



AGENDA

Ardasley Village Board of Trustees

8:00 PM - Monday, November 21, 2022

IN-PERSON

507 Ashford Avenue

BROADCAST LIVE ON VERIZON 32/35 & CABLEVISION 75

CALL IN NUMBER (914) 693-6202

Page

1. PLEDGE OF ALLEGIANCE

PUBLIC HEARING

To Discuss Amending Chapter 180 Article II Entitled "Senior Citizens Tax Exemption" of the Ardsley Village Code

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PUBLIC HEARING

To Discuss Request for Outdoor Seating At Booskerdoo Coffee & Baking Co. 716-718 Saw Mill River Road

6 - 7

PUBLIC HEARING

To Discuss Request to Hold an Outdoor Event Sponsored by Board's Head Provisions at Ardsley Market Fresh 645 Saw Mill River Road

8 - 10

PUBLIC HEARING

To Discuss Repealing and Replacing Chapter 64 Entitled "Building Construction" of the Ardsley Village Code

11

PUBLIC HEARING

To Discuss Amending Chapter 200 Entitled "Zoning" to Add Provision for Accessory Dwelling Units of the Ardsley Village Code

12 - 19

SPECIAL PRESENTATION

Traffic, Parking, Pedestrian, Cycling & Safety Advisory Committee-DRIVE SAFE ARDSLEY PROGRAM PRESENTATION

20 - 41

2. ANNOUNCEMENT OF EXIT SIGNS

3. APPROVAL OF MINUTES:

42 - 60

3.a November 7, 2022 Board of Trustees Regular Meeting Minutes

4. DEPARTMENT REPORTS

4.1. LEGAL

4.1.a Village Attorney Robert J. Ponzini

4.2. MANAGER

4.2.a Village Manager Joseph Cerretani

4.3. TREASURER

61 - 66

4.3.a November 21, 2022 Abstract Report

4.4. BUILDING

67 - 78

4.4.a October 2022 Building Department Report

4.5. FIRE

4.5.a No Fire Department Report.

- October & November 2022 Reports will be presented at the December 19th 2022 Meeting.

4.6. POLICE

79 - 93

4.6.a October 2022 Police Department Report

4.7. MAYOR'S ANNOUNCEMENTS

4.8. COMMITTEE & BOARD REPORTS

5. VISITORS

6. OLD BUSINESS:

94 - 116

6.a Consider a Resolution to Amend Chapter 180 Article II Entitled "Senior Citizens Tax Exemption" of the Ardsley Village Code

117 - 118

6.b Consider a Resolution to Grant Permission for Outdoor Seating at Booskerdoo Coffee & Baking Co. 716-718 Saw Mill River Road

119 - 175

6.c Consider a Resolution to Repeal and Replace Chapter 64 Entitled "Building Construction" of the Ardsley Village Code

7. NEW BUSINESS:

176 - 177

7.a Consider a Resolution of Support for Natural Resource Inventory Technical Assistance Grant

178 - 180

7.b Consider a Resolution Amending the Village of Ardsley's Gift Policy

181 - 191

7.c Consider a Resolution Amending the Village of Ardsley's Non-Union Personnel Policy

192 - 198

7.d Consider a Resolution Amending Village of Ardsley's Blood Bourne Pathogens Policy

8. CALL FOR EXECUTIVE SESSION

9. ADJOURNMENT OF MEETING

10. UPCOMING MEETINGS & EVENTS

November 23, 2022 Senior Citizens Flower Making 12:00 pm

November 23, 2022 Home Work Helpers 3:00 pm

November 23, 2022 Zoning Board of Appeals Meeting 8:00 pm

November 24, 2022 Thanksgiving Day-All Village Offices Closed

November 25, 2022 Day After Thanksgiving-All Village Offices Closed

November 30, 2022 Senior Citizens Wreath Making 12:00 pm

November 30, 2022 Homework Helpers 3:00 pm

December 1, 2022 Climate Action Committee Meeting 7:00 pm

December 2, 2022 Middle School Hangout

December 3, 2022 Tree Lighting 6:00 pm

December 19, 2022 Menorah Lighting 7:00 pm

11. NEXT BOARD MEETING:

December 5, 2022 Board of Trustees

Reorganization & Legislative Meetings 8:00 pm

December 14, 2022 Board of Trustees Work

Session 7:30 pm

NOTICE OF PUBLIC HEARING
CODE CHANGES TO CHAPTER 180 ARTICLE II ENTITLED
“SENIOR CITIZENS TAX EXEMPTION”

PLEASE TAKE NOTICE that the Board of Trustees of the Village of Ardsley will hold a public hearing on Monday, November 21, 2022 at 8:00 p.m. or soon thereafter at Village Hall-Court Room, 507 Ashford Avenue, Ardsley, NY 10502 to consider a Local Law amending Chapter 180 Article II entitled “Senior Citizens Tax Exemption” of the Ardsley Village Code.

Please check the calendar on the village website for meeting details at www.ardsleyvillage.com

Further details on the proposed local law is available at the Clerk’s office, 507 Ashford Avenue, Ardsley, NY. Written comments may be sent to the Village Clerk at arocco@ardsleyvillage.com or sent via regular mail to 507 Ashford Ave, Ardsley, NY 10502. All comments will be shared with the Board of Trustees and questions will be answered as quickly as possible.

All residents and taxpayers are invited to attend.

