED	037
AP-002300-22	09/26/2022 -16:46	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	045
AP-002301-22	09/26/2022 -17:04	ALMENA AVE ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	032
AP-002302-22	09/26/2022 -17:21	AGNES CIRCLE ARDSLEY	ROAD HAZZARD	DISPATCHED	032
AP-002303-22	09/26/2022 -17:44	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	045
AP-002304-22	09/26/2022 -18:13	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002305-22	09/26/2022 -20:05	CRESTVIEW PL ARDSLEY	ABANDONED 911	DISPATCHED	032
AP-002306-22	09/26/2022 -21:09	FARM RD ARDSLEY	JUVENILE ACTIVITY	DISPATCHED	032
AP-002307-22	09/26/2022 -21:15	ASHFORD AVE ARDSLEY	THEFT OF SERVICES	DISPATCHED	045
AP-002308-22	09/26/2022 -21:30	AGNES CIR ARDSLEY	ALARM - FALSE	DISPATCHED	032
AP-002311-22	09/27/2022 -08:45	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002312-22	09/27/2022 -09:03	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002313-22	09/27/2022 -09:26	CROSS RD ARDSLEY	AMBULANCE	DISPATCHED	037
AP-002314-22	09/27/2022 -09:37	SAW MILL RIVER RD ARDSLEY	TRAFFIC	RENDERED	041
AP-002315-22	09/27/2022 -09:56	SECOR DR GREENBURGH	AMBULANCE	DISPATCHED	
AP-002316-22	09/27/2022 -11:09	ASHFORD AVE ARDSLEY	AMBULANCE	DISPATCHED	037

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002318-22	09/27/2022 -11:44	SAW MILL RIVER RD ARDSLEY	LARCENY - GRAND	REPORT TAKEN	037
AP-002317-22	09/27/2022 -11:55	LOOKOUT PL ARDSLEY	HANDICAPPED PERMIT		
AP-002319-22	09/27/2022 -12:51	BRAMBLEBROOK RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002320-22	09/27/2022 -14:56	CONCORD RD ARDSLEY	DOG BITES		041
AP-002321-22	09/27/2022 -17:01	ORLANDO AVE ARDSLEY	HANDICAPPED PERMIT		
AP-002322-22	09/27/2022 -17:23	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	DISPATCHED	045
AP-002323-22	09/27/2022 -18:52	ABINGTON AVE ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	032
AP-002324-22	09/27/2022 -20:53	HAMILTON ST DOBBS FERRY	FOA	DISPATCHED	045
AP-002325-22	09/27/2022 -22:58	WINDING RD N ARDSLEY	AMBULANCE	DISPATCHED	
AP-002327-22	09/28/2022 -11:36	KENSINGTON RD ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	041
AP-002328-22	09/28/2022 -11:39	AMERICAN LEGION DR ARDSLEY	AUTO ACCIDENT	REPORT TAKEN	041
AP-002329-22	09/28/2022 -11:45	ASHFORD AVE ARDSLEY	FINGER PRINTING	REPORT TAKEN	018
AP-002330-22	09/28/2022 -15:16	ASHFORD AVE ARDSLEY	ABC LAW		028
AP-002331-22	09/28/2022 -18:21	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002332-22	09/29/2022 -06:50	I 87 S ARDSLEY	FOA	DISPATCHED	022
AP-002333-22	09/29/2022 -13:06	SAW MILL RIVER RD ARDSLEY	AIDED	DISPATCHED	041
AP-002334-22	09/29/2022 -15:12	CONCORD RD ARDSLEY	DOG COMPLAINT	DISPATCHED	041
AP-002335-22	09/29/2022 -15:23	FORREST BLVD GREENBURGH	AMBULANCE	DISPATCHED	
AP-002336-22	09/29/2022 -16:23	SAW MILL RIVER RD ARDSLEY	FIRE RESPONSE	DISPATCHED	042
AP-002337-22	09/29/2022 -17:44	WASHINGTON AVE IRVINGTON	AMBULANCE	DISPATCHED	
AP-002339-22	09/29/2022 -18:59	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002341-22	09/29/2022 -20:43	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	DISPATCHED	042
AP-002342-22	09/29/2022 -23:57	ASHFORD AVE ARDSLEY	DWI	DISPATCHED	035
AP-002343-22	09/30/2022 -03:44	SAW MILL RIVER RD ARDSLEY	TRAFFIC	DISPATCHED	035
AP-002344-22	09/30/2022 -04:18	EUCLID AV ARDSLEY	AMBULANCE	DISPATCHED	035
AP-002345-22	09/30/2022 -05:59	ASHFORD AVE ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	035
AP-002346-22	09/30/2022 -10:23	FARM RD ARDSLEY	GENERAL INFORMATION	RENDERED	025
AP-002347-22	09/30/2022 -11:49	CONCORD RD ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	032
AP-002348-22	09/30/2022 -12:21	SAW MILL RIVER RD ARDSLEY	DISPUTE	DISPATCHED	028
AP-002349-22	09/30/2022 -12:30	BEACON HILL RD ARDSLEY	AMBULANCE	DISPATCHED	032
AP-002350-22	09/30/2022 -13:19	HILLSIDE PL ARDSLEY	WELFARE CHECK	DISPATCHED	032
AP-002351-22	09/30/2022 -15:55	HILLSIDE AVE ARDSLEY	HANDICAPPED PERMIT		
AP-002354-22	09/30/2022 -18:00	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002352-22	09/30/2022 -21:39	I 87 N ARDSLEY	FOA	PATROL ADVISED	042
AP-002353-22	09/30/2022 -21:44	SAW MILL RIVER RD ARDSLEY	AIDED	DISPATCHED	042

TOTAL PRIORITY CALLS ==> 259

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002070-22	09/01/2022 -11:41	ASHFORD AVE ARDSLEY	PERSONNEL	DISPATCHED	
AP-002076-22	09/01/2022 -20:03	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002083-22	09/02/2022 -17:40	LOOKOUT PL ARDSLEY	PARKING COMPLAINT	RENDERED	032
AP-002085-22	09/02/2022 -19:56	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002093-22	09/03/2022 -21:14	SAW MILL RIVER RD ARDSLEY	NOISE COMPLAINT	INVESTIGATED	039
AP-002094-22	09/03/2022 -22:44	STONE AVE GREENBURGH	AMBULANCE	DISPATCHED	
AP-002095-22	09/03/2022 -23:21	GRASSLANDS ROAD GREENBURGH	AMBULANCE	DISPATCHED	
AP-002122-22	09/06/2022 -13:01	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002128-22	09/07/2022 -09:25	EUCLID AVE ARDSLEY	PROPERTY-LOST	REPORT TAKEN	
AP-002143-22	09/08/2022 -21:04	ASHFORD AV ARDSLEY	PERSONEL DUTY INJURY	NO PRESS RELEASE	
AP-002146-22	09/09/2022 -15:19	HIGHLAND DR ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	043
AP-002162-22	09/10/2022 -20:26	ORLANDO AVE ARDSLEY	AMBULANCE	DISPATCHED	035
AP-002165-22	09/11/2022 -18:00	OLD MILL LN ARDSLEY	PARKING COMPLAINT	DISPATCHED	028
AP-002198-22	09/15/2022 -17:03	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002217-22	09/17/2022 -13:10	CARRIER AVE ARDSLEY	PUBLIC UTILITIES	PATROL ADVISED	037
AP-002243-22	09/19/2022 -19:19	ASHFORD AVE ARDSLEY	PERSONNEL	REPORT TAKEN	
AP-002244-22	09/19/2022 -20:07	ASHFORD AVE ARDSLEY	PERSONNEL	REPORT TAKEN	
AP-002310-22	09/20/2022 -07:41	DEPEW AVENUE NYACK	CHILD SEAT	RENDERED	025
AP-002248-22	09/20/2022 -17:10	ASHFORD AVE ARDSLEY	PERSONNEL	REPORT TAKEN	
AP-002249-22	09/20/2022 -17:51	ASHFORD AVE ARDSLEY	PERSONNEL	REPORT TAKEN	
AP-002253-22	09/21/2022 -15:08	LINCOLN AVE ARDSLEY	PARKING COMPLAINT	DISPATCHED	043
AP-002254-22	09/21/2022 -18:22	CONCORD RD ARDSLEY	PARKING COMPLAINT	DISPATCHED	045
AP-002309-22	09/26/2022 -21:51	AGNES CIR ARDSLEY	PARKING COMPLAINT	INVESTIGATED	045
AP-002326-22	09/28/2022 -11:29	ASHFORD AVE ARDSLEY	PERSONNEL	REPORT TAKEN	
AP-002338-22	09/29/2022 -18:55	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002340-22	09/29/2022 -19:59	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	

TOTAL PRIORITY 1 CALLS ==> 26
 GRAND TOTAL ==> 285

BLOTTER ACTIVITY REPORT
By Time of Day
 FOR DATE RANGE OF 09/01/2022 TO 09/30/2022

Call Type	Invalid Time	0001-0200	0201-0400	0401-0600	0601-0800	0801-1000	1001-1200	1201-1400	1401-1600	1601-1800	1801-2000	2001-2200	2201-2400	TOTALS
ABANDONED 911	0	0	0	0	1	0	0	0	0	0	1	1	0	3
ABC LAW	0	0	0	0	0	0	0	0	1	0	0	0	0	1
ADMINISTRATIVE	0	0	0	0	1	3	2	1	0	0	0	1	0	8
AIDED	0	1	0	0	0	3	1	2	0	2	1	1	1	12
ALARM - FALSE	0	1	0	0	2	0	1	0	0	1	1	2	1	9
AMBULANCE	0	2	1	2	2	8	2	12	6	8	11	9	10	73
ANIMAL COMPLAINT	0	0	0	1	0	1	2	1	0	3	2	0	1	11
AUTO ACCIDENT	0	1	0	0	0	0	2	0	2	3	0	1	0	9
AUTO ACCIDENT - INJURY	0	0	0	0	0	0	0	0	0	0	1	0	0	1
CHILD SEAT INSTALLATION	0	0	0	0	1	0	1	0	0	1	0	2	0	5
CIVIL MATTER	0	0	0	0	0	0	1	0	0	0	0	0	0	1
COMMUNITY RELATIONS	0	0	0	0	0	1	0	0	0	0	0	0	0	1
CONTROLLED SUBSTANCE	0	0	0	0	0	0	0	0	0	0	0	1	0	1
COURT MATTER	0	0	0	0	0	0	0	0	0	2	0	0	0	2
CRIMINAL MISCHIEF	0	0	0	0	0	0	1	0	0	0	0	0	0	1
DEATH CASES	0	0	0	0	0	0	1	0	0	0	0	0	0	1
DISORDERLY CONDUCT	0	0	0	0	0	0	1	0	0	0	0	0	0	1
DISPUTE	0	0	0	0	0	0	0	1	1	0	1	0	0	3
DOG BITES	0	0	0	0	0	0	0	0	1	0	0	0	0	1
DOG COMPLAINT	0	0	0	0	0	1	0	0	1	0	3	0	0	5
DOMESTIC DISPUTE	0	0	0	0	0	0	1	1	0	0	0	0	0	2
DWI	0	0	0	0	0	0	0	1	0	0	0	0	1	2
FINGER PRINTING	0	0	0	0	0	0	1	0	0	0	0	0	0	1
FIRE RESPONSE	0	1	0	1	1	1	1	1	0	2	0	1	0	9
FOA	0	1	0	0	1	1	0	0	1	1	0	2	1	8
FRAUD	0	0	0	0	0	0	0	1	0	0	0	0	0	1
GENERAL INFORMATION	0	0	0	0	0	1	1	0	2	1	0	0	0	5
HANDICAPPED PERMIT	0	0	0	0	0	0	1	0	4	2	0	0	0	7
HOT LINE	0	0	1	0	0	0	0	0	0	0	0	0	0	1
JUVENILE ACTIVITY	0	0	0	0	0	0	1	0	0	2	1	1	0	5
LARCENY - GRAND	0	0	0	0	0	0	2	0	0	0	0	0	0	2
LINE OF DUTY INJURY	0	0	0	0	0	0	0	0	0	0	0	0	1	1
MISSING PERSON	0	0	0	1	0	0	0	0	0	0	0	0	0	1
NOISE COMPLAINT	0	1	0	0	0	1	0	0	0	0	0	1	2	5

BLOTTER ACTIVITY REPORT

By Time of Day
 FOR DATE RANGE OF 09/01/2022 TO 09/30/2022

Call Type	Invalid Time	0001-0200	0201-0400	0401-0600	0601-0800	0801-1000	1001-1200	1201-1400	1401-1600	1601-1800	1801-2000	2001-2200	2201-2400	TOTALS
PARKING COMPLAINT	0	0	0	0	0	0	0	0	1	2	1	1	0	5
PERSONEL DUTY INJURY	0	0	0	0	0	0	0	0	0	0	0	1	0	1
PERSONNEL	0	0	0	0	0	1	5	2	0	4	7	2	0	21
PROPERTY DAMAGE	0	0	0	0	0	0	1	0	0	0	0	0	0	1
PROPERTY-LOST	0	0	0	0	0	1	0	0	0	0	0	0	0	1
PUBLIC UTILITIES	0	1	0	0	0	0	2	1	1	2	1	0	0	8
REAL TIME CRIME CENTER	0	0	0	0	0	1	1	0	0	1	0	0	0	3
ROAD HAZARD	0	0	0	0	0	1	0	0	0	1	0	0	0	2
SERVICE OF PROCESS	0	0	0	0	0	0	0	0	0	1	0	0	0	1
SEX OFFENSES	0	0	0	0	0	0	0	1	1	0	0	0	0	2
SUSPICIOUS ACTIVITY	0	4	0	0	0	2	2	2	5	2	0	1	0	18
THEFT OF SERVICES	0	0	0	0	0	0	0	0	0	0	0	1	0	1
TRAFFIC	0	1	1	0	0	1	3	0	0	1	0	0	0	7
TRESPASS	0	0	0	1	0	0	0	0	0	0	0	0	0	1
UNFOUNDED	0	2	1	0	0	0	0	0	0	0	1	1	1	6
WARRANT	0	0	0	0	0	0	0	1	0	0	0	0	0	1
WELFARE CHECK	0	3	0	0	0	0	1	1	0	1	0	0	1	7
Totals:	0	19	4	6	9	28	38	29	27	43	32	30	20	285

**RESOLUTION GRANTING PERMISSION TO CONVERT THE
VACANT SPACE LOCATED AT 800 SAW MILL RIVER ROAD
INTO A DAY SPA**

RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the proposed change of use to convert the vacant space at 800 Saw Mill River Road into a day spa as presented by the applicant.

Any approvals should contain the following conditions:

1. The applicant must provide plans for the remainder of the build-out showing full compliance with the NYS Building Code.
2. The applicant must obtain the required permits prior to commencing construction for the build-out.
3. The applicant must obtain a sign permit and BAR approval for all proposed signage.
4. The hours of operation and number of employees per shift should be should be identified/confirmed by the Village Board.
5. The business owner must provide copies of the cosmetology and message therapist licenses and all employees providing these services must be licensed.
6. The business must comply with all of the regulations pertaining to the cosmetology and message therapist licenses.
7. The retail sale of any products, including cosmetics and therapeutics is prohibited.
8. The business owner or property owner must install a key box (Knox Box) on the building in a location approved by the Ardsley Fire Chief.
9. Any conditions the Village Board deems appropriate.
10. Any conditions the Village Attorney or Village Manager deem appropriate.

10/10/2022

Body Treatments

Available Services at
Day Day Spa
800 Sawmill River Rd.
Ardsley NY 10502

Relaxation Foot

30 MIN. \$ 30.

60 MIN. \$ 50.

Relaxation with Hot Stones

30 MIN. \$ 40.

45 MIN. \$ 50.

60 MIN. \$ 60.

90 MIN. \$ 90.

Head, Shoulders, arms, neck

15 MIN. \$ 15.

30 MIN. \$ 30.

Facial Normal

30 MIN. \$ 40.

60 MIN. \$ 60.

Body Rejuvenation

Salt exfoliation body scrub

\$ 90.

Salt Honey body wrap

\$ 90

Facial Treatments

Deep clean + mask + hand therapy + foot reflexology \$ 90.

Hours of operation -

Monday thru Sunday - 9:AM - 8:PM

RESOLUTION TO AMEND CHAPTER 81 ENTITLED “COMMUNITY CHOICE AGGREGATION (ENERGY) PROGRAM” OF THE ARDSLEY VILLAGE CODE

RESOLVED, that the Village Board of the Village of Ardsley hereby repeals and replaces Chapter 81 entitled “Community Choice Aggregation (Energy) Program” of the Ardsley Village Code as follows:

LOCAL LAW NO. ____ of 2022

A LOCAL LAW TO AMEND ITS COMMUNITY CHOICE AGGREGATION (ENERGY) PROGRAM IN THE Village of Ardsley

Be it enacted by the Board of Trustees of Village of Ardsley as follows:

Section 1. Chapter 81 of the Code of the Village of Ardsley titled “Community Choice Aggregation (Energy) Program,” is hereby amended to read as follows:

ARTICLE I

§1. Legislative findings; intent and purpose; authority.

A. It is the policy of both the Village of Ardsley and the State of New York to reduce costs and provide cost certainty for the purpose of economic development, to promote deeper penetration of energy efficiency and renewable energy resources such as wind and solar, and wider deployment of distributed energy resources as well as to examine the retail energy markets

and increase participation of and benefits for Eligible Customers in those markets. Among the policies and models that may offer benefits in New York is community choice aggregation (“CCA”), which allows local governments to procure electric and natural gas supply on behalf of its Eligible Customers.

B. The purpose of this CCA Program is to allow participating local governments including Village of Ardsley to procure Energy Services, such as energy supply and Community Distributed Generation (CDG) Credits, for their Eligible Customers, who will have the opportunity to opt out of the procurement, while maintaining transmission and distribution service from the existing Distribution Utility. This Chapter establishes a program that will allow the Village of Ardsley to put out Energy Services for bid. Eligible Customers will have the opportunity to have more control to lower their overall energy costs, to spur clean energy innovation and investment, to improve customer choice and value, and to protect the environment; thereby, fulfilling the purposes of this Chapter and fulfilling an important public purpose.

C. The Village of Ardsley is authorized to implement this Community Choice Aggregation (Energy) Program pursuant to Section 10(1)(ii)(a)(12) of the New York Municipal Home Rule Law; and State of New York Public Service Commission Case No. 14-M-0224, Proceeding on Motion of the Commission to Enable Community Choice Aggregation Programs (issued April 20, 2016, hereinafter the CCA Framework Order).

D. This Chapter shall be known and may be cited as the “Community Choice Aggregation (Energy) Program Law of the Village of Ardsley”.

§2. Definitions.

For purposes of this Chapter, and unless otherwise expressly stated or unless the context otherwise requires, the terms in this Chapter shall have the meanings set forth below, or if not so defined, as employed in the State of New York Public Service Commission’s Uniform Business Practices:

Community Choice Aggregation Program (or “CCA Program”): A municipal energy procurement program that replaces the incumbent utility as the default electric and/or gas Supplier for all Opt-out Eligible Customers within the Village of Ardsley. The CCA Program may include Community Distributed Generation Credits on an opt-out basis and other DER offerings on an opt-in basis.

Community Distributed Generation (or “CDG”): Community shared renewables program expanding customer access to the environmental and system benefits of qualifying renewable project generation located behind a non-residential host meter based on remotely sharing net metering or VDER monetary credits through a monetary credit applied to the utility bills of Participating Customers.

Community Distributed Generation Credits (or “CDG Credits”): The monetary credit applied to the utility bills of Participating Customers through the CDG program.

Customers:

Eligible Customers: Customers of electricity and/or natural gas eligible to participate in CCA, either on an Opt-out or Opt-in basis, as delineated in the CCA Framework Order.

Opt-out Eligible Customers: Eligible Customers that are eligible for opt-out treatment as delineated in the CCA Framework Order.

Participating Customers: Opt-out eligible customers who have been enrolled subsequent to the opt-out process and other customers who have opted in.

Customer-specific Data: Utility data for all Opt-out Eligible Customers including account holder name, service address, primary language, if available, any customer-specific alternate billing name and/or address, and other relevant, authorized data.

Distributed Energy Resources (or “DER”): Reforming the Energy Vision (REV) initiatives that further engage and/or reduce cost of service for participating consumers, optimize system benefits, and/or address infrastructure and demand challenges within the geography of the CCA including, but not limited to, local renewable energy projects, Community Distributed Generation, peak demand management, energy efficiency, demand response, energy storage, community resilience microgrid projects, and other innovative initiatives.

Distribution Utility: Owner or controller of the means of distribution of the natural gas or electricity that is regulated by the Public Service Commission.

Energy Services: The provision of energy supply as electric power and/or natural gas or the provision of DER offerings.

Public Service Commission (or “PSC”): New York State Public Service Commission.

Suppliers: Energy service companies (ESCOs) and/or DER providers and/or other entities with authority to provide Energy Services for Participating Customers in connection with this Chapter.

Sustainable Westchester, Inc. (or “Sustainable Westchester”): A not-for-profit organization comprised of member municipalities in Westchester County, New York.

Value of Distributed Energy Resources (or “VDER”): REV proceeding (Case 15-E-0751) that replaces the net metering program with a weighted value stack tariff mechanism for accurately pricing Distributed Energy Resources on the grid as a reflection of their system value. Value stack components include the price of energy, capacity, avoided carbon emissions, cost savings to customers and utilities, demand reduction and locational relief. The goal of this proceeding is to increase DER penetration and benefits of DER installations.

§3. Establishment of a Community Choice Aggregation (Energy) Program.