BY ORDER OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF ARDSLEY, NEW YORK

Ann Marie Rocco
Village Clerk
Dated: November 11, 2022

NOTICE OF PUBLIC HEARING
OUTDOOR SEATING –BOOSKERDOO COFFEE & BAKING CO.
718 SAW MILL RIVER ROAD

PLEASE TAKE NOTICE, that the Board of Trustees of the Village of Ardsley will hold a public hearing on Monday, November 21, 2022 at 8:00 p.m. or soon thereafter at Village Hall-Court Room, 507 Ashford Avenue, Ardsley, NY 10502 to discuss the proposed request to have outdoor seating on the patio in front of the coffee shop at 718 Saw Mill River Road-Booskerdoo Coffee & Baking Co.

Further details on the proposed request is available at the Clerk's office, 507 Ashford Avenue, Ardsley, NY during normal office hours Monday through Friday 9:00 am-4:00 pm.

Written comments may be sent to the Village Clerk at arocco@ardsleyvillage.com or sent via regular mail to 507 Ashford Ave, Ardsley, NY 10502. All comments will be shared with the Board of Trustees and questions will be answered as quickly as possible.


All residents and taxpayers are invited to attend.

BY ORDER OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF ARDSLEY, NEW YORK

Ann Marie Rocco
Village Clerk
Dated: October 21, 2022

MEMO

TO: Mayor Kaboolian
Village Board of Trustees

FROM: Larry J. Tomasso 

DATE: November 18, 2022

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

As you know, 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 business owner recently applied for and obtained a variance from the NYS Codes Division to have one unisex bathroom instead of the two bathrooms (separated facilities) that are required by code. The variance was granted conditioned upon a maximum occupant load of less than 49.

The NYS Plumbing Code states: "The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required." The proposed outdoor seating increase the occupant load above 49. As such, the business owner must reduce the number of outdoor seats or obtain an amended variance from the NYS Codes Division before the outdoor seating can be approved.

Any approvals should contain the following conditions:

1. The applicant must provide written verification from the Codes Division that the variance granted will cover the additional seating or reduce the number of outdoor seats to bring the total occupant load below 49.
2. An unobstructed sidewalk width of 3 feet and an unobstructed exit width equal to the width of the doors must be maintained at all times.
3. The months of operation of the outdoor seating should be limited as determined by the VB (ex: April 1 to October 15 each year).
4. The hours of operation should also be limited as determined by the VB (ex: 11am to 8pm).
5. Any conditions deemed appropriate by the Village Attorney & Village Manager.
6. Any conditions deemed appropriate by the VB.
7. The applicant must submit a revised plan to the building department detailing all of the conditions of approval.

Let me know if you need any additional information.

Files: VILLAGE BOARD/smrr718 booskerdoo outdoor seating 11-18-22

NOTICE OF PUBLIC HEARING
OUTDOOR EVENT –ARDSLEY MARKET FRESH
645 SAW MILL RIVER ROAD

PLEASE TAKE NOTICE, that the Board of Trustees of the Village of Ardsley will hold a public hearing on Monday, November 21, 2022 at 8:00 p.m. or soon thereafter at Village Hall-Court Room, 507 Ashford Avenue, Ardsley, NY 10502 to discuss the proposed request to have outdoor an outdoor event sponsored by Boar’s Head Provisions at 645 Saw Mill River Road-Ardsley Market Fresh.

Further details on the proposed request is available at the Clerk’s office, 507 Ashford Avenue, Ardsley, NY during normal office hours Monday through Friday 9:00 am-4:00 pm.

Written comments may be sent to the Village Clerk at arocco@ardsleyvillage.com or sent via regular mail to 507 Ashford Ave, Ardsley, NY 10502. All comments will be shared with the Board of Trustees and questions will be answered as quickly as possible.


All residents and taxpayers are invited to attend.

BY ORDER OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF ARDSLEY, NEW YORK

Ann Marie Rocco
Village Clerk
Dated: October 21, 2022

MEMO

TO: Mayor Kaboolian
Village Board of Trustees

FROM: Larry J. Tomasso 

DATE: November 18, 2022

RE: Outdoor Event, Ardsley Market, 645 SMRR

As you know, 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 applicant has not provided any more information or details regarding this event so I am not able to provide conditions of approval. As such, I recommend that you do not vote on a resolution at this meeting. If you are satisfied with the presentation, you can adjourn the hearing until the next meeting which will provide us the time needed to draft a proper resolution for your consideration.

Let me know if you need any additional information.

From: Yahoo! Warning <fonzyfms@yahoo.com>

Sent: Tuesday, October 4, 2022 6:30 PM

To: Larry Tomasso <LTomasso@ardsleyvillage.com>

Subject: ardsley market

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!

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

NOTICE OF PUBLIC HEARING
REPEAL & REPLACE CHAPTER 64 ENTITLED “BUILDING CONSTRUCTION”
OF THE ARDSLEY VILLAGE CODE

PLEASE TAKE NOTICE, that the Board of Trustees of the Village of Ardsley will hold a public hearing on Monday, November 21, 2022 at 8:00 p.m. or soon thereafter at Village Hall-Court Room, 507 Ashford Avenue-Court Facility, Ardsley, NY 10502 to consider a Local Law repealing and replacing Chapter 64 entitled “Building Construction” of the Ardsley Village Code.

Further details on the proposed local law is available at the Clerk’s office, 507 Ashford Avenue, Ardsley, NY during normal office hours Monday through Friday 9:00 am-4:00 pm.

Written comments may be sent to the Village Clerk at arocco@ardsleyvillage.com or sent via regular mail to 507 Ashford Ave, Ardsley, NY 10502. All comments will be shared with the Board of Trustees and questions will be answered as quickly as possible.

All residents and taxpayers are invited to attend.

BY ORDER OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF ARDSLEY, NEW YORK

Ann Marie Rocco
Village Clerk
Dated: October 21, 2022

Lead Agency
Scheduling of Public Hearing

This announcement is for the purpose of noticing a Public Hearing will be held before the Board of Trustees of the Village of Ardsley, 507 Ashford Avenue, Ardsley, New York on Monday, November 21, 2022 8:00 p.m. or soon thereafter for proposed zoning text amendments to allow for the opportunity to establish small rental dwelling units as accessory to single-family dwellings in the Village of Ardsley. The Public Hearing is being held pursuant to Chapter 200-103 Amendments of the Village Code.

MEMO TO: ALL INTERESTED AGENCIES

FROM: Village of Ardsley Board of Trustees
507 Ashford Avenue
Ardsley, NY 10502

PROJECT TITLE: zoning text amendments allow for the opportunity to establish small rental dwelling units as accessory to single-family dwellings in the Village of Ardsley, NY 10502

PUBLIC HEARING DATE: November 21, 2022

Contact Person: Ann Marie Rocco, Village Clerk
507 Ashford Avenue
Ardsley, NY 10502
T. 914-693-1550
Email: arocco@ardsleyvillage.com

See documentation below:

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.

All residents and taxpayers are invited to attend.

**BY ORDER OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF ARDSLEY, NEW YORK**

**Ann Marie Rocco
Village Clerk
Dated: October 21, 2022**



Westchester County Planning Board Referral Review
Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

George Latimer
County Executive

October 21, 2022

Ann Marie Rocco, Village Clerk
Village of Ardsley
507 Ashford Avenue
Ardsley, NY 10502

**County Planning Board Referral File ARD 22-003 – Accessory Dwelling Units
Zoning Text Amendment**

Dear Ms. Rocco:

The Westchester County Planning Board has received a proposed Local Law that would amend the text of the Ardsley Zoning Ordinance to add provisions for permitting and regulating accessory dwelling units (ADUs). As proposed, accessory dwelling units would be permitted in all single-family residential zones as an accessory use, subject to certain standards and requirements. ADUs would be limited to two bedrooms and would require one off-street parking space. The minimal rental term for ADUs would be one year.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code.

We are supportive of allowing accessory dwelling units, as such units expand the range of housing types available in Westchester's communities, which is consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995.

While the proposed zoning would regulate ADUs as an accessory use, which we support, the zoning also sets up several regulatory barriers which could discourage ADU applicants as well as deter certain household types from seeking to construct an ADU. We recommend the Village consider using regulations that are more similar to the *Accessory Dwelling Unit Model Ordinance*, prepared by County Planning Department staff (attached). In particular, we recommend the following revisions:

1. Parking and traffic congestion.

The legislative intent of the proposed regulations state that the regulations should “ensure that accessory dwelling units do not contribute to or aggravate traffic congestion and parking problems.” We believe that the specific regulations that follow in the ordinance to carry out this intent will increase the burden on applicants to construct ADUs because they will have to construct parking which may not be necessary. These requirements could also have the impact of increasing impervious coverage in Ardsley, which is bordered on two sides by rivers that have flooding concerns. We recommend the Village require no additional parking to be constructed for an ADU, unless there is insufficient off-site parking in the area.

432 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Telephone: (914) 995-4400

Website: westchestergov.com

2. Owner occupancy.

The proposed regulations require that the owner of a premises live in the primary residence and not the ADU. This would prevent certain types of households from being able to occupy a house with an ADU in Ardsley. For example, in a multi-generational household, a grandparent who owns a house, could not live in the ADU while their children and grand-children occupied the primary residence. Furthermore, the proposed requirement that the owner of a premises must occupy the principle dwelling for two years before creating an ADU may also discourage certain household types from purchasing a home in Ardsley. We recommend the Village remove these requirements.

3. Lease term.

The proposed regulations prevent an ADU from being leased out for less than a year. This arrangement would be impractical for the needs of many households, particularly those who are seeking to move to Westchester County for employment, who may need more flexibility in a lease as they search for permanent homes. We recommend the minimum lease term be six months.

4. Density.

The proposed regulations require ADUs to comply with all with residential density standards. We recommend this provision be removed and that ADUs be made exempt from density standards.

5. Site plan review.

The proposed regulations would require a site plan approval from the Ardsley Planning Board for ADUs that would be located in a newly constructed accessory building. We recommend that this be revised to only require Building Department review.