A. A Community Choice Aggregation (Energy) Program is hereby established by the Village of Ardsley, whereby the Village of Ardsley shall work together with Sustainable Westchester to implement the CCA Program to the full extent permitted by the CCA

Framework Order, as set forth more fully herein. The Village of Ardsley role under the CCA Program involves the aggregating of demand for energy of its Eligible Customers and the entering into contracts for Energy Services. Under the CCA Program, the operation and ownership of the utility service shall remain with the Distribution Utility.

B. The Village of Ardsley participation in a CCA Program constitutes neither the purchase of a public utility system, nor the furnishing of utility service. The Village of Ardsley will not take over any part of the electric or gas transmission or distribution system and will not furnish any type of utility service, but will instead negotiate with Suppliers on behalf of Participating Customers.

C. In order to implement the CCA Program, the Village of Ardsley will adopt one or more resolutions that outline the process of and conditions for participation in the CCA Program, including but not limited to signing a contract for a compliant bid with one or more Suppliers, all as consistent with the Local Law and the CCA Framework Order.

D. The Public Service Commission supervises retail markets and participants in these markets through legislative and regulatory authority and the Uniform Business Practices, which includes rules relating to the eligibility of participating Suppliers, the operation by which Suppliers provide Energy Services and the terms on which customers may be enrolled with Suppliers.

§4. Procedures for Eligibility; Customer Data Sharing.

- A. As permitted by the CCA Framework Order, the Village of Ardsley may request from the Distribution Utilities aggregated customer information by fuel type, service classification and other relevant, authorized data.
- B. Sustainable Westchester, on behalf of the Village of Ardsley shall issue one or more requests for proposals to Suppliers to provide energy to participants and may then award one or more contracts in accordance with the CCA Program.
- C. Sustainable Westchester or the Village of Ardsley, if the Village of Ardsley so chooses, will then request Customer-specific Data from the Distribution Utility in accordance with the CCA Program.
- D. Sustainable Westchester or the Village of Ardsley, if the Village of Ardsley so chooses, and the selected Supplier(s) will then notify Opt-out Eligible Customers of the contract terms and opportunity to opt out of the CCA Program energy supply and/or CDG Credits.
- E. In accordance with and for purposes of the CCA Framework Order, the Distribution Utility will provide to Sustainable Westchester Customer-specific Data (including usage data, capacity tag obligations, account numbers, and service addresses) of all Eligible Customers in the Village of Ardsley.
- F. Sustainable Westchester and the Village of Ardsley will protect customer information as required by law, subject to the CCA Framework Order and the limitations of the New York State Freedom of Information Law.

§5. Choice of Energy Supplier; Opt-Out Notice and Procedure.

A. The Village of Ardsley will notify, or will cause notification of, its Opt-out Eligible Customers by letter notice of the Village of Ardsley establishing the CCA Program, of the contract terms with the Supplier, and of the opportunity to opt out of the CCA Program offerings.

B. The letter notice will be sent to each Opt-out Eligible Customer at the address provided by the Distribution Utility and explain the CCA Program and the material provisions of the Supplier contract, identify the methods by which the customer can opt out of the CCA Program, and provide information on how the customer can access additional information about the CCA Program.

C. The opt-out period shall be at least thirty (30) Days.

§6. Verification and Reporting.

A. Sustainable Westchester shall be responsible for filing an annual report with the Public Service Commission as required in the CCA Framework Order.

Section 2. This local law shall take effect upon filing with the Secretary of State.

**RESOLUTION SCHEDULING A PUBLIC HEARING TO DISCUSS
REPEALING AND REPLACING CHAPTER 64 ENTITLED
“BUILDING CONSTRUCTION” OF
THE ARDSLEY VILLAGE CODE**

RESOLVED, that the Village Board of the Village of Ardsley hereby schedules a public hearing on Monday, November 21, 2022 at 8:00 p.m. or soon thereafter to discuss repealing and replacing Chapter 64 entitled “Building Construction” of the Ardsley Village code as follows:

Chapter 64, Building Construction

§64-1 TITLE, PURPOSE AND INTENT

This chapter is to be known and cited as the Building Code of the Village of Ardsley, hereinafter referred to as the code.

This code provides for the administration and enforcement of the New York State Uniform Fire Prevention and Building Code (the Uniform Code) and the State Energy Conservation Construction Code (the Energy Code) in this Village. This local law is adopted pursuant to section 10 of the Municipal Home Rule Law. Except as otherwise provided in the Uniform Code, the Energy Code other state law, or other section of this local law, all buildings, structures, and premises within the Village of Ardsley, regardless of use or occupancy, are subject to the provisions this code.

§64-2. DEFINITIONS

In this Chapter, the following terms shall have the meanings shown in this section:

Assembly Area - an area in any building, or in any portion of a building, that is primarily used or intended to be used for gathering fifty or more persons for uses including, but not limited to, amusement, athletic, entertainment, social, or other recreational functions; patriotic, political, civic, educational, or religious functions;

food or drink consumption; awaiting transportation; or similar purposes.

Assistant Building Inspector – The Assistant Building Inspector appointed pursuant to section 64-5D of this local law.

Building Inspector - the Building Inspector appointed pursuant to section 64-5D of this local law.

Building Permit - a building permit, construction permit, demolition permit, or other permit that authorizes the performance of work.

The term Building Permit shall also include a Building Permit which is renewed, amended, or extended pursuant to any provision of this local law.

Certificate of Compliance - a document issued by the Village stating that work was done in compliance with approved construction documents and the Codes.

Certificate of Occupancy - a document issued by the Village of Ardsley certifying that the building or structure, or portion thereof, complies with the approved construction documents that have been submitted to, and approved by the Village, and indicating that the building or structure, or portion thereof, is in a condition suitable for occupancy.

Code Enforcement Personnel - Superintendent of Buildings, Building Inspector, Assistant Building Inspector and all Inspectors appointed pursuant to this chapter.

Codes - the Uniform Code and Energy Code.

Conditional Certificate of Occupancy - a temporary or conditional certificate issued pursuant to section 64-11G of this local law.

Energy Code - the New York State Energy Conservation Construction Code adopted pursuant to Article 11 of the Energy Law.

FCNYS - the 2020 Fire Code of New York State as currently incorporated by reference in 19 NYCRR Part 1225.

Fire Safety Inspector - The Fire Safety Inspector appointed pursuant to section 64-5D of this local law.

Fire Safety and Property Maintenance Inspection - an inspection performed to determine compliance with the applicable provisions of 19 NYCRR Part 1225 and the publications incorporated therein by

reference and the applicable provisions of 19 NYCRR Part 1226 and the publications incorporated therein by reference.

Hazardous Production Materials - a solid, liquid, or gas associated with semiconductor manufacturing that has a degree-of-hazard rating in health, flammability, or instability of Class 3 or 4, as ranked by NFPA 704 (Standard Systems for Identification of the Hazards of Materials for Emergency Response), and which is used directly in research, laboratory, or production processes which have, as their end product, materials that are not hazardous.

Inspector - an inspector appointed pursuant to this local law.

Mobile Food Preparation Vehicles - vehicles that contain cooking equipment that produces smoke or grease-laden vapors for the purpose of preparing and serving food to the public. Vehicles intended for private recreation shall not be considered mobile food preparation vehicles.

Operating Permit - a permit issued pursuant to section 10 of this local law. The term Operating Permit shall also include an Operating Permit which is renewed, amended, or extended pursuant to any provision of this local law.

Order to Remedy - an order issued by the Superintendent of Buildings pursuant to section 64-21 of this local law.

Permit Holder - the Person to whom a Building Permit has been issued. Person shall include an individual, corporation, limited liability company, partnership, limited partnership, business trust, estate, trust, association, or any other legal or commercial entity of any kind or description.

PMCNYS - the 2020 Property Maintenance Code of New York State as currently incorporated by reference in 19 NYCRR Part 1226.

RCNYS - the 2020 Residential Code of New York State as currently incorporated by reference in 19 NYCRR Part 1220.

Repair - the reconstruction, replacement, or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

Stop Work Order - an order issued pursuant to section 64-10 of this local law.

Sugarhouse - a building used, in whole or in part, for the collection, storage, or processing of maple sap into maple syrup and/or maple sugar.

Superintendent of Buildings - the Superintendent of Buildings appointed pursuant to section 64-5B of this Chapter.

Temporary Certificate of Occupancy - a temporary or conditional certificate issued pursuant to subdivision (d) of section 7 of this local law.

Uniform Code - the New York State Uniform Fire Prevention and Building Code, Subchapter A of Chapter XXXIII of Title 19 of the NYCRR, adopted pursuant to Article 18 of the Executive Law.

Village - the Village of Ardsley

Violation Notice – A notice issued by the Superintendent of Buildings pursuant to section 64-21 of this local law.

§ 64-3. Appointments.

Any and all appointments to be made pursuant to this code shall be made by the Village Manager or the Acting Manager or, in the event that there is no provision in the Village government for a Village Manager, then by the chief administrative official of the Village, said appointments to be made subject to the approval of the Board of Trustees.

§ 64-4. Building Department established.

- A. There is hereby established in the Village of Ardsley a department to be designated as the Building Department for the administration and enforcement of the provisions of all laws, ordinances, rules, regulations and orders applicable to the location, design, materials, construction, alteration, repair, equipment, maintenance, use, occupancy, removal and demolition of buildings and structures and their appurtenances located in the Village of Ardsley.

- B. The Building Department shall be headed by a Village official designated as the Superintendent of Buildings.

§ 64-5. Superintendent of Buildings.

- A. The Superintendent of Buildings shall be a person who shall have had at least five years' experience as a licensed professional engineer or architect, building inspector, building contractor, supervisor of building construction, or in fire prevention and shall, within the time prescribed by law, obtain such basic training, in-service training, advanced in-service training and other training as the State of New York shall require for code enforcement personnel, and the Superintendent of Buildings shall obtain certification from the State Fire Administrator pursuant to the Executive Law and the regulations promulgated thereunder. The Superintendent of Buildings shall administer and enforce all the provisions of the Uniform Code, the Energy Code, and this local law. The Superintendent of Buildings shall have the following powers and duties:
 - (1) to receive, review, and approve or disapprove applications for Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits, and the plans, specifications, and construction documents submitted with such applications;
 - (2) upon approval of such applications, to issue Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits, and to include in terms and conditions as the Superintendent of Buildings may determine to be appropriate Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits;
 - (3) to conduct construction inspections; inspections to be made prior to the issuance of Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and

Operating Permits; fire safety and property maintenance inspections; inspections incidental to the investigation of complaints; and all other inspections required or permitted under any provision of this local law;

(4) to issue Stop Work Orders;

(5) to review and investigate complaints;

(6) to issue orders pursuant to this local law;

(7) to maintain records;

(8) to collect fees as set by the Village Board of this Village;

(9) to pursue administrative enforcement actions and proceedings;

(10) in consultation with the Village Attorney, to pursue such legal actions and proceedings as may be necessary to enforce the Uniform Code, the Energy Code, and this local law, or to abate or correct conditions not in compliance with the Uniform Code, the Energy Code, or this local law; and

(11) to exercise all other powers and fulfill all other duties conferred upon the Superintendent of Buildings by this local law.

- B. The Superintendent of Buildings shall be appointed by the Village Manager for a term of one year at a compensation to be fixed by the Village Board. He shall not be removed from office except for cause after a public hearing on specific charges before the Village Board in compliance with civil service regulations. The Superintendent of Buildings shall possess background experience related to building construction or fire prevention and shall, within the time prescribed by law, obtain such basic training, in-service training, advanced in-service training, and other training as the State of New York shall require for code enforcement personnel, and the Superintendent of Buildings shall obtain certification from the Department of State pursuant to the Executive Law and the regulations promulgated thereunder.

- C. In the event that the Superintendent of Buildings is unable to serve as such for any reason, another individual shall be appointed by the Village Manager to serve as Acting Superintendent of Buildings. The Acting Superintendent of Buildings shall, during the term of their appointment, exercise all powers and fulfill all duties conferred upon the Superintendent of Buildings by this local law.
- D. One or more Inspectors including a Building Inspector, Assistant Building Inspector, Plumbing Inspector, Sanitary Sewer Inspector, Fire Inspector and Oil and Gas Burner Installation Inspector, may be appointed by the Village Manager to act under the supervision and direction of the Superintendent of Buildings and to assist the Superintendent of Buildings in the exercise of the powers and fulfillment of the duties conferred upon the Superintendent of Buildings by this local law. Each Inspector shall, within the time prescribed by law, obtain such basic training, in-service training, advanced in-service training, and other training as the State of New York shall require for code enforcement personnel, and each Inspector shall obtain certification from the Department of State pursuant to the Executive Law and the regulations promulgated thereunder.
- E. The compensation for the Superintendent of Buildings and Code Enforcement Personnel shall be fixed from time to time by the Village Board of this Village.
- F. No officer or employee of the Building Department shall engage in any activity inconsistent with his duties or with the interests of the Building Department; this shall not be so interpreted as to prevent such inspectors from furnishing labor, materials or appliances for the construction, alteration or maintenance of a building or the preparation of plans or specifications thereof within the Village of Ardsley. However, no officer or employee shall inspect or approve or issue any permits or certificates on any of the above conditions if he is in any way connected or involved with the project.

- G. No official or employee of the Building Department shall, while acting pursuant to the provisions of this code, be personally liable for any damage that may accrue to persons or property as the result of any act required or permitted in the discharge of his official duties, provided that such acts are performed in good faith and without gross negligence.

64-6. BUILDING PERMITS.

- A. Building Permits Required. Except as otherwise provided in section 64-6B of this chapter, a Building Permit shall be required for any work which must conform to the Uniform Code and/or the Energy Code, including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation, or demolition of any building or structure or any portion thereof, and the installation of a solid fuel burning heating appliance, chimney, or flue in any dwelling unit. No Person shall commence any work for which a Building Permit is required without first having obtained a Building Permit from the Village.
- B. Exemptions. No Building Permit shall be required for work in any of the following categories:
 - (1) construction or installation of one-story detached structures associated with one- or two-family dwellings or multiple single-family dwellings (townhouses), which are used for tool and storage sheds, playhouses, or similar uses, provided the gross floor area does not exceed 35 square feet;
 - (2) installation of swings and other playground equipment associated with a one- or two-family dwellings or multiple single-family dwellings (townhouses)
 - (3) construction of temporary sets and scenery associated with motion picture, television, and theater uses;
 - (4) installation of partitions or movable cases less than 5'-9 in height;

- (5) painting, wallpapering, tiling, carpeting, or other similar finish work;
- (6) installation of listed portable electrical, plumbing, heating, ventilation or cooling equipment or appliances; or
- (7) repairs, provided that the work does not have an impact on fire and life safety, such as
 - (i) any part of the structural system;
 - (ii) the required means of egress; or
 - (iii) the fire protection system or the removal from service of any part of the fire protection system for any period of time.

- C. Exemption not deemed authorization to perform non-compliant work. The exemption from the requirement to obtain a building permit for work in any category set forth in section 64-6B of this chapter shall not be deemed an authorization for work to be performed in violation of the Uniform Code or the Energy Code.
- D. Applications for Building Permits. Applications for a Building Permit shall be made in writing on a form provided by or otherwise acceptable to the Superintendent of Buildings. The application shall be signed by the owner of the property where the work is to be performed or an authorized agent of the owner. The application shall include such information as the Superintendent of Buildings deems sufficient to permit a determination by the Superintendent of Buildings that the intended work complies with all applicable requirements of the Uniform Code and the Energy Code. The application shall include or be accompanied by the following information and documentation:
 - (1) a description of the location, nature, extent, and scope of the proposed work;
 - (2) a description of the land on which the proposed work is to be done, including the tax map number and street address;
 - (3) use or occupancy of all parts of this land and the occupancy classification of any affected building or structure;

- (4) The full name and address of the owner and of the applicant, and the names and addresses of their responsible officers if any of them are corporations;
- (3) The valuation of the proposed work;
- (4) where applicable, a statement of special inspections prepared in accordance with the provisions of the Uniform Code; and
- (5) at least three (3) sets of construction documents (drawings and/or specifications) which
- (i) describe the location, nature, extent, and scope of the proposed work;
 - (ii) show that the proposed work will conform to the applicable provisions of the Codes; (iii) show the location, construction, size, and character of all portions of the means of egress;
 - (iv) show a representation of the building thermal envelope;
 - (v) show structural information including but not limited to braced wall designs, the size, section, and relative locations of structural members, design loads, and other pertinent structural information;
 - (vi) show the proposed structural, electrical, plumbing, mechanical, fire-protection, and other service systems of the building;
 - (vii) include a written statement indicating compliance with the Energy Code;
 - (viii) include a site plan, drawn to scale and drawn in accordance with an accurate boundary survey, showing the size and location of new construction and existing structures and appurtenances on the site, distances from lot lines, the established street grades and the proposed finished grades, and, as applicable, flood hazard areas, floodways, and design flood elevations; and
 - (ix) evidence that the documents were prepared by a licensed and registered architect in accordance with Article 147 of the New York State Education Law or a licensed and registered professional engineer in accordance with Article 145 of the

New York State Education Law and practice guidelines, including but not limited to the design professional's seal which clearly and legibly shows both the design professional's name and license number and is signed by the design professional whose name appears on the seal in such a manner that neither the name nor the number is obscured in any way, the design professional's registration expiration date, the design professional's firm name (if not a sole practitioner), and, if the documents are submitted by a professional engineering firm and not a sole practitioner professional engineer, the firm's Certificate of Authorization number and such other information as may reasonably be required by the Superintendent of Buildings to establish compliance of the proposed work with the requirements of the applicable building laws, ordinances and regulations.

§64-7 Construction documents.

Construction documents will not be accepted as part of an application for a Building Permit unless they satisfy the requirements set forth in this chapter. Construction documents which are accepted as part of the application for a Building Permit shall be marked as accepted by the Superintendent of Buildings in writing or by stamp, or in the case of electronic media, an electronic marking. One set of the accepted construction documents shall be retained by the Superintendent of Buildings, and one set of the accepted construction documents shall be returned to the applicant with the building permit to be kept at the work site so as to be available for use by the Superintendent of Buildings Personnel. However, the return of a set of accepted construction documents to the applicant shall not be construed as authorization to commence work, nor as an indication that a Building Permit will be issued. Work shall not be commenced until and unless a Building Permit is issued.

§64-8 Issuance of Building Permits.

- A. An application for a Building Permit shall be examined to ascertain whether the proposed work is in compliance with the

applicable requirements of the Uniform Code and Energy Code. The Superintendent of Buildings shall issue a Building Permit if the proposed work is in compliance with the applicable requirements of the Uniform Code and Energy Code.

- B. Building Permits to be displayed. Building permits shall be visibly displayed at the work site and shall remain visible until the authorized work has been completed.
- C. Work to be in accordance with construction documents. All work shall be performed in accordance with the construction documents which were submitted with and accepted as part of the application for the Building Permit. The Building Permit shall contain such a directive. The Permit Holder shall immediately notify the Superintendent of Buildings of any change occurring during the course of the work. The Building Permit shall contain such a directive. If the Superintendent of Buildings determines that such change warrants a new or amended Building Permit, such change shall not be made until and unless a new or amended Building Permit reflecting such change is issued.
- D. Time limits. Building Permits shall become invalid unless the authorized work is commenced within 12 months following the date of issuance. Building Permits shall expire twenty-four (24) months after the date of issuance. A Building Permit which has become invalid or which has expired pursuant to this subdivision may be renewed upon application by the Permit Holder, payment of the applicable fee, and approval of the application by the Superintendent of Buildings.
- E. Revocation or suspension of Building Permits. If the Superintendent of Buildings determines that a Building Permit was issued in error because of incorrect, inaccurate, or incomplete information, or that the work for which a Building Permit was issued violates the Uniform Code or the Energy Code, or where the person to whom a building permit has been issued fails or refuses to comply with a stop order issued by the Superintendent of Buildings, the Superintendent of Buildings

shall revoke the Building Permit or suspend the Building Permit until such time as the Permit Holder demonstrates that all work then completed is in compliance with all applicable provisions of the Uniform Code and the Energy Code and that all work then proposed to be performed shall be in compliance with all applicable provisions of the Uniform Code and the Energy Code.

- F. Fees. The fees specified in or determined in accordance with the provisions set forth in this Chapter and §A210-3 of this code must be paid at the time of submission of an application for a Building Permit, for an amended Building Permit, or for renewal of a Building Permit.

§64-9. CONSTRUCTION INSPECTIONS.

A. Work to remain accessible and exposed. Work shall remain accessible and exposed until inspected and accepted by the Superintendent of Buildings or by an Inspector authorized by the Superintendent of Buildings. The Permit Holder shall notify the Superintendent of Buildings when any element of work described in subdivision B of this section is ready for inspection.

B. Elements of work to be inspected. The following elements of the construction process shall be inspected, where applicable:

- (1) work site prior to the issuance of a Building Permit;
- (2) footing and foundation;
- (3) preparation for concrete slab;
- (4) framing;
- (5) structural, electrical, plumbing, mechanical, fire-protection, and other similar service systems of the building including underground and rough-in;
- (6) fire resistant construction;
- (7) fire resistant penetrations;
- (8) solid fuel burning heating appliances, chimneys, flues, or gas vents;
- (9) inspections required to demonstrate Energy Code compliance, including but not limited to insulation, fenestration, air leakage, system controls, mechanical

equipment size, and, where required, minimum fan efficiencies, programmable thermostats, energy recovery, whole-house ventilation, plumbing heat traps, and high-performance lighting and controls;

(10) installation, connection, and assembly of factor manufactured buildings and manufactured homes; and

(11) a final inspection after all work authorized by the Building Permit has been completed;

(12) other inspections as determined necessary by the Superintendent of Buildings.