Please inform us of the Village's decision so that we can make it a part of the record.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:



Norma V. Drummond
Commissioner

NVD/LH

Model Ordinance

Accessory Dwelling Unit (ADU)

Westchester County Department of Planning

November, 2019

1. **Purpose and Intent.** Accessory dwelling units are allowed in certain situations to:
 - a. Create new housing units while respecting the look and scale of single-dwelling development;
 - b. Support more efficient use of existing housing stock and infrastructure;
 - c. Offer environmentally friendly housing choices with less average space per person and smaller associated carbon footprints;
 - d. Provide housing that responds to changing family needs, smaller households, and increasing housing costs; and
 - e. Provide accessible housing for seniors and persons with disabilities.
2. **Definition.** An accessory dwelling unit (ADU) is a smaller, secondary home on the same lot as a primary dwelling. ADUs are independently habitable and provide the basic requirements of shelter, heating, cooking, and sanitation. There are two types of ADUs:
 - a. **Accessory apartments** are attached to or part of the primary dwelling. Examples include converted living space, attached garages, basements or attics; additions; or a combination thereof.
 - b. **Accessory cottages** are detached structures. Examples include converted garages or new construction.
3. **Eligibility.** An ADU may be added to a house on any residentially zoned lot.
4. **Number.** One ADU is permitted per residentially zoned lot.
5. **Occupancy.** A lot or parcel of land containing an ADU shall be occupied by the owner of the premises, and the owner may live in either the ADU or the primary dwelling unit.
6. **Creation.** An ADU may be created through new construction, conversion of an existing structure, addition to an existing structure, or conversion of a qualifying existing house to an accessory cottage while simultaneously constructing a new primary dwelling on the site.
7. **Density.** ADUs are exempt from the residential density standards of this code.
8. **Approval.** The Building Inspector/Administrator must approve the proposed ADU as complying with the standards of this ordinance. Applications for ADUs must meet the following criteria.
 - a. The applicant must demonstrate that the ADU complies with all development and design standards of this section.
 - b. The applicant must demonstrate that the proposed modifications comply with applicable building and fire safety codes.

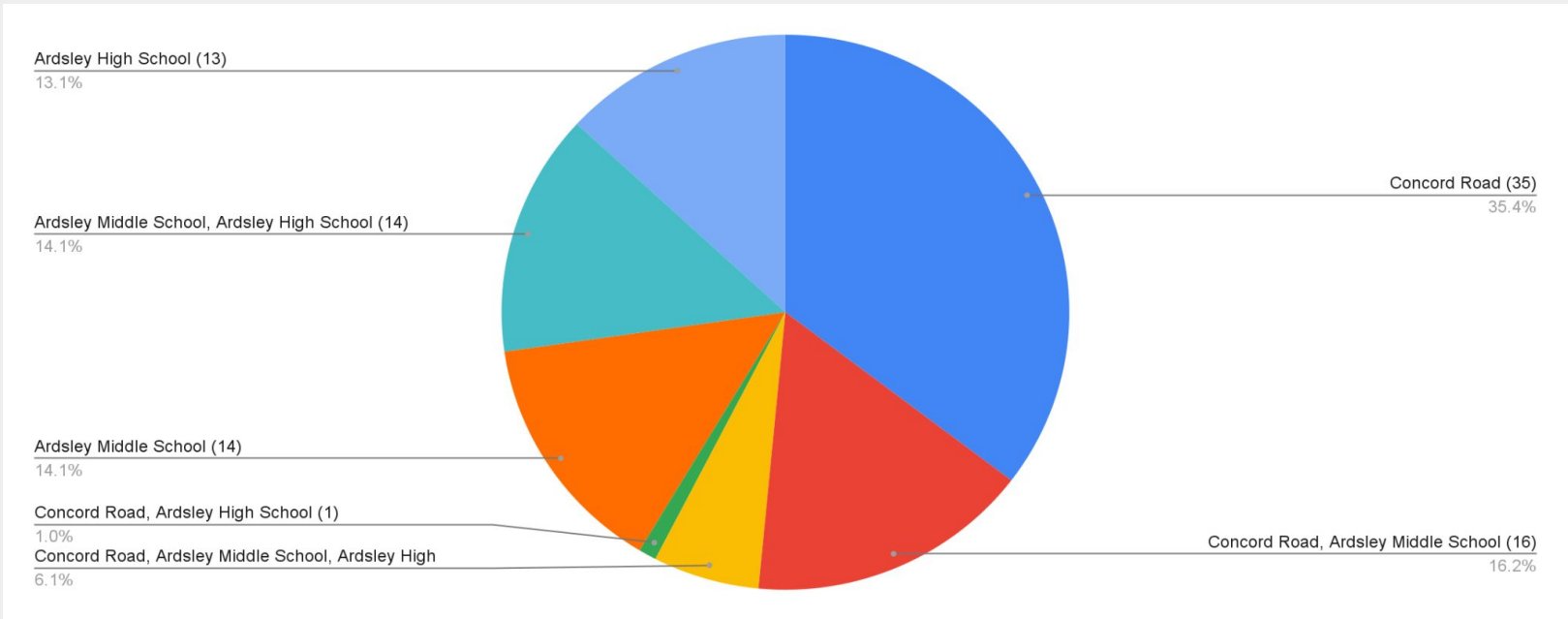
- c. The applicant must provide certification by the Westchester County Department of Health that the water supply and sewage disposal facilities are adequate for the projected number of residents.
- 9. **Application Fees and Information.** Application fees for ADU's shall not be more than 30 percent of the application fee for a single-family dwelling unit. The information required on the applications for creating or legalizing ADU's shall be the same information that is required to construct a single-family dwelling unit.
- 10. **Occupancy and Use.** Occupancy and use standards for an ADU shall be the same as those applicable to a primary dwelling on the same site.
- 11. **Design.** Design standards for ADUs are stated in this section. If not addressed in this section, base zone development standards apply. All ADUs (accessory apartments and accessory cottages) must meet the following requirements:
 - a. **All ADU's:**
 - i. **Size.** An ADU may be no more than 800 square feet or the size of the primary dwelling, whichever is less.
 - ii. **Parking.** No additional parking is required for an ADU. Existing required parking for the primary dwelling must be maintained or replaced on-site.
 - b. **Accessory apartments** must meet the following additional requirements:
 - i. **Location of entrances.** Only one entrance may be located on the facade of the primary dwelling facing the street, unless the primary dwelling contained additional entrances before the accessory apartment was created.
 - ii. **Exterior stairs.** Fire escapes or exterior stairs for access to an upper level accessory apartment shall not be located on the front of the primary dwelling.
 - c. **Accessory cottages** must meet the following additional requirements:
 - i. **Height.** The maximum height allowed for an accessory cottage is the lesser of [20-25] feet or the height of the primary dwelling.
 - ii. **Building setbacks.** Accessory cottages must be located at least six feet behind the primary dwelling, unless the accessory cottage is in an existing detached structure that does not meet this standard.
 - iii. **Building coverage.** The building coverage of an accessory cottage may not be larger than the building coverage of the primary dwelling.
 - iv. **Yard setbacks.** No portion of an existing building that encroaches within a required yard setback may be converted to or used as an accessory cottage unless the building complies with setback exemptions available elsewhere in the code (e.g. garages).