- C. Remote inspections. At the discretion of the Superintendent of Buildings or Inspector authorized to perform construction inspections, a remote inspection may be performed in lieu of an in-person inspection when, in the opinion of the Superintendent of Buildings or such authorized Inspector, the remote inspection can be performed to the same level and quality as an in-person inspection and the remote inspection shows to the satisfaction of the Superintendent of Buildings or by such authorized Inspector that the elements of the construction process conform with the applicable requirements of the Uniform Code and Energy Code. Should a remote inspection not afford the Superintendent of Buildings or such authorized Inspector sufficient information to make a determination, an in-person inspection shall be performed.
- D. Any officer or employee of the Building Department, upon the showing of proper credentials and in the discharge of his duties, may enter upon any building, structure or premises at any reasonable hour and no person shall interfere with or prevent such entry.
- F. Inspection results. After inspection, the work or a portion thereof shall be noted as satisfactory as completed, or the Permit Holder shall be notified as to the manner in which the work fails to comply with the Uniform Code or Energy Code, including a citation to the specific code provision or provisions that have not been met. Work not in compliance with any

applicable provision of the Uniform Code or Energy Code shall remain exposed until such work shall have been brought into compliance with all applicable provisions of the Uniform Code and the Energy Code, re-inspected, and found satisfactory as completed.

- G. Compliance tests. whenever there are reasonable grounds to believe that any material, construction, equipment or assembly does not conform to the requirements of the applicable building laws, ordinances or regulations, the Superintendent of Buildings may require the same to be subjected to tests at the expense of the owner, in order to furnish proof of such compliance
- H. Fee. The fee specified in or determined in accordance with the provisions set forth in this Chapter and §210-3 of this code must be paid prior to or at the time of each inspection performed pursuant to this section.

§64-10. STOP WORK ORDERS.

- A. Authority to issue. The Superintendent of Buildings is authorized to issue Stop Work Orders pursuant to this section. The Superintendent of Buildings shall issue a Stop Work Order to halt:
 - (1) any work that is determined by the Superintendent of Buildings to be contrary to any applicable provision of the Uniform Code or Energy Code, without regard to whether such work is or is not work for which a Building Permit is required, and without regard to whether a Building Permit has or has not been issued for such work, or
 - (2) any work that is being conducted in a dangerous or unsafe manner in the opinion of the Superintendent of Buildings, without regard to whether such work is or is not work for which a Building Permit is required, and without regard to whether a Building Permit has or has not been issued for such work, or
 - (3) any work for which a Building Permit is required which is being performed without the required Building Permit, or

under a Building Permit that has become invalid, has expired, or has been suspended or revoked.

- B. Content of Stop Work Orders. Stop Work Orders shall be in writing, be dated and signed by the Superintendent of Buildings, state the reason or reasons for issuance, and if applicable, state the conditions which must be satisfied before work will be permitted to resume.
- C. Service of Stop Work Orders. The Superintendent of Buildings shall cause the Stop Work Order, or a copy thereof, to be served on the owner of the affected property (and, if the owner is not the Permit Holder, on the Permit Holder) personally or by certified mail. The Superintendent of Buildings shall be permitted, but not required, to cause the Stop Work Order, or a copy thereof, to be served on any builder, architect, tenant, contractor, subcontractor, construction superintendent, or their agents, or any other Person taking part or assisting in work affected by the Stop Work Order, personally or by certified mail; provided, however, that failure to serve any Person mentioned in this sentence shall not affect the efficacy of the Stop Work Order.
- D. Effect of Stop Work Order. Upon the issuance of a Stop Work Order, the owner of the affected property, the Permit Holder, and any other Person performing, taking part in, or assisting in the work shall immediately cease all work which is the subject of the Stop Work Order, other than work expressly authorized by the Superintendent of Buildings to correct the reason for issuing the Stop Work Order.
- E. Remedy not exclusive. The issuance of a Stop Work Order shall not be the exclusive remedy available to address any event described in section 64-10A of this chapter, and the authority to issue a Stop Work Order shall be in addition to, and not in substitution for or limitation of, the right and authority to pursue any other remedy or impose any other penalty under sections 64-21, 64-22 and 64-23 of this local law or under any other applicable local law or State law. Any such other remedy

or penalty may be pursued at any time, whether prior to, at the time of, or after the issuance of a Stop Work Order.

§64-11. CERTIFICATES OF OCCUPANCY AND CERTIFICATES OF COMPLIANCE

- A. No building or structure hereafter erected shall be used or occupied in whole or in part until a certificate of occupancy shall have been issued by the Superintendent of Buildings.
- B. No building or structure hereafter enlarged, extended or altered or upon which work has been performed which required the issuance of a building permit shall continue to be occupied or used for more than 30 days after the completion of the alteration or work unless a certificate of occupancy for the same shall have been issued by the Superintendent of Buildings.
- C. No change shall be made in the use or type of occupancy classification or subclassification of an existing building or structure unless a certificate of occupancy shall have been issued by the Superintendent of Buildings.
- D. Certificates of Occupancy and Certificates of Compliance required. A Certificate of Occupancy or Certificate of Compliance shall be required for any work which is the subject of a Building Permit and for all structures, buildings, or portions thereof, which are converted from one use or occupancy classification or subclassification to another. Permission to use or occupy a building or structure, or portion thereof, for which a Building Permit was previously issued shall be granted only by issuance of a Certificate of Occupancy or Certificate of Compliance.
- E. Issuance of Certificates of Occupancy and Certificates of Compliance. The Superintendent of Buildings shall issue a Certificate of Occupancy or Certificate of Compliance if the work which was the subject of the Building Permit was completed in accordance with all applicable provisions of the Uniform Code and Energy Code and, if applicable, that the

structure, building or portion thereof that was converted from one use or occupancy classification or subclassification to another complies with all applicable provisions of the Uniform Code and Energy Code. The Superintendent of Buildings or an Inspector authorized by the Superintendent of Buildings shall inspect the building, structure, or work prior to the issuance of a Certificate of Occupancy or Certificate of Compliance. In addition, where applicable, the following documents, prepared in accordance with the provisions of the Uniform Code by such person or persons as may be designated by or otherwise acceptable to the Superintendent of Buildings, at the expense of the applicant for the Certificate of Occupancy or Certificate of Compliance, shall be provided to the Superintendent of Buildings prior to the issuance of the Certificate of Occupancy or Certificate of Compliance:

- (1) a written statement of structural observations and/or a final report of special inspections,
- (2) flood hazard certifications,
- (3) a written statement of the results of tests performed to show compliance with the Energy Code, and
- (4) where applicable, the affixation of the appropriate seals, insignias, and manufacturer's data plates as required for factory manufactured buildings and/or manufactured homes.

F. Contents of Certificates of Occupancy and Certificates of Compliance. A Certificate of Occupancy or Certificate of Compliance shall contain the following information:

- (1) the Building Permit number, if any;
- (2) the date of issuance of the Building Permit, if any;
- (3) the name (if any), address and tax map number of the property;
- (4) if the Certificate of Occupancy or Certificate of Compliance is not applicable to an entire structure, a description of that portion of the structure for which the Certificate of Occupancy or Certificate of Compliance is issued;
- (5) the use and occupancy classification of the structure;

- (6) the type of construction of the structure;
- (7) the occupant load of the assembly areas in the structure, if any;
- (8) any special conditions imposed in connection with the issuance of the Building Permit;
- (9) If an automatic sprinkler system is provided, a notation as to whether the sprinkler system is required; and
- (10) the signature of the Superintendent of Buildings issuing the Certificate of Occupancy or Certificate of Compliance and the date of issuance.

- G. Temporary Certificate of Occupancy. Except for one- and two-family dwellings, multifamily dwellings, and townhouses, the Superintendent of Buildings shall be permitted to issue a Temporary Certificate of Occupancy allowing the temporary occupancy of a building or structure, or a portion thereof, prior to completion of the work which is the subject of a Building Permit. However, in no event shall the Superintendent of Buildings issue a Temporary Certificate of Occupancy unless the Superintendent of Buildings determines (1) that the building or structure, or the portion thereof covered by the Temporary Certificate of Occupancy, may be occupied safely, (2) that any required fire and life safety components, such as fire protection equipment and fire, smoke, carbon monoxide, and heat detectors and alarms are installed and operational, and (3) that all required means of egress from the structure have been provided. The Superintendent of Buildings may include in a Temporary Certificate of Occupancy such terms and conditions as he or she deems necessary or appropriate to ensure the health and safety of the persons occupying and using the building or structure and/or performing further construction work in the building or structure. A Temporary Certificate of Occupancy shall be effective for a period of time, not to exceed 6 months, which shall be determined by the Superintendent of Buildings and specified in the Temporary Certificate of Occupancy. During the specified period of effectiveness of the

Temporary Certificate of Occupancy, the Permit Holder shall undertake to bring the building or structure into full compliance with all applicable provisions of the Uniform Code and the Energy Code.

- H. For one- and two-family dwellings, multifamily dwellings, and townhouses, the Superintendent of Buildings shall be permitted to issue a conditional certificate allowing the temporary and conditional occupancy of a building or structure, or a portion thereof, prior to the completion of all site work such as final grading and landscaping only when climatic conditions prevent the proper completion of such site work. In no event shall the Superintendent of Buildings issue a conditional certificate unless the Superintendent of Buildings determines that all of the work on the building has been completed in full compliance with the Uniform Code, the Energy Code, and the approved plans.
- I. Revocation or suspension of certificates. If the Superintendent of Buildings determines that a Certificate of Occupancy, Certification of Compliance, or a Temporary Certificate of Occupancy was issued in error or on the basis of incorrect information, and if the relevant deficiencies are not corrected to the satisfaction of the Superintendent of Buildings within such period of time as shall be specified by the Superintendent of Buildings, the Superintendent of Buildings shall revoke or suspend such certificate.
- J. Fee. The fee specified in or determined in accordance with the provisions set forth in this chapter and §A210-3 of this code must be paid at the time of submission of an application for a Certificate of Occupancy, Certificate of Compliance, or for Temporary Certificate of Occupancy.

§64-12. NOTIFICATION REGARDING FIRE OR EXPLOSION.

The chief of any fire department providing firefighting services for a property within this Village shall promptly notify the Superintendent

of Buildings of any fire or explosion involving any structural damage, fuel burning appliance, chimney, or gas vent.

§64-13. UNSAFE BUILDINGS, STRUCTURES, AND EQUIPMENT AND CONDITIONS OF IMMINENT DANGER

Unsafe buildings, structures, and equipment and conditions of imminent danger in this Village shall be identified and addressed in accordance with the following procedures.

- A. The Superintendent of Buildings shall cause an inspection to be made by himself, an inspector under his jurisdiction or a person specially designated by him in writing for the purpose, of any building or structure, standing or collapsed, of any kind whatsoever, which he has reason to believe is or may be dangerous or unsafe to the public from any cause whatsoever, and shall require the person making such inspection to submit a written report of his findings and evaluation of the hazards. If such inspection is made by a person other than the Superintendent of Buildings, such report shall be reviewed by said Superintendent and by him endorsed in writing with his comments, approval or disapproval, if any, but shall in any event be so endorsed as to indicate that the same has been reviewed by said Superintendent.
- B. Such report by, or endorsed by, the Superintendent of Buildings shall be submitted to the Board of Trustees at its next regular or special meeting. If no meeting of the Board of Trustees is scheduled to take place within the 15 days next following the signing or endorsement of such report by said Superintendent, the Village Clerk shall, upon notice from the Superintendent that such report is ready for submission, transmit copies of such report to the Mayor and to each Trustee within four days following such notice.
- C. The Board of Trustees shall, not later than at its regular or special meeting next following the meeting at which it receives such report:

- (1) Disapprove said report and direct that no further action be taken thereon;
- (2) Direct that a further investigation be conducted with respect to specified items and set the date by which a report of such further investigation shall be submitted to the Board of Trustees (and Subsection B above and this Subsection C shall apply to such further report in the same manner as to the initial report); or
- (3) Direct that the procedure hereinafter set forth be instituted forthwith, provided that the failure of the Board of Trustees to take any such action within the time hereinabove limited shall not deprive the Board of Trustees of authority to take such action thereafter.

D. Whenever the Board of Trustees shall have directed that the procedure herein set forth be instituted, the Superintendent of Buildings or, if there is none or if he is unavailable, the Village Manager or, if there is none or if he is unavailable, the Village Clerk or, if he is unavailable, the Village Counsel, shall cause a notice to be prepared and served:

- (1) Personally upon the owner or any one of the owner's executors, legal representatives, agents, lessees or upon any other person having any vested or contingent interest in the premises, or by registered mail addressed to the last known address, if any, of such owner or any such person as shown by the records of any Receiver of Taxes or County Clerk or County Register, and, if so served by registered mail, a copy shall be posted upon the building or structure or one of them.
- (2) Containing a description of the premises sufficient to enable the recipient of said notice to identify the premises referred to; a statement of the particulars in which the building or structure is unsafe or dangerous; an order in the name of the Village requiring the building or structure to be made safe and secure in all such particulars or removed; a statement of the time within

which compliance with such order must be commenced, which time may be set by the officer causing such notice to be prepared at not less than four nor more than 12 days unless the Board of Trustees directs otherwise; a statement of the time within which compliance with such order must be completed, which time may be set by such officer at not more than seven days in excess of his estimate of the time required for such compliance plus the time allowed for commencement of compliance unless the Board of Trustees directs otherwise; a statement of the provisions hereinafter set forth with respect to the making of a survey and the posting thereof and the application to be made to the Supreme Court; and a statement of the provisions hereinafter set forth with respect to the assessment of costs and expenses against the land.

- E. Whenever a notice has been served in accordance with Subsection D above and the person so served neglects or refuses to comply with the same, a survey shall be made by:
- (1) An official of the Village and, unless the Board of Trustees directs otherwise, such official shall be the Village Manager;
 - (2) A practical builder, engineer or architect and, unless the Board of Trustees directs otherwise, such person shall be the Superintendent of Buildings or, if he is unavailable, the Chairman of the Village Planning Board; and
 - (3) A practical builder, engineer or architect appointed by the person notified in accordance with Subsection D above; provided, however, that if the person so notified refuses or neglects to appoint such third surveyor by the time such survey commences, the first two surveyors shall make such survey.
- F. Such survey shall be commenced not less than two nor more than six days after, and excluding, the day upon which the first neglect or refusal to comply with the notice occurs, provided

that the failure of the Village to commence such survey within such time shall not deprive the Village of the authority to commence such survey thereafter. Not later than two days after, and excluding, the day on which such survey is completed, the surveyors or a majority of them shall file in the office of the Village Clerk, in duplicate, an original signed report of their findings and conclusions as to the existence of any unsafe or dangerous conditions; a dissenting minority of the surveyors may, but is not required to, file a separate report in the same manner; a copy of each such report shall be furnished to the Village Counsel on the same day the same is received by the office of the Village Clerk, if possible, or as soon thereafter as is possible; a signed duplicate of the report of the surveyors or a majority of them shall be posted on the same day or the following day upon the building or structure.

- G. Not less than five nor more than 10 days after, but excluding, the day on which the report of the surveyors or of a majority of them is filed in the office of the Village Clerk, if such report shows any unsafe or dangerous condition, the Village Counsel shall make an application at a special term of the Supreme Court of the State of New York, Westchester County, for an order determining the building or other structure to be a public nuisance and directing that it be repaired and secured or taken down and removed, and the Village Counsel shall take all steps necessary to obtain and enforce such order, provided that the Board of Trustees may designate special counsel to act in the place and stead of the Village Counsel, and provided, further, that if the unsafe or dangerous condition is repaired and secured or the building or structure taken down and removed and payment made to the Village of all costs and expenses as hereinafter set forth, all prior to the presentation of such application to the Supreme Court, the Board of Trustees may direct the Village Counsel or special counsel to cease proceedings pursuant to this section.

- H. In the event that an order is obtained pursuant to Subsection G above requiring any person to repair or secure or to take down or remove any building or structure and such order is not complied with within the time provided in such order or, in the absence of such time limit in such order, within 10 days after service of a copy of such order in the manner provided in such order or, in the absence of a provision in such order for the manner of service thereof, in the manner provided by Subsection D above for the service of a notice if such person has not appeared upon such application to said court, and otherwise by service in the same manner as provided by law for the service of a notice of motion in an action in the Supreme Court of the State of New York, the Village may so repair or secure or take down or remove such building or structure as if it were the person to whom such order were directed, or may take any steps or proceedings authorized by law for the enforcement of such order, or both.
- I. No costs or expenses shall be assessed against any person or land upon strict compliance with a notice issued pursuant to Subsection D above. In any other event, the Village Treasurer shall, within six months after the completion of all legal and physical proceedings pursuant to this chapter against any structures or buildings upon any land, certify to the Board of Trustees the total of all costs and expenses, including all allocated portion of overhead and salaries, incurred or expended pursuant to all sections of this chapter other than Subsections A, B, C and D, and the Board of Trustees shall thereupon, by resolution and without public hearing or other proceedings, declare such total to be a special assessment upon and against the land on which such buildings or structures are or were located, such assessment to be a lien and to be collectible and enforceable in the same manner and by the same procedures as apply to general or other special assessments.

- J. Each surveyor shall receive compensation for each day or fraction thereof devoted to surveying the premises, which compensation shall include all services rendered thereafter in the preparation of reports, provided that the compensation so paid to any surveyor who is a full-time employee of the Village shall be paid over by him to the Village Treasurer to be added to the general funds of the Village as income or receipts of the Building Department.

§64-14. OPERATING PERMITS.

- A. Operating permits shall be required for conducting the activities or using the categories of buildings listed below and as listed in § 112-33D. Any person who proposes to undertake any activity or to operate any type of building listed in this subsection shall be required to obtain an operating permit prior to commencing such activity or operation.

(1) manufacturing, storing, or handling hazardous materials in quantities exceeding those listed in the applicable Maximum Allowable Quantity tables found in Chapter 50 of the FCNYS;

(2) buildings, structures, facilities, processes, and/or activities that are within the scope and/or permit requirements of the chapter or section title of the FCNYS as follows:

(a) Chapter 22, Combustible Dust-Producing Operations. Facilities where the operation produces combustible dust;

(b) Chapter 24, Flammable Finishes. Operations utilizing flammable or combustible liquids, or the application of combustible powders regulated by Chapter 24 of the FCNYS;

(c) Chapter 25, Fruit and Crop Ripening. Operating a fruit- or crop-ripening facility or conducting a fruit-ripening process using ethylene gas;

- (d) Chapter 26, Fumigation and Insecticidal Fogging. Conducting fumigation or insecticidal fogging operations in buildings, structures, and spaces, except for fumigation or insecticidal fogging performed by the occupant of a detached one-family dwelling;
- (e) Chapter 31, Tents, Temporary Special Event Structures, and Other Membrane Structures. Operating an air-supported temporary membrane structure, a temporary special event structure, or a tent where approval is required pursuant to Chapter 31 of the FCNYS;
- (f) Chapter 32, High-Piled Combustible Storage. High-piled combustible storage facilities with more than 500 square feet (including aisles) of high-piled storage;
- (g) Chapter 34, Tire Rebuilding and Tire Storage. Operating a facility that stores in excess of 2,500 cubic feet of scrap tires or tire byproducts or operating a tire rebuilding plant;
- (h) Chapter 35, Welding and Other Hot Work. Performing public exhibitions and demonstrations where hot work is conducted, use of hot work, welding, or cutting equipment, inside or on a structure, except an operating permit is not required where work is conducted under the authorization of a building permit or where performed by the occupant of a detached one- or two-family dwelling;
- (i) Chapter 40, Sugarhouse Alternative Activity Provisions. Conducting an alternative activity at a sugarhouse;
- (j) Chapter 56, Explosives and Fireworks. Possessing, manufacturing, storing, handling, selling, or using, explosives, fireworks, or other pyrotechnic special

effects materials except the outdoor use of sparkling devices as defined by Penal Law section 270;

(k) Section 307, Open Burning, Recreational Fires and Portable Outdoor Fireplaces. Conducting open burning, not including recreational fires and portable outdoor fireplaces;

(l) Section 308, Open Flames. Removing paint with a torch, or using open flames, fire, and burning in connection with assembly areas or educational occupancies; and

(m) Section 319, Mobile Food Preparation Vehicles. Operating a mobile food preparation vehicle in accordance with the permitting requirements established by any Local Law in effect or as hereafter created and amended from time to time.

(n) energy storage systems, where the system exceeds the values shown in Table 1206.1 of the FCNYS or exceeds the permitted aggregate ratings in section R327.5 of the RCNYS.

(3) buildings containing one or more assembly areas;

(4) outdoor events where the planned attendance exceeds 1,000 persons;

(5) facilities that store, handle or use hazardous production materials;

(6) parking garages as defined in section 64-17A of this local law;

(7) buildings whose use or occupancy classification may pose a substantial potential hazard to public safety, as determined by resolution adopted by the Village Board of the Village of Ardsley; and

(8) other processes or activities or for operating any type of building, structure, or facility as determined by resolution adopted by the Village Board of the Village of Ardsley.