Ardsley School Zone Traffic Safety



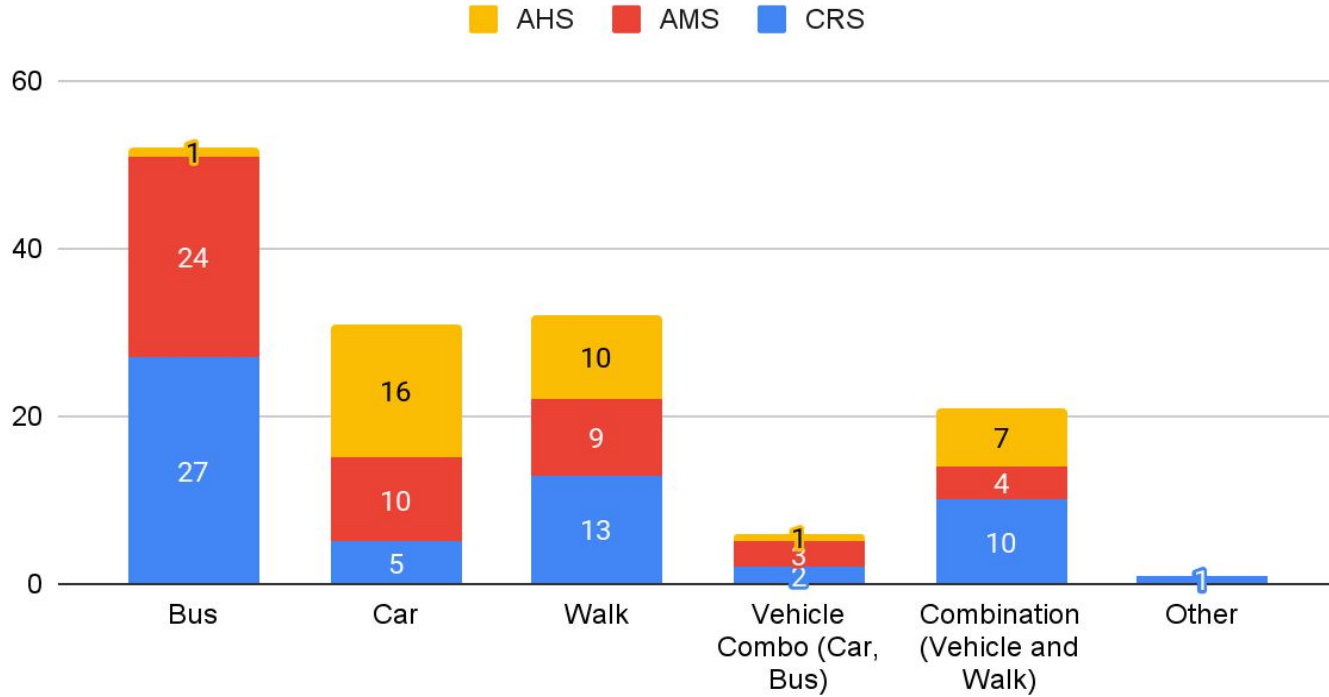
Survey Results

Which school does your child currently attend? If you have more than one child in the Ardsley Schools, please choose all that apply.



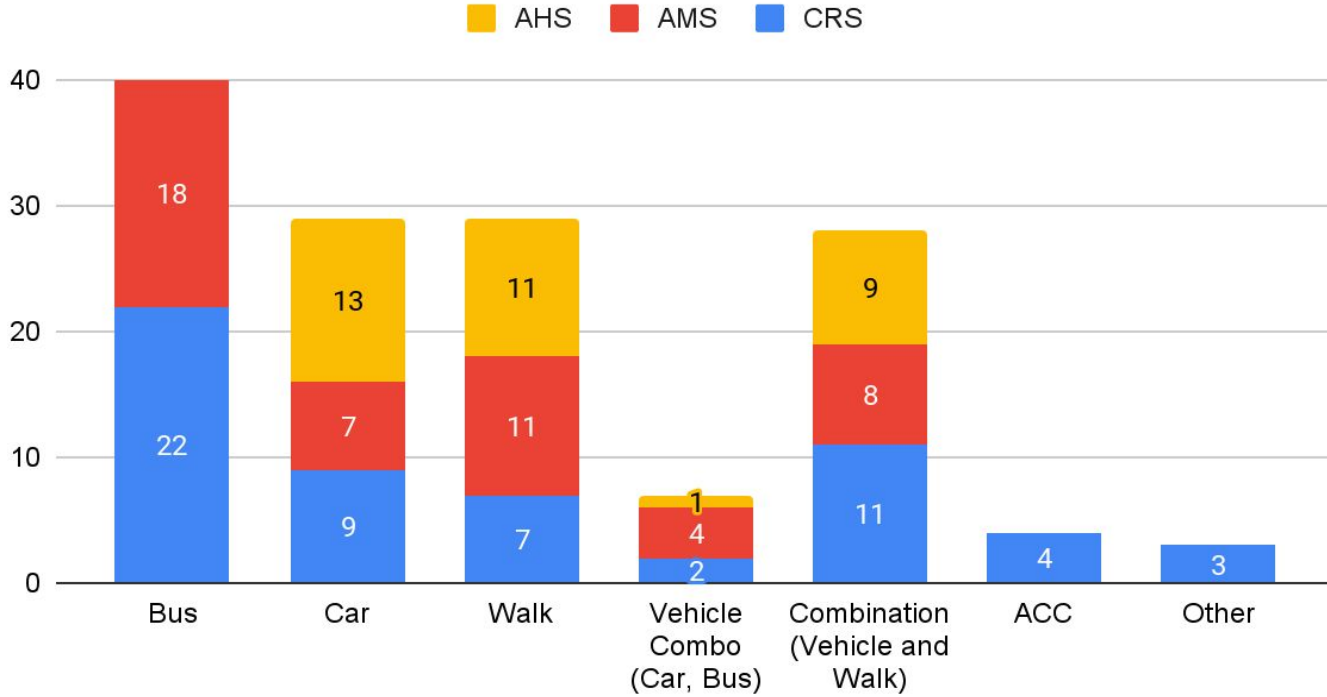
99 Responses

How Does Your Child Travel to School?



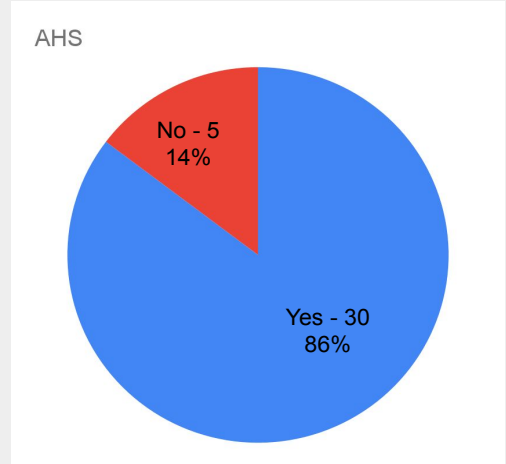
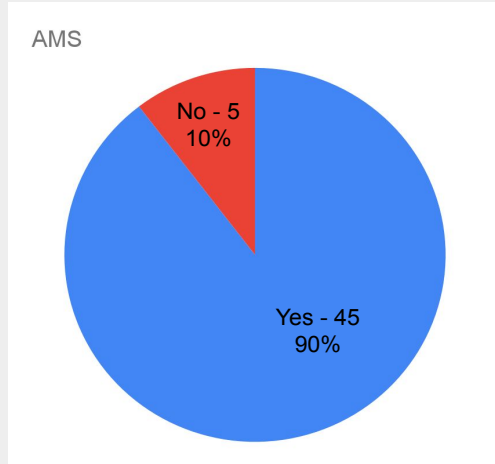
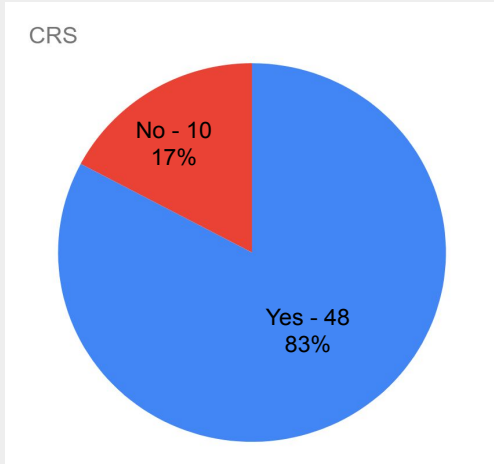
143 Responses

How Does Your Child Travel from School?



140 Responses

Do you have concerns about your child's safety while traveling to or from school?



Across the district, **84.8% of parents** expressed a concern about the safety of their child(ren) while traveling to or from school

99 Responses

What are your primary concerns?

Vehicles
Blocking
Crosswalks
(18)

Drivers not
stopping at
stop signs
(61)

Lack of
Crossing
Guards
(38)

Speeding
Cars/Buses
(77)

Children crossing
the street without
using a crossing
guard or
crosswalk
(33)

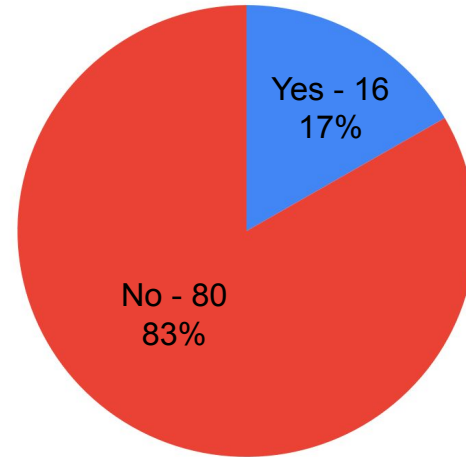
Distracted
Drivers
(61)

87 Responses

Has your child been harmed or at serious risk of being harmed while traveling to or from school?