- B. Applications for Operating Permits. An application for an Operating Permit shall be in writing on a form provided by or otherwise acceptable to the Superintendent of Buildings, Fire Chief or Fire Inspector. Such application shall include such information as the Superintendent of Buildings, Fire Chief or Fire Inspector deem sufficient to permit a determination by the Superintendent of Buildings that quantities, materials, and activities conform to the requirements of the Uniform Code. If the Superintendent of Buildings, Fire Chief or Fire Inspector determines that tests or reports are necessary to verify conformance, such tests or reports shall be performed or provided by such person or persons as may be designated by or otherwise acceptable to the Superintendent of Buildings, Fire Chief or Fire Inspector., at the expense of the applicant.
- C. Exemptions. Operating permits shall not be required for processes or activities, or the buildings, structures, or facilities listed in section 64-14A (1) through (6) of this chapter, provided that the use is expressly authorized by a certificate of occupancy or certificate of compliance, fire safety and property maintenance inspections are performed in accordance with section 11 (Fire Safety and Property Maintenance Inspections) of this local law, and condition assessments are performed in compliance with section 64-17 (Condition Assessments of Parking Garages) of this Chapter, as applicable.
- D. Inspections. The Superintendent of Buildings or an Inspector authorized by the Superintendent of Buildings shall inspect the subject premises prior to the issuance of an Operating Permit. Such inspections shall be performed either in-person or remotely. Remote inspections in lieu of in-person inspections may be performed when, at the discretion of the Superintendent of Buildings or an Inspector authorized by the Superintendent of Buildings, the remote inspection can be performed to the same level and quality as an in-person inspection and the remote inspection shows to the satisfaction of the Superintendent of Buildings or Inspector authorized by

the Superintendent of Buildings that the premises conform with the applicable requirements of the Uniform Code and the code enforcement program. Should a remote inspection not afford the Village sufficient information to make a determination, an in-person inspection shall be performed. After inspection, the premises shall be noted as satisfactory and the operating permit shall be issued, or the operating permit holder shall be notified as to the manner in which the premises fail to comply with either or both of the Uniform Code and the code enforcement program, including a citation to the specific provision or provisions that have not been met.

- E. Multiple Activities. In any circumstance in which more than one activity listed in section 64-14 of this chapter is to be conducted at a location, the Superintendent of Buildings may require a separate Operating Permit for each such activity, or the Superintendent of Buildings may, in their discretion, issue a single Operating Permit to apply to all such activities.
- F. Duration of Operating Permits. Operating permits shall be issued for a specified period of time consistent with local conditions, but in no event to exceed as follows:
 - (1) 180 days for tents, special event structures, and other membrane structures;
 - (2) 60 days for alternative activities at a sugarhouse;
 - (3) Three (3) years for the activities, structures, and operations determined per section 64-14A (8) of this chapter, and
 - (4) one (1) year for all other activities, structures, and operations identified in section 64-14A of this chapter.
- G. The effective period of each Operating Permit shall be specified in the Operating Permit. An Operating Permit may be reissued or renewed upon application to the Superintendent of Buildings, Fire Chief or Fire Inspector, payment of the applicable fee, and approval of such application by the Superintendent of Buildings.

- H. Revocation or suspension of Operating Permits. If the Superintendent of Buildings determines that any activity or building for which an Operating Permit was issued does not comply with any applicable provision of the Uniform Code, such Operating Permit shall be revoked or suspended.
- I. Fee. The fee specified in or determined in accordance with the provisions set forth in this Chapter and §A210-3 of this code must be paid at the time submission of an application for an Operating Permit, for an amended Operating Permit, or for reissue or renewal of an Operating Permit.

§64-15. FIRE SAFETY AND PROPERTY MAINTENANCE INSPECTIONS

- A. Inspections required. Fire safety and property maintenance inspections of buildings and structures shall be performed by the Superintendent of Buildings or an Inspector designated by the Superintendent of Buildings at the following intervals:
 - (1) at least once every 12 months for buildings which contain an assembly area;
 - (2) at least once every 12 months for public and private schools and colleges, including any buildings of such schools or colleges containing classrooms, dormitories, fraternities, sororities, laboratories, physical education, dining, or recreational facilities; and
 - (3) at least once every 36 months for multiple dwellings and all nonresidential occupancies.
- B. Remote inspections. At the discretion of the Superintendent of Buildings or Inspector authorized to perform fire safety and property maintenance inspections, a remote inspection may be performed in lieu of in-person inspections when, in the opinion of the Superintendent of Buildings or such authorized Inspector, the remote inspection can be performed to the same level and quality as an in-person inspection and the remote inspection shows to the satisfaction of the Superintendent of Buildings or such authorized Inspector that the premises conform with the applicable provisions of 19 NYCRR Part 1225

and the publications incorporated therein by reference and the applicable provisions of 19 NYCRR Part 1226 and the publications incorporated therein by reference. Should a remote inspection not afford the Superintendent of Buildings or such authorized Inspector sufficient information to make a determination, an in-person inspection shall be performed.

- C. Inspections permitted. In addition to the inspections required by subdivision section 64-15A of this chapter, a fire safety and property maintenance inspection of any building, structure, use, or occupancy, or of any dwelling unit, may also be performed by the Superintendent of Buildings or an Inspector authorized to perform fire safety and property maintenance inspections at any time upon:

- (1) the request of the owner of the property to be inspected or an authorized agent of such owner;
- (2) receipt by the Superintendent of Buildings of a written statement alleging that conditions or activities failing to comply with the Uniform Code or Energy Code exist; or
- (3) receipt by the Superintendent of Buildings of any other information, reasonably believed by the Superintendent of Buildings to be reliable, giving rise to reasonable cause to believe that conditions or activities failing to comply with the Uniform Code or Energy Code exist;

provided, however, that nothing in this subdivision shall be construed as permitting an inspection under any circumstances under which a court order or warrant permitting such inspection is required, unless such court order or warrant shall have been obtained.

- D. OFPC Inspections.
- (1) Nothing in this section or in any other provision of this local law shall supersede, limit, or impair the powers, duties and responsibilities of the New York State Office of Fire Prevention and Control (OFPC) and the New York State Fire Administrator or other authorized entity under

Executive Law section 156-e and Education Law section 807-b.

(2) Notwithstanding any other provision of this section to the contrary, the Superintendent of Buildings may accept an inspection performed by the Office of Fire Prevention and Control or other authorized entity pursuant to sections 807-a and 807-b of the Education Law and/or section 156-e of the Executive Law, in lieu of a fire safety and property maintenance inspection performed by the Superintendent of Buildings or by an Inspector, provided that:

(a) the Superintendent of Buildings is satisfied that the individual performing such inspection satisfies the requirements set forth in 19 NYCRR section 1203.2(e);

(b) the Superintendent of Buildings is satisfied that such inspection covers all elements required to be covered by a fire safety and property maintenance inspection;

(c) such inspections are performed no less frequently than once a year;

(d) a true and complete copy of the report of each such inspection is provided to the Superintendent of Buildings; and

(e) upon receipt of each such report, the Superintendent of Buildings takes the appropriate action prescribed by section 64-21 (Violations) of this local law.

- E. Fee. The fee specified in or determined in accordance with the provisions set forth in this Chapter or §A210-3 of this Code must be paid prior to or at the time each inspection performed pursuant to this section. This subdivision shall not apply to inspections performed by OFPC.

§64-16. COMPLAINTS

Village of Ardsley Board of Trustees Agenda- October 17, 2022

A. The Superintendent of Buildings shall review and investigate complaints which allege or assert the existence of conditions or activities that fail to comply with the Uniform Code, the Energy Code, this local law, or any other local law, ordinance, or regulation adopted for administration and enforcement of the Uniform Code or the Energy Code. The process for responding to a complaint shall include such of the following steps as the Superintendent of Buildings may deem to be appropriate:

- (1) performing an inspection of the conditions and/or activities alleged to be in violation, and documenting the results of such inspection;
- (2) if a violation is found to exist, providing the owner of the affected property and any other Person who may be responsible for the violation with notice of the violation and opportunity to abate, correct or cure the violation, or otherwise proceeding in the manner described in section 64-21 (Violations) of this local law;
- (3) if appropriate, issuing a Stop Work Order;
- (4) if a violation which was found to exist is abated or corrected, performing an inspection to ensure that the violation has been abated or corrected, preparing a final written report reflecting such abatement or correction, and filing such report with the complaint.

B. Appearance tickets. The Superintendent of Buildings and each inspector are authorized to issue appearance tickets or summonses for any violation of the Uniform Code, the Energy Code, or this chapter.

§64-17. CONDITION ASSESSMENTS OF PARKING GARAGES.

A. Definitions. For the purposes of this section:

- (1) the term condition assessment means an on-site inspection and evaluation of a parking garage for evidence of deterioration of any structural element or building component of such parking garage, evidence of the existence of any unsafe

condition in such parking garage, and evidence indicating that such parking garage is an unsafe structure;

(2) the term deterioration means the weakening, disintegration, corrosion, rust, or decay of any structural element or building component, or any other loss of effectiveness of a structural element or building component;

(3) the term parking garage means any building or structure, or part thereof, in which all or any part of any structural level or levels is used for parking or storage of motor vehicles, excluding:

(a) buildings in which the only level used for parking or storage of motor vehicles is on grade;

(b) an attached or accessory structure providing parking exclusively for a detached one- or two-family dwelling; and

(c) a townhouse unit with attached parking exclusively for such unit;

(4) the term professional engineer means an individual who is licensed or otherwise authorized under Article 145 of the Education Law to practice the profession of engineering in the State of New York and who has at least three years of experience performing structural evaluations;

(5) the term responsible professional engineer means the professional engineer who performs a condition assessment, or under whose supervision a condition assessment is performed, and who seals and signs the condition assessment report. The use of the term responsible professional engineer shall not be construed as limiting the professional responsibility or liability of any professional engineer, or of any other licensed professional, who participates in the preparation of a condition assessment without being the responsible professional engineer for such condition assessment.

(6) the term unsafe condition includes the conditions identified as unsafe in section 304.1.1, section 305.1.1, and section 306.1.1 of the PMCNYS; and

(7) the term unsafe structure means a structure that is so damaged, decayed, dilapidated, or structurally unsafe, or is of such faulty construction or unstable foundation, that partial or complete collapse is possible.

- B. Condition Assessments – general requirements. The owner operator of each parking garage shall cause such parking garage to undergo an initial condition assessment as described in subdivision C of this section, periodic condition assessments as described in subdivision D of this section, and such additional condition assessments as may be required under subdivision E of this section. Each condition assessment shall be conducted by or under the direct supervision of a professional engineer. A written report of each condition assessment shall be prepared, and provided to the Village, in accordance with the requirements of subdivision F of this section. Before performing a condition assessment (other than the initial condition assessment) of a parking garage, the responsible professional engineer for such condition assessment shall review all available previous condition assessment reports for such parking garage.
- C. Initial Condition Assessment. Each parking garage shall undergo an initial condition assessment as follows:
- (1) Parking garages constructed on or after August 29, 2018, shall undergo an initial condition assessment following construction and prior to a certificate of occupancy or certificate of compliance being issued for the structure.
 - (2) Parking garages constructed prior to August 29, 2018, shall undergo an initial condition assessment as follows:
 - (a) if originally constructed prior to January 1, 1984, then prior to October 1, 2019;
 - (b) if originally constructed between January 1, 1984 and December 31, 2002, then prior to October 1, 2020; and

(c) if originally constructed between January 1, 2003 and August 28, 2018, then prior to October 1, 2021.

(3) Any parking garage constructed prior to the effective date of the local law enacting this provision that has not undergone an initial condition assessment prior to that effective date shall undergo an initial condition assessment prior to six (6) months after the effective date of this local law.

- D. Periodic Condition Assessments. Following the initial condition assessment of a parking garage, such parking garage shall undergo periodic condition assessments at intervals not to exceed three (3) years.
- E. Additional Condition Assessments.
- (1) If the latest condition assessment report for a parking garage includes a recommendation by the responsible professional engineer that an additional condition assessment of such parking garage, or any portion of such parking garage, be performed before the date by which the next periodic condition assessment would be required under this chapter, the owner or operator of such parking garage shall cause such parking garage (or, if applicable, the portion of such parking garage identified by the responsible professional engineer) to undergo an additional condition assessment no later than the date recommended in such condition assessment report.
- (2) If the Village becomes aware of any new or increased deterioration which, in the judgment of the Village, indicates that an additional condition assessment of the entire parking garage, or of the portion of the parking garage affected by such new or increased deterioration, should be performed before the date by which the next periodic condition assessment would be required under subdivision (c) of this section, the owner or operator of such parking garage shall cause such parking garage (or, if applicable, the portion of the parking garage affected by

such new or increased deterioration) to undergo an additional condition assessment no later than the date determined by the Village to be appropriate.

- F. Condition Assessment Reports. The responsible professional engineer shall prepare, or directly supervise the preparation of, a written report of each condition assessment, and shall submit such condition assessment report to the Village within 30 days. Such condition assessment report shall be sealed and signed by the responsible professional engineer, and shall include:
- (1) an evaluation and description of the extent of deterioration and conditions that cause deterioration that could result in an unsafe condition or unsafe structure;
 - (2) an evaluation and description of the extent of deterioration and conditions that cause deterioration that, in the opinion of the responsible professional engineer, should be remedied immediately to prevent an unsafe condition or unsafe structure;
 - (3) an evaluation and description of the unsafe conditions;
 - (4) an evaluation and description of the problems associated with the deterioration, conditions that cause deterioration, and unsafe conditions;
 - (5) an evaluation and description of the corrective options available, including the recommended timeframe for remedying the deterioration, conditions that cause deterioration, and unsafe conditions;
 - (6) an evaluation and description of the risks associated with not addressing the deterioration, conditions that cause deterioration, and unsafe conditions;
 - (7) the responsible professional engineer's recommendation regarding preventative maintenance;
 - (8) except in the case of the report of the initial condition assessment, the responsible professional engineer's attestation that he or she reviewed all previously prepared condition assessment reports available for such parking garage, and considered the information in the

previously prepared reports while performing the current condition assessment and while preparing the current report; and

(9) the responsible professional engineer's recommendation regarding the time within which the next condition assessment of the parking garage or portion thereof should be performed. In making the recommendation regarding the time within which the next condition assessment of the parking garage or portion thereof should be performed, the responsible professional engineer shall consider the parking garage's age, maintenance history, structural condition, construction materials, frequency and intensity of use, location, exposure to the elements, and any other factors deemed relevant by the responsible professional engineer in their professional judgment.

- G. Review Condition Assessment Reports. The Village shall take such enforcement action or actions in response to the information in such condition assessment report as may be necessary or appropriate to protect the public from the hazards that may result from the conditions described in such report. In particular, but not by way of limitation, the Village shall, by Order to Remedy or such other means of enforcement as the Village may deem appropriate, require the owner or operator of the parking garage to repair or otherwise remedy all deterioration, all conditions that cause deterioration, and all unsafe conditions identified in such condition assessment report pursuant to paragraphs (2) and (3) of subdivision F. All repairs and remedies shall comply with the applicable provisions of the Uniform Code. This section shall not limit or impair the right of the Village to take any other enforcement action, including but not limited to suspension or revocation of a parking garage's operating permit, as may be necessary or appropriate in response to the information in a condition assessment report.

- H. The Village shall retain all condition assessment reports for the life of the parking garage. Upon request by a professional engineer who has been engaged to perform a condition assessment of a parking garage, and who provides the Village with a written statement attesting to the fact that he or she has been so engaged, the Village shall make the previously prepared condition assessment reports for such parking garage (or copies of such reports) available to such professional engineer. The Village shall be permitted to require the owner or operator of the subject parking garage to pay all costs and expenses associated with making such previously prepared condition assessment reports (or copies thereof) available to the professional engineer.
- I. This section shall not limit or impair the right or the obligation of the Village:
 - (1) to perform such construction inspections as are required by section 64-9 (Construction Inspections) of this local law;
 - (2) to perform such periodic fire safety and property maintenance inspections as are required by section 64-15 (Fire Safety and Property Maintenance Inspections) of this local law; and/or
 - (3) to take such enforcement action or actions as may be necessary or appropriate to respond to any condition that comes to the attention of the Village by means of its own inspections or observations, by means of a complaint, or by any other means other than a condition assessment or a report of a condition assessment.

§64-18. CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.

- A. The Superintendent of Buildings shall determine the climatic and geographic design criteria for buildings and structures constructed within this Village as required by the Uniform Code. Such determinations shall be made in the manner specified in the Uniform Code using, where applicable, the

maps, charts, and other information provided in the Uniform Code. The criteria to be so determined shall include but shall not necessarily be limited to, the following:

- (1) design criteria to include ground snow load; wind design loads; seismic category; potential damage from weathering, frost, and termite; winter design temperature; whether ice barrier underlayment is required; the air freezing index; and the mean annual temperature;
- (2) heating and cooling equipment design criteria for structures within the scope of the RCNYS. The design criteria shall include the data identified in the Design Criteria Table found in Chapter 3 of the RCNYS; and
- (3) flood hazard areas, flood hazard maps, and supporting data. The flood hazard map shall include, at a minimum, special flood hazard areas as identified by the Federal Emergency Management Agency in the Flood Insurance Study for the community, as amended or revised with:
 - (a) the accompanying Flood Insurance Rate Map (FIRM);
 - (b) Flood Boundary and Floodway Map (FBFM); and
 - (c) related supporting data along with any revisions thereto.

- B. The Superintendent of Buildings shall prepare a written record of the climatic and geographic design criteria determined pursuant to subdivision (a) of this section, shall maintain such record within the office of the Superintendent of Buildings, and shall make such record readily available to the public.

§64-19. RECORD KEEPING.

- A. The Superintendent of Buildings shall keep permanent official records of all transactions and activities conducted by all Code Enforcement Personnel, including records of:
- (1) all applications received, reviewed and approved or denied;

- (2) all plans, specifications and construction documents approved;
- (3) all Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates, Stop Work Orders, and Operating Permits issued;
- (4) all inspections and tests performed;
- (5) all statements and reports issued;
- (6) all complaints received;
- (7) all investigations conducted;
- (8) all condition assessment reports received;
- (9) all fees charged and collected; and
- (10) all other features and activities specified in or contemplated by sections 64-3 through 64-18, inclusive, of this local law.

- B. All such records shall be public records open for public inspection during normal business hours. All plans and records pertaining to buildings or structures, or appurtenances thereto, shall be retained for at least the minimum time period so required by State law and regulation.

§64-20. PROGRAM REVIEW AND REPORTING

- A. The Superintendent of Buildings shall annually submit to the Village Board of this Village a written report and summary of all business conducted by the Superintendent of Buildings and the Inspectors, including a report and summary of all transactions and activities described in section 64-19 (Record Keeping) of this local law and a report and summary of all appeals or litigation pending or concluded.
- B. The Superintendent of Buildings shall annually submit to the Secretary of State, on behalf of this Village, on a form prescribed by the Secretary of State, a report of the activities of this Village relative to administration and enforcement of the Uniform Code.
- C. The Superintendent of Buildings shall, upon request of the New York State Department of State, provide to the New York State

Department of State, true and complete copies of the records and related materials this Village is required to maintain; true and complete copies of such portion of such records and related materials as may be requested by the Department of State; and/or such excerpts, summaries, tabulations, statistics, and other information and accounts of its activities in connection with administration and enforcement of the Uniform Code and/or Energy Code as may be requested by the Department of State.

§64-21. VIOLATIONS

- A. Violation notices and orders to remedy. The Superintendent of Buildings and each inspector are authorized to order in writing the remedying of any condition or activity found to exist in, on or about any building, structure, or premises in violation of the Uniform Code, the Energy Code, or this chapter. Upon finding that any such condition or activity exists, the Superintendent of Buildings or inspector shall issue a violation notice. The violation notice shall: be in writing, be dated and signed by the Superintendent of Buildings or inspector, specify the condition or activity that violates the Uniform Code, the Energy Code, or this chapter, specify the provision or provisions of the Uniform Code, the Energy Code, or this chapter which is/are violated by the specified condition or activity and shall include a statement similar to the following:

“The person or entity served with this Order to Remedy must completely remedy each violation described in this Order to Remedy by _____ [specify date], which is thirty (30) days after the date of this Order to Remedy.”

The Order to Remedy may include provisions ordering the person or entity served with such Order to Remedy to begin to remedy the violations described in the Order to Remedy immediately, or within some other specified period of time which may be less than thirty (30) days; to continue diligently to remedy such violations until each such violation is fully

remedied; and, in any event, to complete the remedying of all such violations within thirty (30) days of the date of such Order to Remedy; and/or to take such other protective actions (such as vacating the building or barricading the area where the violations exist) which are authorized by this local law or by any other applicable statute, regulation, rule, local law or ordinance, and which the Superintendent of Buildings may deem appropriate, during the period while such violations are being remedied. The Superintendent of Buildings shall cause the Order to Remedy, or a copy thereof, to be served on the owner of the affected property personally or by registered mail or certified mail within five (5) days after the date of the Order to Remedy. The Superintendent of Buildings shall be permitted, but not required, to cause the Order to Remedy, or a copy thereof, to be served on any builder, architect, tenant, contractor, subcontractor, construction superintendent, or their agents, or any other Person taking part or assisting in work being performed at the affected property personally or by registered mail or certified mail within five (5) days after the date of the Order to Remedy; provided, however, that failure to serve any Person mentioned in this sentence shall not affect the efficacy of the Compliance Order.

§64-22. Appearance Tickets.

The Superintendent of Buildings and each inspector are authorized to issue appearance tickets or summonses for any violation of the Uniform Code, the Energy Code, or this chapter.

§64-23. Penalties.

In addition to such other penalties as may be prescribed by State law,

- A. It shall be unlawful for any person, firm or corporation to construct, alter, repair, move, remove, demolish, equip, use, occupy or maintain any building or structure or portion thereof in violation of any provision of the Uniform Code, the Energy Code, or this chapter or to fail in any manner to comply with a

notice, directive or order of the Superintendent of Buildings or to construct, alter or use and occupy any building or structure or part thereof in a manner not permitted by an approved building permit, operating permit or certificate of occupancy or to comply with any term, condition, or provision of any Building Permit, Certificate of Occupancy, Certificate of Compliance, Temporary Certificate, Stop Work Order, Operating Permit or other notice or order issued by the Superintendent of Buildings pursuant to any provision of this local law.

- B. Any person, firm or corporation who shall fail to comply with a written order of the Building Department within the time fixed for compliance therewith, and any owner, builder, architect, tenant, contractor, subcontractor, construction superintendent or their agents, or any other person taking part or assisting in the construction or use of any building who shall knowingly violate any of the applicable provisions of this chapter or any lawful order, notice, directive, permit or certificate of the Building Department made thereunder shall, upon conviction thereof, be subject to a fine not less than \$250 and not more than \$2,000 for the first offense in a twenty-four-month period, not less than \$500 and not more than \$2,000 for the second offense in a twenty-four-month period, not less than \$750 and not more than \$2,000 for the third offense in a twenty-four-month period, and not less than \$1,000 and not more than \$2,000 for the fourth and subsequent offenses in a twenty-four-month period, or to imprisonment for a term not exceeding 15 days, or both. The twenty-four-month period shall commence on the date of the initial violation. Every violation of this article shall be a separate and distinct offense, and in the case of continued violation, every day's continuance thereof shall be deemed to be a separate and distinct offense. A violation of this article shall constitute disorderly conduct.
- C. Any person, firm or corporation committing an offense against any of the provisions of the Uniform Code, the Energy Code or

this chapter shall be guilty of a violation and, upon conviction thereof, shall be subject to a fine not less than \$250 and not more than \$2,000 for the first offense in a twenty-four-month period, not less than \$500 and not more than \$2,000 for the second offense in a twenty-four-month period, not less than \$750 and not more than \$2,000 for the third offense in a twenty-four-month period, and not less than \$1,000 and not more than \$2,000 for the fourth and subsequent offenses in a twenty-four-month period, or to imprisonment for a term not exceeding 15 days, or both. The twenty-four-month period shall commence on the date of the initial violation. Every violation of this article shall be a separate and distinct offense, and in the case of continued violation, every day's continuance thereof shall be deemed to be a separate and distinct offense. A violation of this article shall constitute disorderly conduct.

- D. Injunctive Relief. An action or proceeding may be instituted in the name of this Village, in a court of competent jurisdiction, to prevent, restrain, enjoin, correct, or abate any violation of, or to enforce, any provision of the Uniform Code, the Energy Code, this local law, or any term or condition of any Building Permit, Certificate of Occupancy, Certificate of Compliance, Temporary Certificate, Stop Work Order, Operating Permit, Order to Remedy, or other notice or order issued by the Superintendent of Buildings pursuant to any provision of this local law. In particular, but not by way of limitation, where the construction or use of a building or structure is in violation of any provision of the Uniform Code, the Energy Code, this local law, or any Stop Work Order, Order to Remedy or other order obtained under the Uniform Code, the Energy Code or this local law, an action or proceeding may be commenced in the name of this Village, in the Supreme Court or in any other court having the requisite jurisdiction, to obtain an order directing the removal of the building or structure or an abatement of the condition in violation of such provisions. No action or proceeding described in this subdivision shall be commenced

without the appropriate authorization from the Village Board of this Village.

- E. Remedies Not Exclusive. No remedy or penalty specified in this section shall be the exclusive remedy or remedy available to address any violation described in this section, and each remedy or penalty specified in this section shall be in addition to, and not in substitution for or limitation of, the other remedies or penalties specified in this section, in section 64-10 (Stop Work Orders) of this local law, in any other section of this local law, or in any other applicable law. Any remedy or penalty specified in this section may be pursued at any time, whether prior to, simultaneously with, or after the pursuit of any other remedy or penalty specified in this section, in section 64-10 (Stop Work Orders) of this local law, in any other section of this local law, or in any other applicable law. In particular, but not by way of limitation, each remedy and penalty specified in this section shall be in addition to, and not in substitution for or limitation of, the penalties specified in subdivision (2) of section 382 of the Executive Law, and any remedy or penalty specified in this section may be pursued at any time, whether prior to, simultaneously with, or after the pursuit of any penalty specified in subdivision (2) of section 382 of the Executive Law.

§64-24. FEES

A fee schedule shall be established by resolution of the Village Board of this Village. Such fee schedule may thereafter be amended from time to time by like resolution. The fees set forth in, or determined in accordance with, such fee schedule or amended fee schedule shall be charged and collected for the submission of applications, the issuance of Building Permits, amended Building Permits, renewed Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates, Operating Permits, fire safety and property maintenance inspections, and other actions of the Superintendent of Buildings described in or contemplated by this local law.

§64-25. INTERMUNICIPAL AGREEMENTS

The Village Board of this Village may, by resolution, authorize the Superintendent of Buildings of this Village to enter into an agreement, in the name of this Village, with other governments to carry out the terms of this local law, provided that such agreement does not violate any provision of the Uniform Code, the Energy Code, Part 1203 of Title 19 of the NYCRR, or any other applicable law.

§64-26. PARTIAL INVALIDITY


If any section of this local law shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this local law.

§64-27. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

MEMO

TO: Mayor Kaboolian
Village Board of Trustees

FROM: Larry J. Tomasso 

DATE: October 7, 2022

RE: Code Amendment, Chapter 64 Building Construction

19 NYCRR Part 1203 of Title 19 of the New York Codes, Rules and Regulations sets the minimum standards for administration and enforcement of the Uniform Code and Energy Code with which a municipality must comply. Those requirements are enumerated in Chapter 64 of the Village Code which was last amended by state mandate in 2007.

The Department of State has filed a Notice of Adoption of a rule repealing and replacing Part 1203 of Title 19 of the New York Codes, Rules and Regulations. The Notice of Adoption appeared in the December 29, 2021 edition of the State Register. The rule will become effective on December 30, 2022, and local governments will have until December 30, 2022 to update their code enforcement programs by local law. I have prepared the attached draft local law to fulfill this requirement.

I prepared the draft local law by combining a model law that was provided by the state with the current text of Chapter 64. It should be noted that we are not permitted by the state to adopt their model law verbatim, but rather we are required to adopt a local law that satisfies the minimum standards in this community. Rather than using a series of cross outs, brackets, bold text and underlines to complete this task, I found it more efficient to repeal Chapter 64 in its entirety and replace it with the proposed draft.

Please place this item for a public hearing on the 11/21/22 VB agenda. I do not anticipate any public comment since this is ministerial procedure, but it is best to start working on it now to ensure that we meet the state's deadline. It should be noted that we can adopt this local law at any time prior to the deadline.

Let me know if you need any additional information.

Files: CODE CHANGES/part 1203 memo 10-07-22

Local Law # _____ of 20 _____.

Be it enacted by the Village Board of the Village of Ardsley, in the County of Westchester, as follows:

Repeal Chapter 64, Building Construction, in its entirety and replace as follows:

Chapter 64, Building Construction

§64-1 TITLE, PURPOSE AND INTENT

This chapter is to be known and cited as the Building Code of the Village of Ardsley, hereinafter referred to as the code.

This code provides for the administration and enforcement of the New York State Uniform Fire Prevention and Building Code (the Uniform Code) and the State Energy Conservation Construction Code (the Energy Code) in this Village. This local law is adopted pursuant to section 10 of the Municipal Home Rule Law. Except as otherwise provided in the Uniform Code, the Energy Code other state law, or other section of this local law, all buildings, structures, and premises within the Village of Ardsley, regardless of use or occupancy, are subject to the provisions this code.

§64-2. DEFINITIONS

In this Chapter, the following terms shall have the meanings shown in this section:

Assembly Area - an area in any building, or in any portion of a building, that is primarily used or intended to be used for gathering fifty or more persons for uses including, but not limited to, amusement, athletic, entertainment, social, or other recreational functions; patriotic, political, civic, educational, or religious functions; food or drink consumption; awaiting transportation; or similar purposes.

Assistant Building Inspector – The Assistant Building Inspector appointed pursuant to section 64-5D of this local law.

Building Inspector - the Building Inspector appointed pursuant to section 64-5D of this local law.

Building Permit - a building permit, construction permit, demolition permit, or other permit that authorizes the performance of work. The term Building Permit shall also include a Building Permit which is renewed, amended, or extended pursuant to any provision of this local law.

Certificate of Compliance - a document issued by the Village stating that work was done in compliance with approved construction documents and the Codes.

Certificate of Occupancy - a document issued by the Village of Ardsley certifying that the building or structure, or portion thereof, complies with the approved construction documents that have been submitted to, and approved by the Village, and indicating that the building or structure, or portion thereof, is in a condition suitable for occupancy.

Code Enforcement Personnel - Superintendent of Buildings, Building Inspector, Assistant Building Inspector and all Inspectors appointed pursuant to this chapter.

Codes - the Uniform Code and Energy Code.

Conditional Certificate of Occupancy - a temporary or conditional certificate issued pursuant to section 64-11G of this local law.

Energy Code - the New York State Energy Conservation Construction Code adopted pursuant to Article 11 of the Energy Law.

FCNYS - the 2020 Fire Code of New York State as currently incorporated by reference in 19 NYCRR Part 1225.

Fire Safety Inspector - The Fire Safety Inspector appointed pursuant to section 64-5D of this local law.

Fire Safety and Property Maintenance Inspection - an inspection performed to determine compliance with the applicable provisions of 19 NYCRR Part 1225 and the publications incorporated therein by reference and the applicable provisions of 19 NYCRR Part 1226 and the publications incorporated therein by reference.

Hazardous Production Materials - a solid, liquid, or gas associated with semiconductor manufacturing that has a degree-of-hazard rating in health, flammability, or instability of Class 3 or 4, as ranked by NFPA 704 (Standard Systems for Identification of the Hazards of Materials for Emergency Response), and which is used directly in research, laboratory, or production processes which have, as their end product, materials that are not hazardous.

Inspector - an inspector appointed pursuant to this local law.

Mobile Food Preparation Vehicles - vehicles that contain cooking equipment that produces smoke or grease-laden vapors for the purpose of preparing and serving food to the public. Vehicles intended for private recreation shall not be considered mobile food preparation vehicles.

Operating Permit - a permit issued pursuant to section 10 of this local law. The term Operating Permit shall also include an Operating Permit which is renewed, amended, or extended pursuant to any provision of this local law.

Order to Remedy - an order issued by the Superintendent of Buildings pursuant to section 64-21 of this local law.

Permit Holder - the Person to whom a Building Permit has been issued. Person shall include an individual, corporation, limited liability company, partnership, limited partnership, business trust, estate, trust, association, or any other legal or commercial entity of any kind or description.

PMCNYS - the 2020 Property Maintenance Code of New York State as currently incorporated by reference in 19 NYCRR Part 1226.

RCNYS - the 2020 Residential Code of New York State as currently incorporated by reference in 19 NYCRR Part 1220.

Repair - the reconstruction, replacement, or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

Stop Work Order - an order issued pursuant to section 64-10 of this local law.

Sugarhouse - a building used, in whole or in part, for the collection, storage, or processing of maple sap into maple syrup and/or maple sugar.

Superintendent of Buildings - the Superintendent of Buildings appointed pursuant to section 64-5B of this Chapter.

Temporary Certificate of Occupancy - a temporary or conditional certificate issued pursuant to subdivision (d) of section 7 of this local law.

Uniform Code - the New York State Uniform Fire Prevention and Building Code, Subchapter A of Chapter XXXIII of Title 19 of the NYCRR, adopted pursuant to Article 18 of the Executive Law.

Village - the Village of Ardsley

Violation Notice – A notice issued by the Superintendent of Buildings pursuant to section 64-21 of this local law.

§ 64-3. Appointments.

Any and all appointments to be made pursuant to this code shall be made by the Village Manager or the Acting Manager or, in the event that there is no provision in the Village government for a Village Manager, then by the chief administrative official of the Village, said appointments to be made subject to the approval of the Board of Trustees.

§ 64-4. Building Department established.

- A. There is hereby established in the Village of Ardsley a department to be designated as the Building Department for the administration and enforcement of the provisions of all laws, ordinances, rules, regulations and orders applicable to the location, design, materials, construction, alteration, repair, equipment, maintenance, use, occupancy, removal and demolition of buildings and structures and their appurtenances located in the Village of Ardsley.
- B. The Building Department shall be headed by a Village official designated as the Superintendent of Buildings.

§ 64-5. Superintendent of Buildings.

- A. The Superintendent of Buildings shall be a person who shall have had at least five years' experience as a licensed professional engineer or architect, building inspector, building contractor, supervisor of building construction, or in fire prevention and shall, within the time prescribed by law, obtain such basic training, in-service training, advanced in-service training and other training as the State of New York shall require for code

enforcement personnel, and the Superintendent of Buildings shall obtain certification from the State Fire Administrator pursuant to the Executive Law and the regulations promulgated thereunder. The Superintendent of Buildings shall administer and enforce all the provisions of the Uniform Code, the Energy Code, and this local law. The Superintendent of Buildings shall have the following powers and duties:

- (1) to receive, review, and approve or disapprove applications for Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits, and the plans, specifications, and construction documents submitted with such applications;
- (2) upon approval of such applications, to issue Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits, and to include in terms and conditions as the Superintendent of Buildings may determine to be appropriate Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits;
- (3) to conduct construction inspections; inspections to be made prior to the issuance of Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits; fire safety and property maintenance inspections; inspections incidental to the investigation of complaints; and all other inspections required or permitted under any provision of this local law;
- (4) to issue Stop Work Orders;
- (5) to review and investigate complaints;
- (6) to issue orders pursuant to this local law;
- (7) to maintain records;
- (8) to collect fees as set by the Village Board of this Village;
- (9) to pursue administrative enforcement actions and proceedings;
- (10) in consultation with the Village Attorney, to pursue such legal actions and proceedings as may be necessary to enforce the Uniform Code, the Energy Code, and this local law, or to abate or correct conditions not in compliance with the Uniform Code, the Energy Code, or this local law; and
- (11) to exercise all other powers and fulfill all other duties conferred upon the Superintendent of Buildings by this local law.

- B. The Superintendent of Buildings shall be appointed by the Village Manager for a term of one year at a compensation to be fixed by the Village Board. He shall not be removed from office except for cause after a public hearing on specific charges before the Village Board in compliance with civil service regulations. The Superintendent of Buildings shall possess background experience related to building construction or fire prevention and shall, within the time prescribed by law, obtain such basic training, in-service

training, advanced in-service training, and other training as the State of New York shall require for code enforcement personnel, and the Superintendent of Buildings shall obtain certification from the Department of State pursuant to the Executive Law and the regulations promulgated thereunder.

- C. In the event that the Superintendent of Buildings is unable to serve as such for any reason, another individual shall be appointed by the Village Manager to serve as Acting Superintendent of Buildings. The Acting Superintendent of Buildings shall, during the term of their appointment, exercise all powers and fulfill all duties conferred upon the Superintendent of Buildings by this local law.
- D. One or more Inspectors including a Building Inspector, Assistant Building Inspector, Plumbing Inspector, Sanitary Sewer Inspector, Fire Inspector and Oil and Gas Burner Installation Inspector, may be appointed by the Village Manager to act under the supervision and direction of the Superintendent of Buildings and to assist the Superintendent of Buildings in the exercise of the powers and fulfillment of the duties conferred upon the Superintendent of Buildings by this local law. Each Inspector shall, within the time prescribed by law, obtain such basic training, in-service training, advanced in-service training, and other training as the State of New York shall require for code enforcement personnel, and each Inspector shall obtain certification from the Department of State pursuant to the Executive Law and the regulations promulgated thereunder.
- E. The compensation for the Superintendent of Buildings and Code Enforcement Personnel shall be fixed from time to time by the Village Board of this Village.
- F. No officer or employee of the Building Department shall engage in any activity inconsistent with his duties or with the interests of the Building Department; this shall not be so interpreted as to prevent such inspectors from furnishing labor, materials or appliances for the construction, alteration or maintenance of a building or the preparation of plans or specifications thereof within the Village of Ardsley. However, no officer or employee shall inspect or approve or issue any permits or certificates on any of the above conditions if he is in any way connected or involved with the project.
- G. No official or employee of the Building Department shall, while acting pursuant to the provisions of this code, be personally liable for any damage that may accrue to persons or property as the result of any act required or permitted in the discharge of his official duties, provided that such acts are performed in good faith and without gross negligence.

64-6. BUILDING PERMITS.

- A. **Building Permits Required.** Except as otherwise provided in section 64-6B of this chapter, a Building Permit shall be required for any work which must conform to the Uniform Code and/or the Energy Code, including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation, or demolition of any building or structure or any portion thereof, and the installation of a solid fuel burning heating

appliance, chimney, or flue in any dwelling unit. No Person shall commence any work for which a Building Permit is required without first having obtained a Building Permit from the Village.

- B. Exemptions. No Building Permit shall be required for work in any of the following categories:
- (1) construction or installation of one-story detached structures associated with one- or two-family dwellings or multiple single-family dwellings (townhouses), which are used for tool and storage sheds, playhouses, or similar uses, provided the gross floor area does not exceed 35 square feet;
 - (2) installation of swings and other playground equipment associated with a one- or two-family dwellings or multiple single-family dwellings (townhouses)
 - (3) construction of temporary sets and scenery associated with motion picture, television, and theater uses;
 - (4) installation of partitions or movable cases less than 5'-9 in height;
 - (5) painting, wallpapering, tiling, carpeting, or other similar finish work;
 - (6) installation of listed portable electrical, plumbing, heating, ventilation or cooling equipment or appliances; or
 - (7) repairs, provided that the work does not have an impact on fire and life safety, such as
 - (i) any part of the structural system;
 - (ii) the required means of egress; or
 - (iii) the fire protection system or the removal from service of any part of the fire protection system for any period of time.
- C. Exemption not deemed authorization to perform non-compliant work. The exemption from the requirement to obtain a building permit for work in any category set forth in section 64-6B of this chapter shall not be deemed an authorization for work to be performed in violation of the Uniform Code or the Energy Code.
- D. Applications for Building Permits. Applications for a Building Permit shall be made in writing on a form provided by or otherwise acceptable to the Superintendent of Buildings. The application shall be signed by the owner of the property where the work is to be performed or an authorized agent of the owner. The application shall include such information as the Superintendent of Buildings deems sufficient to permit a determination by the Superintendent of Buildings that the intended work complies with all applicable requirements of the Uniform Code and the Energy Code. The application shall include or be accompanied by the following information and documentation:
- (1) a description of the location, nature, extent, and scope of the proposed work;

- (2) a description of the land on which the proposed work is to be done, including the tax map number and street address;
- (3) use or occupancy of all parts of this land and the occupancy classification of any affected building or structure;
- (4) The full name and address of the owner and of the applicant, and the names and addresses of their responsible officers if any of them are corporations;
- (3) The valuation of the proposed work;
- (4) where applicable, a statement of special inspections prepared in accordance with the provisions of the Uniform Code; and
- (5) at least three (3) sets of construction documents (drawings and/or specifications) which
 - (i) describe the location, nature, extent, and scope of the proposed work;
 - (ii) show that the proposed work will conform to the applicable provisions of the Codes;
 - (iii) show the location, construction, size, and character of all portions of the means of egress;
 - (iv) show a representation of the building thermal envelope;
 - (v) show structural information including but not limited to braced wall designs, the size, section, and relative locations of structural members, design loads, and other pertinent structural information;
 - (vi) show the proposed structural, electrical, plumbing, mechanical, fire-protection, and other service systems of the building;
 - (vii) include a written statement indicating compliance with the Energy Code;
 - (viii) include a site plan, drawn to scale and drawn in accordance with an accurate boundary survey, showing the size and location of new construction and existing structures and appurtenances on the site, distances from lot lines, the established street grades and the proposed finished grades, and, as applicable, flood hazard areas, floodways, and design flood elevations; and
 - (ix) evidence that the documents were prepared by a licensed and registered architect in accordance with Article 147 of the New York State Education Law or a licensed and registered professional engineer in accordance with Article 145 of the New York State Education Law and practice guidelines, including but not limited to the design professional's seal which clearly and legibly shows both the design professional's name and license number and is signed by the design professional whose name appears on the seal in such a manner that neither the name nor the number is obscured in any way, the design professional's registration expiration date, the design professional's firm name (if not a sole practitioner), and, if the documents are submitted by a professional engineering

firm and not a sole practitioner professional engineer, the firm's Certificate of Authorization number and such other information as may reasonably be required by the Superintendent of Buildings to establish compliance of the proposed work with the requirements of the applicable building laws, ordinances and regulations.

§64-7 Construction documents.

Construction documents will not be accepted as part of an application for a Building Permit unless they satisfy the requirements set forth in this chapter. Construction documents which are accepted as part of the application for a Building Permit shall be marked as accepted by the Superintendent of Buildings in writing or by stamp, or in the case of electronic media, an electronic marking. One set of the accepted construction documents shall be retained by the Superintendent of Buildings, and one set of the accepted construction documents shall be returned to the applicant with the building permit to be kept at the work site so as to be available for use by the Superintendent of Buildings Personnel. However, the return of a set of accepted construction documents to the applicant shall not be construed as authorization to commence work, nor as an indication that a Building Permit will be issued. Work shall not be commenced until and unless a Building Permit is issued.

§64-8 Issuance of Building Permits.