For those who answered yes,
the recurring themes were:

- Danger at **crosswalks**
 - Several near misses
- **Speeding** cars



Suggestions to Improve the Situation?

**Issue More
Speeding
Tickets**

**Speed Bumps /
Speed Dips**

**Crossing
Guards**

**Install
Speed
Cameras**

**Increased
Police
Presence**

**Increased
Flashing
Lights**

**People
Directing
Traffic**

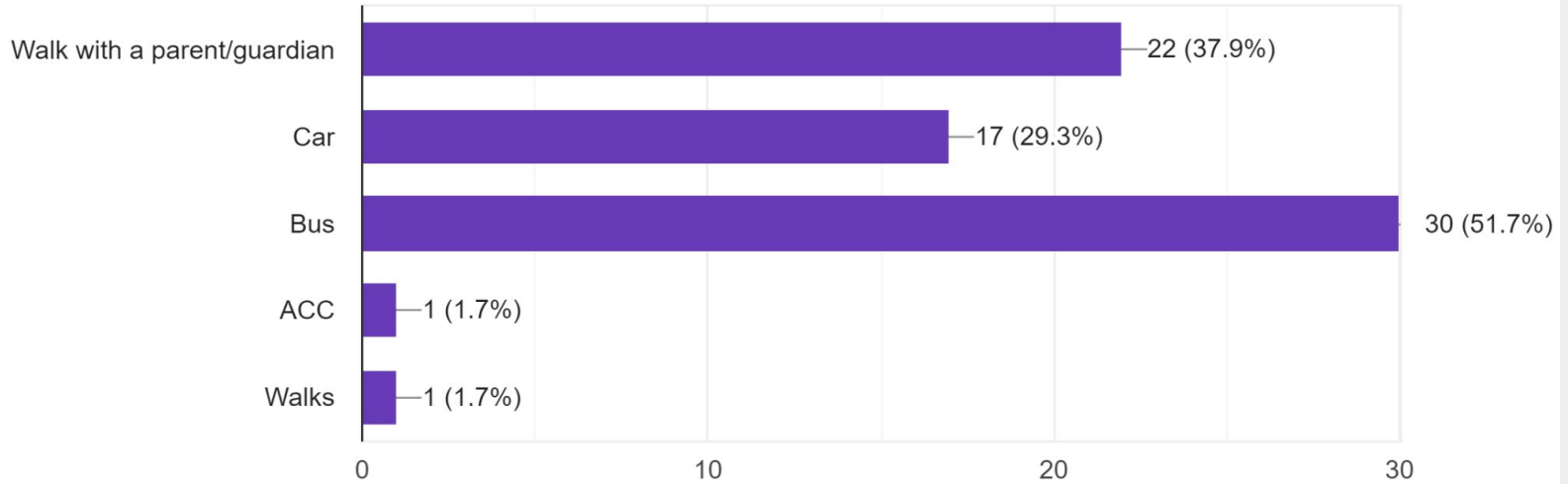
**Expand
School
Zones**

**Reduced
Speed
Limits**

Supplemental Data

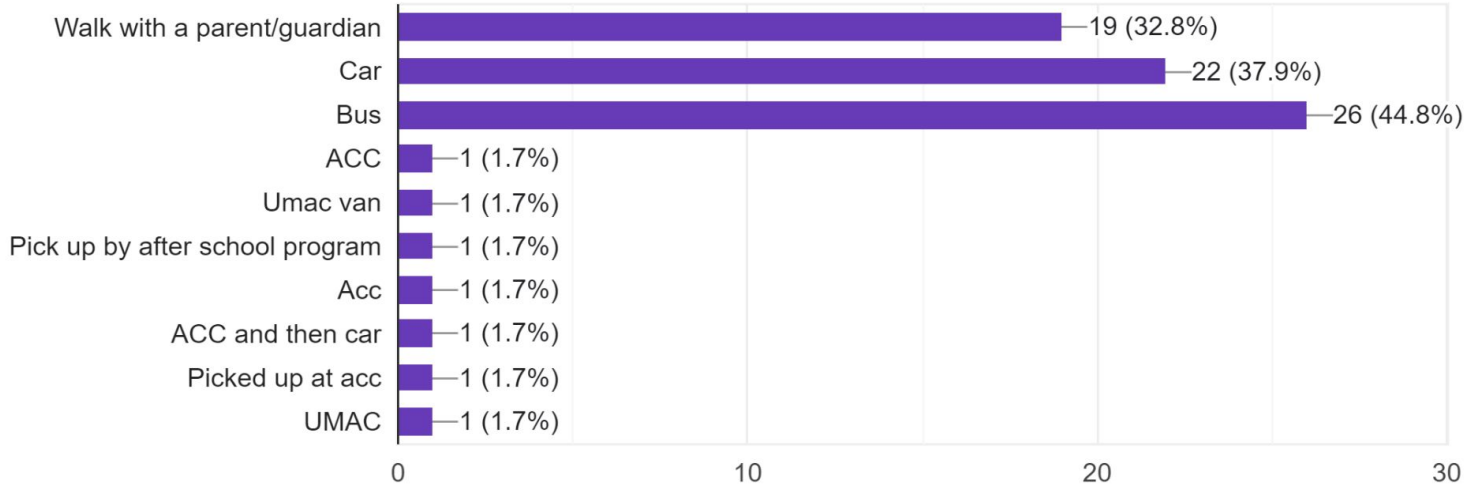
CRS: How does your child travel to school? Please choose all that apply.