- A. An application for a Building Permit shall be examined to ascertain whether the proposed work is in compliance with the applicable requirements of the Uniform Code and Energy Code. The Superintendent of Buildings shall issue a Building Permit if the proposed work is in compliance with the applicable requirements of the Uniform Code and Energy Code.
- B. Building Permits to be displayed. Building permits shall be visibly displayed at the work site and shall remain visible until the authorized work has been completed.
- C. Work to be in accordance with construction documents. All work shall be performed in accordance with the construction documents which were submitted with and accepted as part of the application for the Building Permit. The Building Permit shall contain such a directive. The Permit Holder shall immediately notify the Superintendent of Buildings of any change occurring during the course of the work. The Building Permit shall contain such a directive. If the Superintendent of Buildings determines that such change warrants a new or amended Building Permit, such change shall not be made until and unless a new or amended Building Permit reflecting such change is issued.
- D. Time limits. Building Permits shall become invalid unless the authorized work is commenced within 12 months following the date of issuance. Building Permits shall expire twenty-four (24) months after the date of issuance. A Building Permit which has become invalid or which has expired pursuant to this subdivision may be renewed upon application by the Permit Holder, payment of the applicable fee, and approval of the application by the Superintendent of Buildings.
- E. Revocation or suspension of Building Permits. If the Superintendent of Buildings determines that a Building Permit was issued in error because of incorrect, inaccurate, or

incomplete information, or that the work for which a Building Permit was issued violates the Uniform Code or the Energy Code, or where the person to whom a building permit has been issued fails or refuses to comply with a stop order issued by the Superintendent of Buildings, the Superintendent of Buildings shall revoke the Building Permit or suspend the Building Permit until such time as the Permit Holder demonstrates that all work then completed is in compliance with all applicable provisions of the Uniform Code and the Energy Code and that all work then proposed to be performed shall be in compliance with all applicable provisions of the Uniform Code and the Energy Code.

- F. Fees. The fees specified in or determined in accordance with the provisions set forth in this Chapter and §A210-3 of this code must be paid at the time of submission of an application for a Building Permit, for an amended Building Permit, or for renewal of a Building Permit.

§64-9. CONSTRUCTION INSPECTIONS.

A. Work to remain accessible and exposed. Work shall remain accessible and exposed until inspected and accepted by the Superintendent of Buildings or by an Inspector authorized by the Superintendent of Buildings. The Permit Holder shall notify the Superintendent of Buildings when any element of work described in subdivision B of this section is ready for inspection.

B. Elements of work to be inspected. The following elements of the construction process shall be inspected, where applicable:

- (1) work site prior to the issuance of a Building Permit;
- (2) footing and foundation;
- (3) preparation for concrete slab;
- (4) framing;
- (5) structural, electrical, plumbing, mechanical, fire-protection, and other similar service systems of the building including underground and rough-in;
- (6) fire resistant construction;
- (7) fire resistant penetrations;
- (8) solid fuel burning heating appliances, chimneys, flues, or gas vents;
- (9) inspections required to demonstrate Energy Code compliance, including but not limited to insulation, fenestration, air leakage, system controls, mechanical equipment size, and, where required, minimum fan efficiencies, programmable thermostats, energy recovery, whole-house ventilation, plumbing heat traps, and high-performance lighting and controls;

(10) installation, connection, and assembly of factor manufactured buildings and manufactured homes; and

(11) a final inspection after all work authorized by the Building Permit has been completed;

(12) other inspections as determined necessary by the Superintendent of Buildings.

- C. Remote inspections. At the discretion of the Superintendent of Buildings or Inspector authorized to perform construction inspections, a remote inspection may be performed in lieu of an in-person inspection when, in the opinion of the Superintendent of Buildings or such authorized Inspector, the remote inspection can be performed to the same level and quality as an in-person inspection and the remote inspection shows to the satisfaction of the Superintendent of Buildings or by such authorized Inspector that the elements of the construction process conform with the applicable requirements of the Uniform Code and Energy Code. Should a remote inspection not afford the Superintendent of Buildings or such authorized Inspector sufficient information to make a determination, an in-person inspection shall be performed.
- D. Any officer or employee of the Building Department, upon the showing of proper credentials and in the discharge of his duties, may enter upon any building, structure or premises at any reasonable hour and no person shall interfere with or prevent such entry.
- F. Inspection results. After inspection, the work or a portion thereof shall be noted as satisfactory as completed, or the Permit Holder shall be notified as to the manner in which the work fails to comply with the Uniform Code or Energy Code, including a citation to the specific code provision or provisions that have not been met. Work not in compliance with any applicable provision of the Uniform Code or Energy Code shall remain exposed until such work shall have been brought into compliance with all applicable provisions of the Uniform Code and the Energy Code, re-inspected, and found satisfactory as completed.
- G. Compliance tests. whenever there are reasonable grounds to believe that any material, construction, equipment or assembly does not conform to the requirements of the applicable building laws, ordinances or regulations, the Superintendent of Buildings may require the same to be subjected to tests at the expense of the owner, in order to furnish proof of such compliance
- H. Fee. The fee specified in or determined in accordance with the provisions set forth in this Chapter and §210-3 of this code must be paid prior to or at the time of each inspection performed pursuant to this section.

§64-10. STOP WORK ORDERS.

- A. Authority to issue. The Superintendent of Buildings is authorized to issue Stop Work Orders pursuant to this section. The Superintendent of Buildings shall issue a Stop Work Order to halt:

(1) any work that is determined by the Superintendent of Buildings to be contrary to any applicable provision of the Uniform Code or Energy Code, without regard to whether such work is or is not work for which a Building Permit is required, and without regard to whether a Building Permit has or has not been issued for such work, or

(2) any work that is being conducted in a dangerous or unsafe manner in the opinion of the Superintendent of Buildings, without regard to whether such work is or is not work for which a Building Permit is required, and without regard to whether a Building Permit has or has not been issued for such work, or

(3) any work for which a Building Permit is required which is being performed without the required Building Permit, or under a Building Permit that has become invalid, has expired, or has been suspended or revoked.

- B. Content of Stop Work Orders. Stop Work Orders shall be in writing, be dated and signed by the Superintendent of Buildings, state the reason or reasons for issuance, and if applicable, state the conditions which must be satisfied before work will be permitted to resume.
- C. Service of Stop Work Orders. The Superintendent of Buildings shall cause the Stop Work Order, or a copy thereof, to be served on the owner of the affected property (and, if the owner is not the Permit Holder, on the Permit Holder) personally or by certified mail. The Superintendent of Buildings shall be permitted, but not required, to cause the Stop Work Order, or a copy thereof, to be served on any builder, architect, tenant, contractor, subcontractor, construction superintendent, or their agents, or any other Person taking part or assisting in work affected by the Stop Work Order, personally or by certified mail; provided, however, that failure to serve any Person mentioned in this sentence shall not affect the efficacy of the Stop Work Order.
- D. Effect of Stop Work Order. Upon the issuance of a Stop Work Order, the owner of the affected property, the Permit Holder, and any other Person performing, taking part in, or assisting in the work shall immediately cease all work which is the subject of the Stop Work Order, other than work expressly authorized by the Superintendent of Buildings to correct the reason for issuing the Stop Work Order.
- E. Remedy not exclusive. The issuance of a Stop Work Order shall not be the exclusive remedy available to address any event described in section 64-10A of this chapter, and the authority to issue a Stop Work Order shall be in addition to, and not in substitution for or limitation of, the right and authority to pursue any other remedy or impose any other penalty under sections 64-21, 64-22 and 64-23 of this local law or under any other applicable local law or State law. Any such other remedy or penalty may be pursued at any time, whether prior to, at the time of, or after the issuance of a Stop Work Order.

§64-11. CERTIFICATES OF OCCUPANCY AND CERTIFICATES OF COMPLIANCE

- A. No building or structure hereafter erected shall be used or occupied in whole or in part until a certificate of occupancy shall have been issued by the Superintendent of Buildings.
- B. No building or structure hereafter enlarged, extended or altered or upon which work has been performed which required the issuance of a building permit shall continue to be occupied or used for more than 30 days after the completion of the alteration or work unless a certificate of occupancy for the same shall have been issued by the Superintendent of Buildings.
- C. No change shall be made in the use or type of occupancy classification or subclassification of an existing building or structure unless a certificate of occupancy shall have been issued by the Superintendent of Buildings.
- D. Certificates of Occupancy and Certificates of Compliance required. A Certificate of Occupancy or Certificate of Compliance shall be required for any work which is the subject of a Building Permit and for all structures, buildings, or portions thereof, which are converted from one use or occupancy classification or subclassification to another. Permission to use or occupy a building or structure, or portion thereof, for which a Building Permit was previously issued shall be granted only by issuance of a Certificate of Occupancy or Certificate of Compliance.
- E. Issuance of Certificates of Occupancy and Certificates of Compliance. The Superintendent of Buildings shall issue a Certificate of Occupancy or Certificate of Compliance if the work which was the subject of the Building Permit was completed in accordance with all applicable provisions of the Uniform Code and Energy Code and, if applicable, that the structure, building or portion thereof that was converted from one use or occupancy classification or subclassification to another complies with all applicable provisions of the Uniform Code and Energy Code. The Superintendent of Buildings or an Inspector authorized by the Superintendent of Buildings shall inspect the building, structure, or work prior to the issuance of a Certificate of Occupancy or Certificate of Compliance. In addition, where applicable, the following documents, prepared in accordance with the provisions of the Uniform Code by such person or persons as may be designated by or otherwise acceptable to the Superintendent of Buildings, at the expense of the applicant for the Certificate of Occupancy or Certificate of Compliance, shall be provided to the Superintendent of Buildings prior to the issuance of the Certificate of Occupancy or Certificate of Compliance:
 - (1) a written statement of structural observations and/or a final report of special inspections,
 - (2) flood hazard certifications,
 - (3) a written statement of the results of tests performed to show compliance with the Energy Code, and

(4) where applicable, the affixation of the appropriate seals, insignias, and manufacturer's data plates as required for factory manufactured buildings and/or manufactured homes.

F. Contents of Certificates of Occupancy and Certificates of Compliance. A Certificate of Occupancy or Certificate of Compliance shall contain the following information:

- (1) the Building Permit number, if any;
- (2) the date of issuance of the Building Permit, if any;
- (3) the name (if any), address and tax map number of the property;
- (4) if the Certificate of Occupancy or Certificate of Compliance is not applicable to an entire structure, a description of that portion of the structure for which the Certificate of Occupancy or Certificate of Compliance is issued;
- (5) the use and occupancy classification of the structure;
- (6) the type of construction of the structure;
- (7) the occupant load of the assembly areas in the structure, if any;
- (8) any special conditions imposed in connection with the issuance of the Building Permit;
- (9) If an automatic sprinkler system is provided, a notation as to whether the sprinkler system is required; and
- (10) the signature of the Superintendent of Buildings issuing the Certificate of Occupancy or Certificate of Compliance and the date of issuance.

G. Temporary Certificate of Occupancy. Except for one- and two-family dwellings, multifamily dwellings, and townhouses, the Superintendent of Buildings shall be permitted to issue a Temporary Certificate of Occupancy allowing the temporary occupancy of a building or structure, or a portion thereof, prior to completion of the work which is the subject of a Building Permit. However, in no event shall the Superintendent of Buildings issue a Temporary Certificate of Occupancy unless the Superintendent of Buildings determines (1) that the building or structure, or the portion thereof covered by the Temporary Certificate of Occupancy, may be occupied safely, (2) that any required fire and life safety components, such as fire protection equipment and fire, smoke, carbon monoxide, and heat detectors and alarms are installed and operational, and (3) that all required means of egress from the structure have been provided. The Superintendent of Buildings may include in a Temporary Certificate of Occupancy such terms and conditions as he or she deems necessary or appropriate to ensure the health and safety of the persons occupying and using the building or structure and/or performing further construction work in the building or structure. A Temporary Certificate of Occupancy shall be effective for a period of time, not to exceed 6 months, which shall be determined by the Superintendent of Buildings and specified in the Temporary Certificate of Occupancy. During the specified period of effectiveness of the Temporary Certificate of

Occupancy, the Permit Holder shall undertake to bring the building or structure into full compliance with all applicable provisions of the Uniform Code and the Energy Code.

- H. For one- and two-family dwellings, multifamily dwellings, and townhouses, the Superintendent of Buildings shall be permitted to issue a conditional certificate allowing the temporary and conditional occupancy of a building or structure, or a portion thereof, prior to the completion of all site work such as final grading and landscaping only when climatic conditions prevent the proper completion of such site work. In no event shall the Superintendent of Buildings issue a conditional certificate unless the Superintendent of Buildings determines that all of the work on the building has been completed in full compliance with the Uniform Code, the Energy Code, and the approved plans.
- I. Revocation or suspension of certificates. If the Superintendent of Buildings determines that a Certificate of Occupancy, Certification of Compliance, or a Temporary Certificate of Occupancy was issued in error or on the basis of incorrect information, and if the relevant deficiencies are not corrected to the satisfaction of the Superintendent of Buildings within such period of time as shall be specified by the Superintendent of Buildings, the Superintendent of Buildings shall revoke or suspend such certificate.
- J. Fee. The fee specified in or determined in accordance with the provisions set forth in this chapter and §A210-3 of this code must be paid at the time of submission of an application for a Certificate of Occupancy, Certificate of Compliance, or for Temporary Certificate of Occupancy.

§64-12. NOTIFICATION REGARDING FIRE OR EXPLOSION.

The chief of any fire department providing firefighting services for a property within this Village shall promptly notify the Superintendent of Buildings of any fire or explosion involving any structural damage, fuel burning appliance, chimney, or gas vent.

§64-13. UNSAFE BUILDINGS, STRUCTURES, AND EQUIPMENT AND CONDITIONS OF IMMINENT DANGER

Unsafe buildings, structures, and equipment and conditions of imminent danger in this Village shall be identified and addressed in accordance with the following procedures.

- A. The Superintendent of Buildings shall cause an inspection to be made by himself, an inspector under his jurisdiction or a person specially designated by him in writing for the purpose, of any building or structure, standing or collapsed, of any kind whatsoever, which he has reason to believe is or may be dangerous or unsafe to the public from any cause whatsoever, and shall require the person making such inspection to submit a written report of his findings and evaluation of the hazards. If such inspection is made by a person other than the Superintendent of Buildings, such report shall be reviewed by said Superintendent and by him endorsed in writing with his comments, approval or disapproval, if any, but shall in any event be so endorsed as to indicate that the same has been reviewed by said Superintendent.

- B. Such report by, or endorsed by, the Superintendent of Buildings shall be submitted to the Board of Trustees at its next regular or special meeting. If no meeting of the Board of Trustees is scheduled to take place within the 15 days next following the signing or endorsement of such report by said Superintendent, the Village Clerk shall, upon notice from the Superintendent that such report is ready for submission, transmit copies of such report to the Mayor and to each Trustee within four days following such notice.
- C. The Board of Trustees shall, not later than at its regular or special meeting next following the meeting at which it receives such report:
- (1) Disapprove said report and direct that no further action be taken thereon;
 - (2) Direct that a further investigation be conducted with respect to specified items and set the date by which a report of such further investigation shall be submitted to the Board of Trustees (and Subsection B above and this Subsection C shall apply to such further report in the same manner as to the initial report); or
 - (3) Direct that the procedure hereinafter set forth be instituted forthwith, provided that the failure of the Board of Trustees to take any such action within the time hereinabove limited shall not deprive the Board of Trustees of authority to take such action thereafter.
- D. Whenever the Board of Trustees shall have directed that the procedure herein set forth be instituted, the Superintendent of Buildings or, if there is none or if he is unavailable, the Village Manager or, if there is none or if he is unavailable, the Village Clerk or, if he is unavailable, the Village Counsel, shall cause a notice to be prepared and served:
- (1) Personally upon the owner or any one of the owner's executors, legal representatives, agents, lessees or upon any other person having any vested or contingent interest in the premises, or by registered mail addressed to the last known address, if any, of such owner or any such person as shown by the records of any Receiver of Taxes or County Clerk or County Register, and, if so served by registered mail, a copy shall be posted upon the building or structure or one of them.
 - (2) Containing a description of the premises sufficient to enable the recipient of said notice to identify the premises referred to; a statement of the particulars in which the building or structure is unsafe or dangerous; an order in the name of the Village requiring the building or structure to be made safe and secure in all such particulars or removed; a statement of the time within which compliance with such order must be commenced, which time may be set by the officer causing such notice to be prepared at not less than four nor more than 12 days unless the Board of Trustees directs otherwise; a statement of the time within which compliance with such order must be completed, which time may be set by such officer at not more than seven days in excess of his estimate of the time required for such compliance plus the time allowed for commencement of compliance

unless the Board of Trustees directs otherwise; a statement of the provisions hereinafter set forth with respect to the making of a survey and the posting thereof and the application to be made to the Supreme Court; and a statement of the provisions hereinafter set forth with respect to the assessment of costs and expenses against the land.

- E. Whenever a notice has been served in accordance with Subsection D above and the person so served neglects or refuses to comply with the same, a survey shall be made by:
- (1) An official of the Village and, unless the Board of Trustees directs otherwise, such official shall be the Village Manager;
 - (2) A practical builder, engineer or architect and, unless the Board of Trustees directs otherwise, such person shall be the Superintendent of Buildings or, if he is unavailable, the Chairman of the Village Planning Board; and
 - (3) A practical builder, engineer or architect appointed by the person notified in accordance with Subsection D above; provided, however, that if the person so notified refuses or neglects to appoint such third surveyor by the time such survey commences, the first two surveyors shall make such survey.
- F. Such survey shall be commenced not less than two nor more than six days after, and excluding, the day upon which the first neglect or refusal to comply with the notice occurs, provided that the failure of the Village to commence such survey within such time shall not deprive the Village of the authority to commence such survey thereafter. Not later than two days after, and excluding, the day on which such survey is completed, the surveyors or a majority of them shall file in the office of the Village Clerk, in duplicate, an original signed report of their findings and conclusions as to the existence of any unsafe or dangerous conditions; a dissenting minority of the surveyors may, but is not required to, file a separate report in the same manner; a copy of each such report shall be furnished to the Village Counsel on the same day the same is received by the office of the Village Clerk, if possible, or as soon thereafter as is possible; a signed duplicate of the report of the surveyors or a majority of them shall be posted on the same day or the following day upon the building or structure.
- G. Not less than five nor more than 10 days after, but excluding, the day on which the report of the surveyors or of a majority of them is filed in the office of the Village Clerk, if such report shows any unsafe or dangerous condition, the Village Counsel shall make an application at a special term of the Supreme Court of the State of New York, Westchester County, for an order determining the building or other structure to be a public nuisance and directing that it be repaired and secured or taken down and removed, and the Village Counsel shall take all steps necessary to obtain and enforce such order, provided that the Board of Trustees may designate special counsel to act in the place and stead of the Village Counsel, and provided, further, that if the unsafe or dangerous condition is repaired and secured or the building or structure taken down and removed and payment made to the Village of all costs and expenses as hereinafter set forth, all prior to the

presentation of such application to the Supreme Court, the Board of Trustees may direct the Village Counsel or special counsel to cease proceedings pursuant to this section.

- H. In the event that an order is obtained pursuant to Subsection G above requiring any person to repair or secure or to take down or remove any building or structure and such order is not complied with within the time provided in such order or, in the absence of such time limit in such order, within 10 days after service of a copy of such order in the manner provided in such order or, in the absence of a provision in such order for the manner of service thereof, in the manner provided by Subsection D above for the service of a notice if such person has not appeared upon such application to said court, and otherwise by service in the same manner as provided by law for the service of a notice of motion in an action in the Supreme Court of the State of New York, the Village may so repair or secure or take down or remove such building or structure as if it were the person to whom such order were directed, or may take any steps or proceedings authorized by law for the enforcement of such order, or both.
- I. No costs or expenses shall be assessed against any person or land upon strict compliance with a notice issued pursuant to Subsection D above. In any other event, the Village Treasurer shall, within six months after the completion of all legal and physical proceedings pursuant to this chapter against any structures or buildings upon any land, certify to the Board of Trustees the total of all costs and expenses, including all allocated portion of overhead and salaries, incurred or expended pursuant to all sections of this chapter other than Subsections A, B, C and D, and the Board of Trustees shall thereupon, by resolution and without public hearing or other proceedings, declare such total to be a special assessment upon and against the land on which such buildings or structures are or were located, such assessment to be a lien and to be collectible and enforceable in the same manner and by the same procedures as apply to general or other special assessments.
- J. Each surveyor shall receive compensation for each day or fraction thereof devoted to surveying the premises, which compensation shall include all services rendered thereafter in the preparation of reports, provided that the compensation so paid to any surveyor who is a full-time employee of the Village shall be paid over by him to the Village Treasurer to be added to the general funds of the Village as income or receipts of the Building Department.

§64-14. OPERATING PERMITS.

- A. Operating permits shall be required for conducting the activities or using the categories of buildings listed below and as listed in § 112-33D. Any person who proposes to undertake any activity or to operate any type of building listed in this subsection shall be required to obtain an operating permit prior to commencing such activity or operation.
 - (1) manufacturing, storing, or handling hazardous materials in quantities exceeding those listed in the applicable Maximum Allowable Quantity tables found in Chapter 50 of the FCNYS;

(2) buildings, structures, facilities, processes, and/or activities that are within the scope and/or permit requirements of the chapter or section title of the FCNYS as follows:

- (a) Chapter 22, Combustible Dust-Producing Operations. Facilities where the operation produces combustible dust;
- (b) Chapter 24, Flammable Finishes. Operations utilizing flammable or combustible liquids, or the application of combustible powders regulated by Chapter 24 of the FCNYS;
- (c) Chapter 25, Fruit and Crop Ripening. Operating a fruit- or crop-ripening facility or conducting a fruit-ripening process using ethylene gas;
- (d) Chapter 26, Fumigation and Insecticidal Fogging. Conducting fumigation or insecticidal fogging operations in buildings, structures, and spaces, except for fumigation or insecticidal fogging performed by the occupant of a detached one-family dwelling;
- (e) Chapter 31, Tents, Temporary Special Event Structures, and Other Membrane Structures. Operating an air-supported temporary membrane structure, a temporary special event structure, or a tent where approval is required pursuant to Chapter 31 of the FCNYS;
- (f) Chapter 32, High-Piled Combustible Storage. High-piled combustible storage facilities with more than 500 square feet (including aisles) of high-piled storage;
- (g) Chapter 34, Tire Rebuilding and Tire Storage. Operating a facility that stores in excess of 2,500 cubic feet of scrap tires or tire byproducts or operating a tire rebuilding plant;
- (h) Chapter 35, Welding and Other Hot Work. Performing public exhibitions and demonstrations where hot work is conducted, use of hot work, welding, or cutting equipment, inside or on a structure, except an operating permit is not required where work is conducted under the authorization of a building permit or where performed by the occupant of a detached one- or two-family dwelling;
- (i) Chapter 40, Sugarhouse Alternative Activity Provisions. Conducting an alternative activity at a sugarhouse;
- (j) Chapter 56, Explosives and Fireworks. Possessing, manufacturing, storing, handling, selling, or using, explosives, fireworks, or other pyrotechnic special effects materials except the outdoor use of sparkling devices as defined by Penal Law section 270;

(k) Section 307, Open Burning, Recreational Fires and Portable Outdoor Fireplaces. Conducting open burning, not including recreational fires and portable outdoor fireplaces;

(l) Section 308, Open Flames. Removing paint with a torch, or using open flames, fire, and burning in connection with assembly areas or educational occupancies; and

(m) Section 319, Mobile Food Preparation Vehicles. Operating a mobile food preparation vehicle in accordance with the permitting requirements established by any Local Law in effect or as hereafter created and amended from time to time.

(n) energy storage systems, where the system exceeds the values shown in Table 1206.1 of the FCNYS or exceeds the permitted aggregate ratings in section R327.5 of the RCNYS.

(3) buildings containing one or more assembly areas;

(4) outdoor events where the planned attendance exceeds 1,000 persons;

(5) facilities that store, handle or use hazardous production materials;

(6) parking garages as defined in section 64-17A of this local law;

(7) buildings whose use or occupancy classification may pose a substantial potential hazard to public safety, as determined by resolution adopted by the Village Board of the Village of Ardsley; and

(8) other processes or activities or for operating any type of building, structure, or facility as determined by resolution adopted by the Village Board of the Village of Ardsley.

B. Applications for Operating Permits. An application for an Operating Permit shall be in writing on a form provided by or otherwise acceptable to the Superintendent of Buildings, Fire Chief or Fire Inspector. Such application shall include such information as the Superintendent of Buildings, Fire Chief or Fire Inspector deem sufficient to permit a determination by the Superintendent of Buildings that quantities, materials, and activities conform to the requirements of the Uniform Code. If the Superintendent of Buildings, Fire Chief or Fire Inspector determines that tests or reports are necessary to verify conformance, such tests or reports shall be performed or provided by such person or persons as may be designated by or otherwise acceptable to the Superintendent of Buildings, Fire Chief or Fire Inspector., at the expense of the applicant.

C. Exemptions. Operating permits shall not be required for processes or activities, or the buildings, structures, or facilities listed in section 64-14A (1) through (6) of this chapter, provided that the use is expressly authorized by a certificate of occupancy or certificate of compliance, fire safety and property maintenance inspections are performed in

accordance with section 11 (Fire Safety and Property Maintenance Inspections) of this local law, and condition assessments are performed in compliance with section 64-17 (Condition Assessments of Parking Garages) of this Chapter, as applicable.

- D. Inspections. The Superintendent of Buildings or an Inspector authorized by the Superintendent of Buildings shall inspect the subject premises prior to the issuance of an Operating Permit. Such inspections shall be performed either in-person or remotely. Remote inspections in lieu of in-person inspections may be performed when, at the discretion of the Superintendent of Buildings or an Inspector authorized by the Superintendent of Buildings, the remote inspection can be performed to the same level and quality as an in-person inspection and the remote inspection shows to the satisfaction of the Superintendent of Buildings or Inspector authorized by the Superintendent of Buildings that the premises conform with the applicable requirements of the Uniform Code and the code enforcement program. Should a remote inspection not afford the Village sufficient information to make a determination, an in-person inspection shall be performed. After inspection, the premises shall be noted as satisfactory and the operating permit shall be issued, or the operating permit holder shall be notified as to the manner in which the premises fail to comply with either or both of the Uniform Code and the code enforcement program, including a citation to the specific provision or provisions that have not been met.
- E. Multiple Activities. In any circumstance in which more than one activity listed in section 64-14 of this chapter is to be conducted at a location, the Superintendent of Buildings may require a separate Operating Permit for each such activity, or the Superintendent of Buildings may, in their discretion, issue a single Operating Permit to apply to all such activities.
- F. Duration of Operating Permits. Operating permits shall be issued for a specified period of time consistent with local conditions, but in no event to exceed as follows:
 - (1) 180 days for tents, special event structures, and other membrane structures;
 - (2) 60 days for alternative activities at a sugarhouse;
 - (3) Three (3) years for the activities, structures, and operations determined per section 64-14A (8) of this chapter, and
 - (4) one (1) year for all other activities, structures, and operations identified in section 64-14A of this chapter.
- G. The effective period of each Operating Permit shall be specified in the Operating Permit. An Operating Permit may be reissued or renewed upon application to the Superintendent of Buildings, Fire Chief or Fire Inspector, payment of the applicable fee, and approval of such application by the Superintendent of Buildings.
- H. Revocation or suspension of Operating Permits. If the Superintendent of Buildings determines that any activity or building for which an Operating Permit was issued does

not comply with any applicable provision of the Uniform Code, such Operating Permit shall be revoked or suspended.

- I. Fee. The fee specified in or determined in accordance with the provisions set forth in this Chapter and §A210-3 of this code must be paid at the time submission of an application for an Operating Permit, for an amended Operating Permit, or for reissue or renewal of an Operating Permit.

§64-15. FIRE SAFETY AND PROPERTY MAINTENANCE INSPECTIONS

- A. Inspections required. Fire safety and property maintenance inspections of buildings and structures shall be performed by the Superintendent of Buildings or an Inspector designated by the Superintendent of Buildings at the following intervals:
 - (1) at least once every 12 months for buildings which contain an assembly area;
 - (2) at least once every 12 months for public and private schools and colleges, including any buildings of such schools or colleges containing classrooms, dormitories, fraternities, sororities, laboratories, physical education, dining, or recreational facilities; and
 - (3) at least once every 36 months for multiple dwellings and all nonresidential occupancies.
- B. Remote inspections. At the discretion of the Superintendent of Buildings or Inspector authorized to perform fire safety and property maintenance inspections, a remote inspection may be performed in lieu of in-person inspections when, in the opinion of the Superintendent of Buildings or such authorized Inspector, the remote inspection can be performed to the same level and quality as an in-person inspection and the remote inspection shows to the satisfaction of the Superintendent of Buildings or such authorized Inspector that the premises conform with the applicable provisions of 19 NYCRR Part 1225 and the publications incorporated therein by reference and the applicable provisions of 19 NYCRR Part 1226 and the publications incorporated therein by reference. Should a remote inspection not afford the Superintendent of Buildings or such authorized Inspector sufficient information to make a determination, an in-person inspection shall be performed.
- C. Inspections permitted. In addition to the inspections required by subdivision section 64-15A of this chapter, a fire safety and property maintenance inspection of any building, structure, use, or occupancy, or of any dwelling unit, may also be performed by the Superintendent of Buildings or an Inspector authorized to perform fire safety and property maintenance inspections at any time upon:
 - (1) the request of the owner of the property to be inspected or an authorized agent of such owner;

(2) receipt by the Superintendent of Buildings of a written statement alleging that conditions or activities failing to comply with the Uniform Code or Energy Code exist; or

(3) receipt by the Superintendent of Buildings of any other information, reasonably believed by the Superintendent of Buildings to be reliable, giving rise to reasonable cause to believe that conditions or activities failing to comply with the Uniform Code or Energy Code exist;

provided, however, that nothing in this subdivision shall be construed as permitting an inspection under any circumstances under which a court order or warrant permitting such inspection is required, unless such court order or warrant shall have been obtained.

D. OFPC Inspections.

(1) Nothing in this section or in any other provision of this local law shall supersede, limit, or impair the powers, duties and responsibilities of the New York State Office of Fire Prevention and Control (OFPC) and the New York State Fire Administrator or other authorized entity under Executive Law section 156-e and Education Law section 807-b.

(2) Notwithstanding any other provision of this section to the contrary, the Superintendent of Buildings may accept an inspection performed by the Office of Fire Prevention and Control or other authorized entity pursuant to sections 807-a and 807-b of the Education Law and/or section 156-e of the Executive Law, in lieu of a fire safety and property maintenance inspection performed by the Superintendent of Buildings or by an Inspector, provided that:

(a) the Superintendent of Buildings is satisfied that the individual performing such inspection satisfies the requirements set forth in 19 NYCRR section 1203.2(e);

(b) the Superintendent of Buildings is satisfied that such inspection covers all elements required to be covered by a fire safety and property maintenance inspection;

(c) such inspections are performed no less frequently than once a year;

(d) a true and complete copy of the report of each such inspection is provided to the Superintendent of Buildings; and

(e) upon receipt of each such report, the Superintendent of Buildings takes the appropriate action prescribed by section 64-21 (Violations) of this local law.

E. Fee. The fee specified in or determined in accordance with the provisions set forth in this Chapter or §A210-3 of this Code must be paid prior to or at the time each inspection

performed pursuant to this section. This subdivision shall not apply to inspections performed by OFPC.

§64-16. COMPLAINTS

- A. The Superintendent of Buildings shall review and investigate complaints which allege or assert the existence of conditions or activities that fail to comply with the Uniform Code, the Energy Code, this local law, or any other local law, ordinance, or regulation adopted for administration and enforcement of the Uniform Code or the Energy Code. The process for responding to a complaint shall include such of the following steps as the Superintendent of Buildings may deem to be appropriate:
 - (1) performing an inspection of the conditions and/or activities alleged to be in violation, and documenting the results of such inspection;
 - (2) if a violation is found to exist, providing the owner of the affected property and any other Person who may be responsible for the violation with notice of the violation and opportunity to abate, correct or cure the violation, or otherwise proceeding in the manner described in section 64-21 (Violations) of this local law;
 - (3) if appropriate, issuing a Stop Work Order;
 - (4) if a violation which was found to exist is abated or corrected, performing an inspection to ensure that the violation has been abated or corrected, preparing a final written report reflecting such abatement or correction, and filing such report with the complaint.
- B. Appearance tickets. The Superintendent of Buildings and each inspector are authorized to issue appearance tickets or summonses for any violation of the Uniform Code, the Energy Code, or this chapter.

§64-17. CONDITION ASSESSMENTS OF PARKING GARAGES.

- A. Definitions. For the purposes of this section:
 - (1) the term condition assessment means an on-site inspection and evaluation of a parking garage for evidence of deterioration of any structural element or building component of such parking garage, evidence of the existence of any unsafe condition in such parking garage, and evidence indicating that such parking garage is an unsafe structure;
 - (2) the term deterioration means the weakening, disintegration, corrosion, rust, or decay of any structural element or building component, or any other loss of effectiveness of a structural element or building component;
 - (3) the term parking garage means any building or structure, or part thereof, in which all or any part of any structural level or levels is used for parking or storage of motor vehicles, excluding:

(a) buildings in which the only level used for parking or storage of motor vehicles is on grade;

(b) an attached or accessory structure providing parking exclusively for a detached one- or two-family dwelling; and

(c) a townhouse unit with attached parking exclusively for such unit;

(4) the term professional engineer means an individual who is licensed or otherwise authorized under Article 145 of the Education Law to practice the profession of engineering in the State of New York and who has at least three years of experience performing structural evaluations;

(5) the term responsible professional engineer means the professional engineer who performs a condition assessment, or under whose supervision a condition assessment is performed, and who seals and signs the condition assessment report. The use of the term responsible professional engineer shall not be construed as limiting the professional responsibility or liability of any professional engineer, or of any other licensed professional, who participates in the preparation of a condition assessment without being the responsible professional engineer for such condition assessment.

(6) the term unsafe condition includes the conditions identified as unsafe in section 304.1.1, section 305.1.1, and section 306.1.1 of the PMCNYS; and

(7) the term unsafe structure means a structure that is so damaged, decayed, dilapidated, or structurally unsafe, or is of such faulty construction or unstable foundation, that partial or complete collapse is possible.

B. Condition Assessments – general requirements. The owner operator of each parking garage shall cause such parking garage to undergo an initial condition assessment as described in subdivision C of this section, periodic condition assessments as described in subdivision D of this section, and such additional condition assessments as may be required under subdivision E of this section. Each condition assessment shall be conducted by or under the direct supervision of a professional engineer. A written report of each condition assessment shall be prepared, and provided to the Village, in accordance with the requirements of subdivision F of this section. Before performing a condition assessment (other than the initial condition assessment) of a parking garage, the responsible professional engineer for such condition assessment shall review all available previous condition assessment reports for such parking garage.

C. Initial Condition Assessment. Each parking garage shall undergo an initial condition assessment as follows:

(1) Parking garages constructed on or after August 29, 2018, shall undergo an initial condition assessment following construction and prior to a certificate of occupancy or certificate of compliance being issued for the structure.

(2) Parking garages constructed prior to August 29, 2018, shall undergo an initial condition assessment as follows:

(a) if originally constructed prior to January 1, 1984, then prior to October 1, 2019;

(b) if originally constructed between January 1, 1984 and December 31, 2002, then prior to October 1, 2020; and

(c) if originally constructed between January 1, 2003 and August 28, 2018, then prior to October 1, 2021.

(3) Any parking garage constructed prior to the effective date of the local law enacting this provision that has not undergone an initial condition assessment prior to that effective date shall undergo an initial condition assessment prior to six (6) months after the effective date of this local law.

D. Periodic Condition Assessments. Following the initial condition assessment of a parking garage, such parking garage shall undergo periodic condition assessments at intervals not to exceed three (3) years.

E. Additional Condition Assessments.

(1) If the latest condition assessment report for a parking garage includes a recommendation by the responsible professional engineer that an additional condition assessment of such parking garage, or any portion of such parking garage, be performed before the date by which the next periodic condition assessment would be required under this chapter, the owner or operator of such parking garage shall cause such parking garage (or, if applicable, the portion of such parking garage identified by the responsible professional engineer) to undergo an additional condition assessment no later than the date recommended in such condition assessment report.

(2) If the Village becomes aware of any new or increased deterioration which, in the judgment of the Village, indicates that an additional condition assessment of the entire parking garage, or of the portion of the parking garage affected by such new or increased deterioration, should be performed before the date by which the next periodic condition assessment would be required under subdivision (c) of this section, the owner or operator of such parking garage shall cause such parking garage (or, if applicable, the portion of the parking garage affected by such new or increased deterioration) to undergo an additional condition assessment no later than the date determined by the Village to be appropriate.

F. Condition Assessment Reports. The responsible professional engineer shall prepare, or directly supervise the preparation of, a written report of each condition assessment, and shall submit such condition assessment report to the Village within 30 days. Such

condition assessment report shall be sealed and signed by the responsible professional engineer, and shall include:

- (1) an evaluation and description of the extent of deterioration and conditions that cause deterioration that could result in an unsafe condition or unsafe structure;
- (2) an evaluation and description of the extent of deterioration and conditions that cause deterioration that, in the opinion of the responsible professional engineer, should be remedied immediately to prevent an unsafe condition or unsafe structure;
- (3) an evaluation and description of the unsafe conditions;
- (4) an evaluation and description of the problems associated with the deterioration, conditions that cause deterioration, and unsafe conditions;
- (5) an evaluation and description of the corrective options available, including the recommended timeframe for remedying the deterioration, conditions that cause deterioration, and unsafe conditions;
- (6) an evaluation and description of the risks associated with not addressing the deterioration, conditions that cause deterioration, and unsafe conditions;
- (7) the responsible professional engineer's recommendation regarding preventative maintenance;
- (8) except in the case of the report of the initial condition assessment, the responsible professional engineer's attestation that he or she reviewed all previously prepared condition assessment reports available for such parking garage, and considered the information in the previously prepared reports while performing the current condition assessment and while preparing the current report; and
- (9) the responsible professional engineer's recommendation regarding the time within which the next condition assessment of the parking garage or portion thereof should be performed. In making the recommendation regarding the time within which the next condition assessment of the parking garage or portion thereof should be performed, the responsible professional engineer shall consider the parking garage's age, maintenance history, structural condition, construction materials, frequency and intensity of use, location, exposure to the elements, and any other factors deemed relevant by the responsible professional engineer in their professional judgment.

- G. Review Condition Assessment Reports. The Village shall take such enforcement action or actions in response to the information in such condition assessment report as may be necessary or appropriate to protect the public from the hazards that may result from the conditions described in such report. In particular, but not by way of limitation, the Village shall, by Order to Remedy or such other means of enforcement as the Village

may deem appropriate, require the owner or operator of the parking garage to repair or otherwise remedy all deterioration, all conditions that cause deterioration, and all unsafe conditions identified in such condition assessment report pursuant to paragraphs (2) and (3) of subdivision F. All repairs and remedies shall comply with the applicable provisions of the Uniform Code. This section shall not limit or impair the right of the Village to take any other enforcement action, including but not limited to suspension or revocation of a parking garage's operating permit, as may be necessary or appropriate in response to the information in a condition assessment report.

- H. The Village shall retain all condition assessment reports for the life of the parking garage. Upon request by a professional engineer who has been engaged to perform a condition assessment of a parking garage, and who provides the Village with a written statement attesting to the fact that he or she has been so engaged, the Village shall make the previously prepared condition assessment reports for such parking garage (or copies of such reports) available to such professional engineer. The Village shall be permitted to require the owner or operator of the subject parking garage to pay all costs and expenses associated with making such previously prepared condition assessment reports (or copies thereof) available to the professional engineer.
- I. This section shall not limit or impair the right or the obligation of the Village:
 - (1) to perform such construction inspections as are required by section 64-9 (Construction Inspections) of this local law;
 - (2) to perform such periodic fire safety and property maintenance inspections as are required by section 64-15 (Fire Safety and Property Maintenance Inspections) of this local law; and/or
 - (3) to take such enforcement action or actions as may be necessary or appropriate to respond to any condition that comes to the attention of the Village by means of its own inspections or observations, by means of a complaint, or by any other means other than a condition assessment or a report of a condition assessment.

§64-18. CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.

- A. The Superintendent of Buildings shall determine the climatic and geographic design criteria for buildings and structures constructed within this Village as required by the Uniform Code. Such determinations shall be made in the manner specified in the Uniform Code using, where applicable, the maps, charts, and other information provided in the Uniform Code. The criteria to be so determined shall include but shall not necessarily be limited to, the following:
 - (1) design criteria to include ground snow load; wind design loads; seismic category; potential damage from weathering, frost, and termite; winter design temperature; whether ice barrier underlayment is required; the air freezing index; and the mean annual temperature;

(2) heating and cooling equipment design criteria for structures within the scope of the RCNYS. The design criteria shall include the data identified in the Design Criteria Table found in Chapter 3 of the RCNYS; and

(3) flood hazard areas, flood hazard maps, and supporting data. The flood hazard map shall include, at a minimum, special flood hazard areas as identified by the Federal Emergency Management Agency in the Flood Insurance Study for the community, as amended or revised with:

(a) the accompanying Flood Insurance Rate Map (FIRM);

(b) Flood Boundary and Floodway Map (FBFM); and

(c) related supporting data along with any revisions thereto.

- B. The Superintendent of Buildings shall prepare a written record of the climatic and geographic design criteria determined pursuant to subdivision (a) of this section, shall maintain such record within the office of the Superintendent of Buildings, and shall make such record readily available to the public.

§64-19. RECORD KEEPING.

- A. The Superintendent of Buildings shall keep permanent official records of all transactions and activities conducted by all Code Enforcement Personnel, including records of:

(1) all applications received, reviewed and approved or denied;

(2) all plans, specifications and construction documents approved;

(3) all Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates, Stop Work Orders, and Operating Permits issued;

(4) all inspections and tests performed;

(5) all statements and reports issued;

(6) all complaints received;

(7) all investigations conducted;

(8) all condition assessment reports received;

(9) all fees charged and collected; and

(10) all other features and activities specified in or contemplated by sections 64-3 through 64-18, inclusive, of this local law.

- B. All such records shall be public records open for public inspection during normal business hours. All plans and records pertaining to buildings or structures, or appurtenances thereto, shall be retained for at least the minimum time period so required by State law and regulation.

§64-20. PROGRAM REVIEW AND REPORTING

- A. The Superintendent of Buildings shall annually submit to the Village Board of this Village a written report and summary of all business conducted by the Superintendent of Buildings and the Inspectors, including a report and summary of all transactions and activities described in section 64-19 (Record Keeping) of this local law and a report and summary of all appeals or litigation pending or concluded.
- B. The Superintendent of Buildings shall annually submit to the Secretary of State, on behalf of this Village, on a form prescribed by the Secretary of State, a report of the activities of this Village relative to administration and enforcement of the Uniform Code.
- C. The Superintendent of Buildings shall, upon request of the New York State Department of State, provide to the New York State Department of State, true and complete copies of the records and related materials this Village is required to maintain; true and complete copies of such portion of such records and related materials as may be requested by the Department of State; and/or such excerpts, summaries, tabulations, statistics, and other information and accounts of its activities in connection with administration and enforcement of the Uniform Code and/or Energy Code as may be requested by the Department of State.

§64-21. VIOLATIONS

- A. Violation notices and orders to remedy. The Superintendent of Buildings and each inspector are authorized to order in writing the remedying of any condition or activity found to exist in, on or about any building, structure, or premises in violation of the Uniform Code, the Energy Code, or this chapter. Upon finding that any such condition or activity exists, the Superintendent of Buildings or inspector shall issue a violation notice. The violation notice shall: be in writing, be dated and signed by the Superintendent of Buildings or inspector, specify the condition or activity that violates the Uniform Code, the Energy Code, or this chapter, specify the provision or provisions of the Uniform Code, the Energy Code, or this chapter which is/are violated by the specified condition or activity and shall include a statement similar to the following:

“The person or entity served with this Order to Remedy must completely remedy each violation described in this Order to Remedy by ____ [specify date], which is thirty (30) days after the date of this Order to Remedy.”

The Order to Remedy may include provisions ordering the person or entity served with such Order to Remedy to begin to remedy the violations described in the Order to Remedy immediately, or within some other specified period of time which may be less than thirty (30) days; to continue diligently to remedy such violations until each such violation is fully remedied; and, in any event, to complete the remedying of all such violations within thirty (30) days of the date of such Order to Remedy; and/or to take such other protective actions (such as vacating the building or barricading the area where the violations exist) which are authorized by this local law or by any other applicable

statute, regulation, rule, local law or ordinance, and which the Superintendent of Buildings may deem appropriate, during the period while such violations are being remedied. The Superintendent of Buildings shall cause the Order to Remedy, or a copy thereof, to be served on the owner of the affected property personally or by registered mail or certified mail within five (5) days after the date of the Order to Remedy. The Superintendent of Buildings shall be permitted, but not required, to cause the Order to Remedy, or a copy thereof, to be served on any builder, architect, tenant, contractor, subcontractor, construction superintendent, or their agents, or any other Person taking part or assisting in work being performed at the affected property personally or by registered mail or certified mail within five (5) days after the date of the Order to Remedy; provided, however, that failure to serve any Person mentioned in this sentence shall not affect the efficacy of the Compliance Order.

§64-22. Appearance Tickets.

The Superintendent of Buildings and each inspector are authorized to issue appearance tickets or summonses for any violation of the Uniform Code, the Energy Code, or this chapter.

§64-23. Penalties.

In addition to such other penalties as may be prescribed by State law,

- A. It shall be unlawful for any person, firm or corporation to construct, alter, repair, move, remove, demolish, equip, use, occupy or maintain any building or structure or portion thereof in violation of any provision of the Uniform Code, the Energy Code, or this chapter or to fail in any manner to comply with a notice, directive or order of the Superintendent of Buildings or to construct, alter or use and occupy any building or structure or part thereof in a manner not permitted by an approved building permit, operating permit or certificate of occupancy or to comply with any term, condition, or provision of any Building Permit, Certificate of Occupancy, Certificate of Compliance, Temporary Certificate, Stop Work Order, Operating Permit or other notice or order issued by the Superintendent of Buildings pursuant to any provision of this local law.
- B. Any person, firm or corporation who shall fail to comply with a written order of the Building Department within the time fixed for compliance therewith, and any owner, builder, architect, tenant, contractor, subcontractor, construction superintendent or their agents, or any other person taking part or assisting in the construction or use of any building who shall knowingly violate any of the applicable provisions of this chapter or any lawful order, notice, directive, permit or certificate of the Building Department made thereunder shall, upon conviction thereof, be subject to a fine not less than \$250 and not more than \$2,000 for the first offense in a twenty-four-month period, not less than \$500 and not more than \$2,000 for the second offense in a twenty-four-month period, not less than \$750 and not more than \$2,000 for the third offense in a twenty-four-month period, and not less than \$1,000 and not more than \$2,000 for the fourth and subsequent offenses in a twenty-four-month period, or to imprisonment for a term not exceeding 15 days, or both. The twenty-four-month period shall commence on the date of the initial violation.

Every violation of this article shall be a separate and distinct offense, and in the case of continued violation, every day's continuance thereof shall be deemed to be a separate and distinct offense. A violation of this article shall constitute disorderly conduct.

- C. Any person, firm or corporation committing an offense against any of the provisions of the Uniform Code, the Energy Code or this chapter shall be guilty of a violation and, upon conviction thereof, shall be subject to a fine not less than \$250 and not more than \$2,000 for the first offense in a twenty-four-month period, not less than \$500 and not more than \$2,000 for the second offense in a twenty-four-month period, not less than \$750 and not more than \$2,000 for the third offense in a twenty-four-month period, and not less than \$1,000 and not more than \$2,000 for the fourth and subsequent offenses in a twenty-four-month period, or to imprisonment for a term not exceeding 15 days, or both. The twenty-four-month period shall commence on the date of the initial violation. Every violation of this article shall be a separate and distinct offense, and in the case of continued violation, every day's continuance thereof shall be deemed to be a separate and distinct offense. A violation of this article shall constitute disorderly conduct.
- D. Injunctive Relief. An action or proceeding may be instituted in the name of this Village, in a court of competent jurisdiction, to prevent, restrain, enjoin, correct, or abate any violation of, or to enforce, any provision of the Uniform Code, the Energy Code, this local law, or any term or condition of any Building Permit, Certificate of Occupancy, Certificate of Compliance, Temporary Certificate, Stop Work Order, Operating Permit, Order to Remedy, or other notice or order issued by the Superintendent of Buildings pursuant to any provision of this local law. In particular, but not by way of limitation, where the construction or use of a building or structure is in violation of any provision of the Uniform Code, the Energy Code, this local law, or any Stop Work Order, Order to Remedy or other order obtained under the Uniform Code, the Energy Code or this local law, an action or proceeding may be commenced in the name of this Village, in the Supreme Court or in any other court having the requisite jurisdiction, to obtain an order directing the removal of the building or structure or an abatement of the condition in violation of such provisions. No action or proceeding described in this subdivision shall be commenced without the appropriate authorization from the Village Board of this Village.
- E. Remedies Not Exclusive. No remedy or penalty specified in this section shall be the exclusive remedy or remedy available to address any violation described in this section, and each remedy or penalty specified in this section shall be in addition to, and not in substitution for or limitation of, the other remedies or penalties specified in this section, in section 64-10 (Stop Work Orders) of this local law, in any other section of this local law, or in any other applicable law. Any remedy or penalty specified in this section may be pursued at any time, whether prior to, simultaneously with, or after the pursuit of any other remedy or penalty specified in this section, in section 64-10 (Stop Work Orders) of this local law, in any other section of this local law, or in any other applicable law. In particular, but not by way of limitation, each remedy and penalty specified in this section

shall be in addition to, and not in substitution for or limitation of, the penalties specified in subdivision (2) of section 382 of the Executive Law, and any remedy or penalty specified in this section may be pursued at any time, whether prior to, simultaneously with, or after the pursuit of any penalty specified in subdivision (2) of section 382 of the Executive Law.

§64-24. FEES

A fee schedule shall be established by resolution of the Village Board of this Village. Such fee schedule may thereafter be amended from time to time by like resolution. The fees set forth in, or determined in accordance with, such fee schedule or amended fee schedule shall be charged and collected for the submission of applications, the issuance of Building Permits, amended Building Permits, renewed Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates, Operating Permits, fire safety and property maintenance inspections, and other actions of the Superintendent of Buildings described in or contemplated by this local law.

§64-25. INTERMUNICIPAL AGREEMENTS

The Village Board of this Village may, by resolution, authorize the Superintendent of Buildings of this Village to enter into an agreement, in the name of this Village, with other governments to carry out the terms of this local law, provided that such agreement does not violate any provision of the Uniform Code, the Energy Code, Part 1203 of Title 19 of the NYCRR, or any other applicable law.

§64-26. PARTIAL INVALIDITY

If any section of this local law shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this local law.

§64-27. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

**RESOLUTION OF THE MAYOR AND BOARD OF TRUSTEES
DECLARING LEAD AGENCY AND SCHEDULING OF
PUBLIC HEARING ON PROPOSED ZONING TEXT
AMENDMENTS TO ALLOW ACCESSORY DWELLING UNITS IN
SINGLE FAMILY RESIDENCES**

WHEREAS, in February 2021, the Village of Ardsley Board of Trustees (the Village Board) adopted a duly prepared Comprehensive Plan and Local Waterfront Revitalization Program (LWRP) which included significant public input including public hearings and an environmental review as required by the New York State Environmental Quality Review (SEQR); and

WHEREAS, the Comprehensive Plan outlined certain goals and objectives related to diversifying the current housing stock, enhancing additional opportunities for housing, and increasing housing availability and affordability; and

WHEREAS, Section 200-13 of the Code of the Village of Ardsley provides for the process and procedures for amendments to the Village's Zoning Code, and accordingly a draft of proposed zoning text amendments to allow accessory dwelling units (ADU) in single family residences (the Proposed Action) has been prepared for Village Board review; and

WHEREAS, on March 9, 2022, September 14, 2022 and on October 17, 2022, at regularly scheduled meetings of the Village Board, the Board did review and discuss the proposed zoning revisions; and

WHEREAS, the Village Board, under Section 7-700 of New York State Village Law and Section 200-13 of the Code of the Village of Ardsley, is the only duly authorized legislative body that has the authority to approve the Proposed Action; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board, given its exclusive authority to amend the zoning code does hereby declare itself to be the Lead Agency under SEQR for the review and environmental determination for the Proposed Action; and be it further

RESOLVED, that the Village Board does hereby schedule a public hearing to be held at Village Hall on November 21, 2022, in which all members of the public are invited to participate; and be it further

RESOLVED, that the Village Board does hereby direct the Village Clerk to circulate a public hearing notice for the Proposed Action along with this resolution, the proposed zoning amendments and any other related material to the following list of Interested Agencies:

Village of Ardsley Planning Board

Village of Dobbs Ferry

Town of Greenburgh

Westchester County Department of Planning

New York State Department of Environmental Conservation

New York State Department of Transportation

New York State Thruway Authority; and be it further

RESOLVED, that a copy of the proposed zoning amendments will be available on the Village of Ardsley Web-site for public review and comment.

Article XIIB
Accessory Dwelling Units

200-100.16

Legislative Intent: It is the purpose of this Article to allow accessory apartments in single-family residences in the Village of Ardsley to

- A. Provide opportunity to establish small rental dwelling units as accessory to single-family dwellings in the Village of Ardsley respecting the aesthetics and scale of single-dwelling development and to ensure that any accessory dwelling unit meets applicable building, fire and safety standards;
- B. Ensure that accessory dwelling units do not contribute to or aggravate traffic congestion and parking problems;
- C. Establish small rental dwelling units without increasing building density by utilizing residential and accessory building resources as a means to meet the housing needs of the Village population which may be under-served, especially single persons and couples of all ages with low and moderate incomes, and relatives of existing residents of Ardsley;
- D. Provide economic support for individual residential owners and families, particularly homeowners who would benefit from rental income and those of moderate means, for whom there are limited housing options should they desire to move elsewhere and remain in the Village;
- E. Encourage diversity in the housing stock and the residential population of Ardsley;
- F. Provide accessible housing for seniors and persons with disabilities;
- G. Promote the health, safety and welfare of the residents of the Village of Ardsley and preserve property values;
- H. Provide housing that responds to changing family needs, smaller households, and increasing housing costs.

200-100.17 Definitions. The following terms, as used in this article, shall have the following meaning

- A. Accessory Dwelling Unit - An accessory dwelling unit (ADU) is a dwelling unit which is incidental and subordinate to a permitted principal one family residence use, and is located on the same lot therewith. ADUs are independently habitable and provide the basic requirements of shelter, heating, cooking, and sanitation.
- B. Accessory Apartment - An ADU that is attached to or part of the primary dwelling. Examples include converted living space, attached garages, basements or attics; additions; or a combination thereof.
- C. Accessory Cottage – An ADU that is located in an accessory building. Examples include converted detached garages or new construction.

200-100.18 Eligibility.

An ADU may be added on any lot in the R-1, R-2 and R-3 Zoning Districts on which there is a one family dwelling that that meets the requirements of this chapter.

200-100.19 Number of accessory dwelling units per lot.

One ADU is permitted per lot in the R-1, R-2 and R-3 Zoning Districts.

200-100.20 Owner occupancy required.

A lot or parcel of land containing an ADU shall be occupied by the owner of the premises, and the owner must live in the primary dwelling unit. Furthermore, the owner of the one-family lot upon which an ADU is proposed shall have owned and occupied the principle dwelling unit on the property for a minimum of two years immediately preceding the creation of the ADU.

200-100.21 Location on the lot.

- A. An ADU may be created through new construction, conversion of an existing structure, addition to an existing structure, or conversion of a qualifying existing accessory building to an accessory cottage.
- B. An ADU may be located in the principal dwelling building or accessory building provided that such principal dwelling building or accessory building conforms to the other requirements of this chapter, unless a variance therefor shall have been granted by the Zoning Board of Appeals.
- C. An ADU shall not be located in space originally designed to be used for the indoor storage of vehicles, unless such space is in excess of that which is needed to satisfy the minimum off-street parking requirement for the existing principal use on the subject property or unless an alternative on-site location for such parking is provided. Such alternative location may include but shall not be limited to newly constructed garage space or an outdoor parking area located entirely on the property.

200-100.22 Density.

ADUs must comply with all of the applicable residential density standards and zoning regulations of this code.

200-100.23 Floor Area.

The floor area for an ADU shall be at least 300 square feet, but in no case shall it exceed the lesser of 800 square feet or 30% of the total area of the principle dwelling building on the lot. There shall be no more than two bedrooms in any ADU.

200-100.24 Exterior appearance.

No exterior changes shall be made to the building in which the ADU is located that, in the opinion of the Board of Architectural Review, would alter the single-family character and appearance of the property.

200-100.25 Parking Requirements

In addition to the parking requirements for the principal dwelling and other permitted uses, one accessible and usable off-street parking space shall be provided for each ADU.

200-100.26 Water and sewer service

Approval of the proposed method and adequacy of water supply and sewage disposal shall be obtained from the Westchester County Health Department, if required, and shall be further subject to approval by the Planning Board and Building Inspector.

200-100.27 General Regulations

- A. The proposed accessory apartment shall be in compliance with all applicable federal, state and local zoning, building, fire, electrical, health and safety codes.
- B. The proposed accessory apartment shall not adversely affect the single-family character of the neighborhood.

- C. The ADU may not be listed for short term rental and the minimum rental or lease period shall not be less than 365 days nor more than 3 calendar years.
- D. There shall be a maximum of 50 ADUs in the Village.

200-100.28 Application Procedure:

- A. A permit for an ADU is to be obtained from the Building Department
- B. A permit for an ADU may be issued only to the owner-occupant of the principal residence at which the accessory apartment is to be located, and said owner must have owned and occupied the principle residence for the two year immediately preceding the application.
- C. An applicant for an ADU permit shall furnish a completed building permit application, a site plan indicating existing and proposed building and lot conditions, floor plans of the principal or accessory building and the proposed accessory apartment and elevation drawings of the principal or accessory building.
- D. The site plan shall also include a location map showing the applicant's property and adjacent property and streets, location of existing and proposed off-street parking, the location of all existing and proposed water and sewer lines, storm water management structures and ingress and egress to/from the site.
- E. Planning Board Site Plan Approval shall be required for any ADUs that are proposed to be located in a newly constructed principle or accessory building.
- F. An application to add and ADU to a property shall not be considered and a permit shall not be issued for any property on which a code violation exists.

200-100.29 Fees:

Application and permits fees for ADUs shall be the same as the fees for building construction as enumerated in §A210-3 of this code.

200-100.30 EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

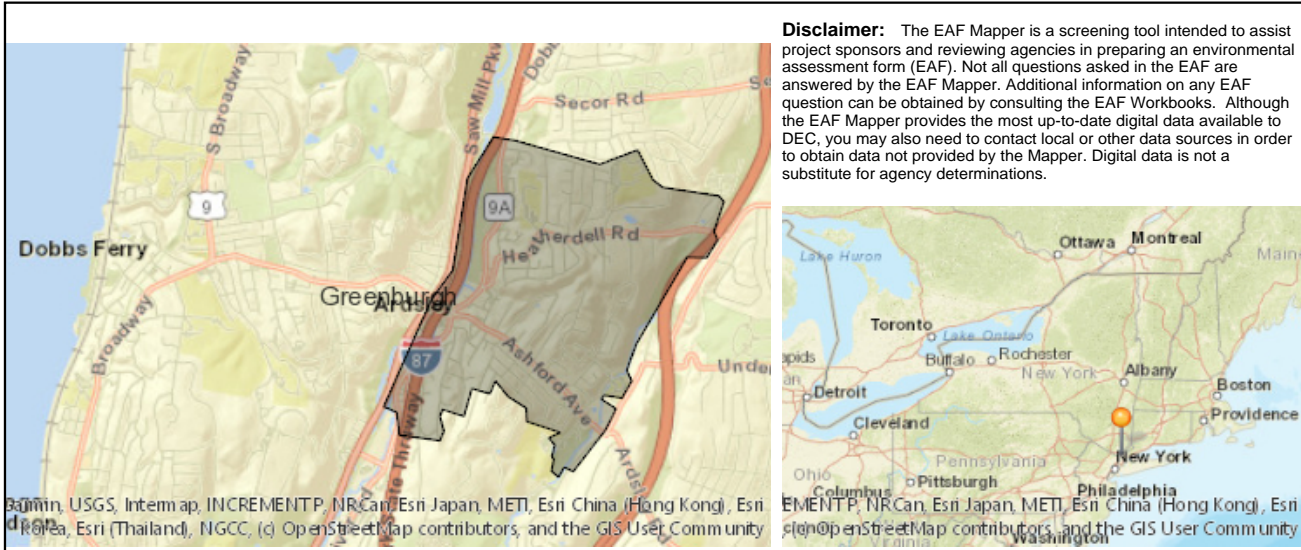
Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		

EAF Mapper Summary Report

Thursday, October 13, 2022 2:01 PM



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Juhring Estate, Name:Hilltops at or > 400 ft, Name:Floodplains, Name:County & State Park Lands, Reason:Drainage and open space resource, Reason:Preserve open space, Reason:Protect water & natural area, Reason:Exceptional or unique character, Agency:Dobbs Ferry, Village of, Agency:Greenburgh, Town of, Agency:Westchester County, Date:1-27-96, Date:7-10-93, Date:1-30-79, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes


**RESOLUTION TO SCHEDULE A PUBLIC HEARING TO CONSIDER
A REQUEST FOR OUTDOOR SEATING AT BOOSKERDOO COFFEE
& BAKING CO 718 SAW MILL RIVER ROAD**

RESOLVED, that the Village Board of the Village of Ardsley hereby schedules a public hearing on Monday, November 21, 2022 at 8:00 p.m. or soon thereafter to consider a request for permission for outdoor seating in front of the coffee shop located at 718 Saw Mill River Road; and

BE IT FURTHER RESOLVED, that the Village Board of the Village of Ardsley declares itself as Lead Agency for this application.

MEMO

TO: Mayor Kaboolian
Village Board of Trustees

FROM: Larry J. Tomasso 

DATE: October 12, 2022

RE: Outdoor Seating, Booskerdoo Coffee & Baking Company, 718 SMRR

Booskerdoo Coffee & Baking Company will be opening for business soon at the site of the former Starbucks Coffee Shop at 718 SMRR. They recently applied for a permit to place tables and chairs on the patio in front of the store as Starbucks did. Village Board approval is required for this request pursuant to §200-82E of the Village Code.

The VB should declare itself Lead Agency for the site plan modification schedule a public hearing on the 11/21 agenda

Let me know if you need any additional information.

Files: VILLAGE BOARD/smrr718 booskerdoo outdoor seating 10-12-22


**RESOLUTION TO SCHEDULE A PUBLIC HEARING TO CONSIDER
A REQUEST TO HOLD AN OUTDOOR EVENT SPONSORED BY
BOAR'S HEAD PROVISIONS AT ARDSLEY MARKET FRESH
645 SAW MILL RIVER ROAD**

RESOLVED, that the Village Board of the Village of Ardsley hereby schedules a public hearing on Monday, November 21, 2022 at 8:00 p.m. or soon thereafter to consider a request to hold an outdoor event sponsored by Boar's Head Provisions at Ardsley Market Fresh 645 Saw Mill River Road; and

BE IT FURTHER RESOLVED, that the Village Board of the Village of Ardsley declares itself as Lead Agency for this application.

MEMO

TO: Mayor Kaboolian
Village Board of Trustees

FROM: Larry J. Tomasso 

DATE: October 12, 2022

RE: Outdoor Event, Ardsley Market, 645 SMRR

Fozy, the manager of the ardsley Market located at 645 SMRR is requesting permission to hold an outdoor event sponsored by Boar's Head Provisions. The attached email briefly describes the event. Village Board approval is required for this request pursuant to §200-82E of the Village Code.

The VB should declare itself Lead Agency for the site plan modification schedule a public hearing on the 11/21 agenda

Let me know if you need any additional information.

Files: VILLAGE BOARD/smrr645 ardsley market outdoor event 10-12-22

Larry Tomasso

From: Yahoo! Warning <fonzyfms@yahoo.com>
Sent: Tuesday, October 4, 2022 6:30 PM
To: Larry Tomasso
Subject: ardsley market
Attachments: Ardsley Opening.pdf

hi hope all is well my name is fozy im the manager from ardsley market located at 645 saw mill river rd ardsley ny 10502 we have been chosen by boarshead as there market of distinction of westchester and they would like to have a little event for us in our parking lot preferably on a friday below is the attachment for the tents and what will be used for the event in the parking lot . The event most likely would be from 10 am to 3pm thank you .

[EXTERNAL] This email is from outside the Village of Ardsley - Please use caution when opening links and attachments!