58 responses



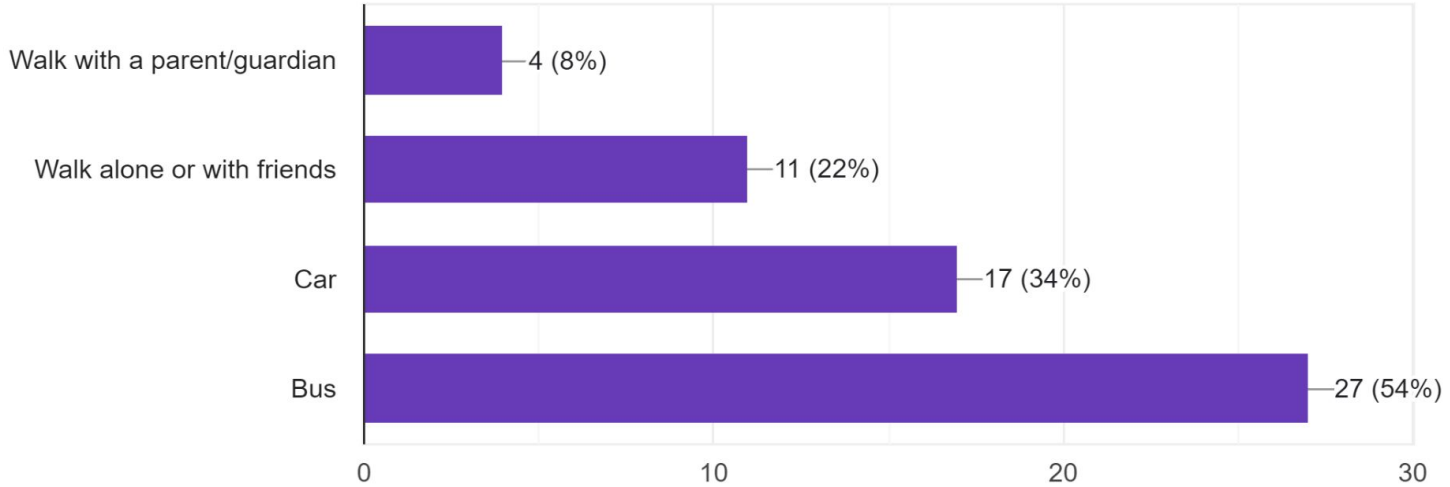
CRS: How does your child travel from school? Please choose all that apply.

58 responses



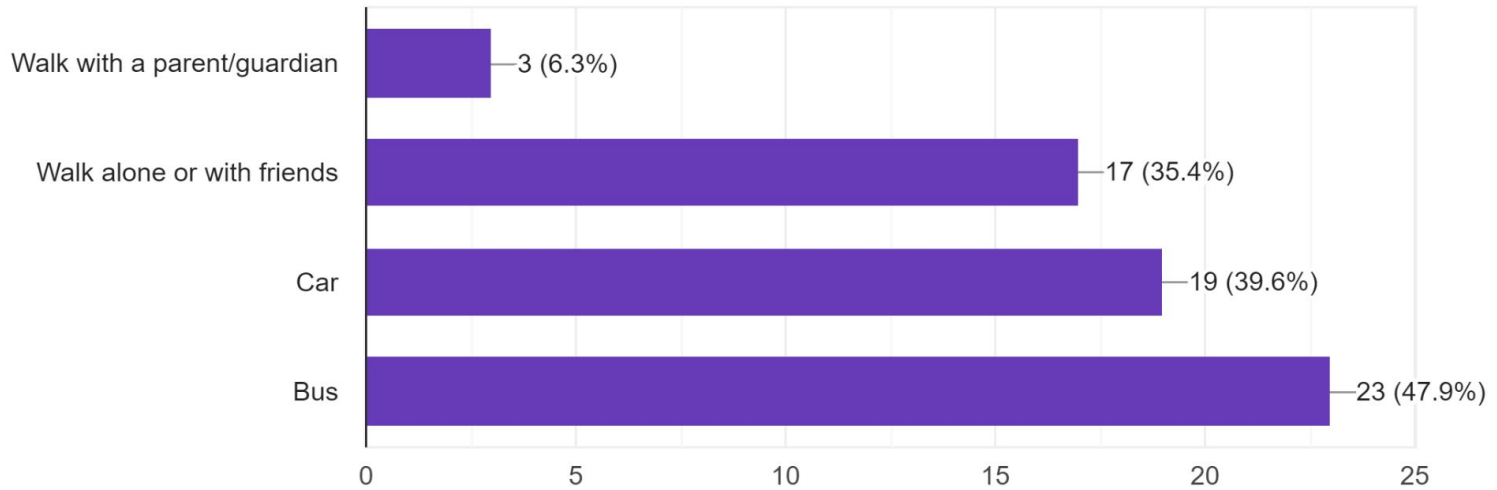
AMS: How does your child travel to school? Please choose all that apply.

50 responses



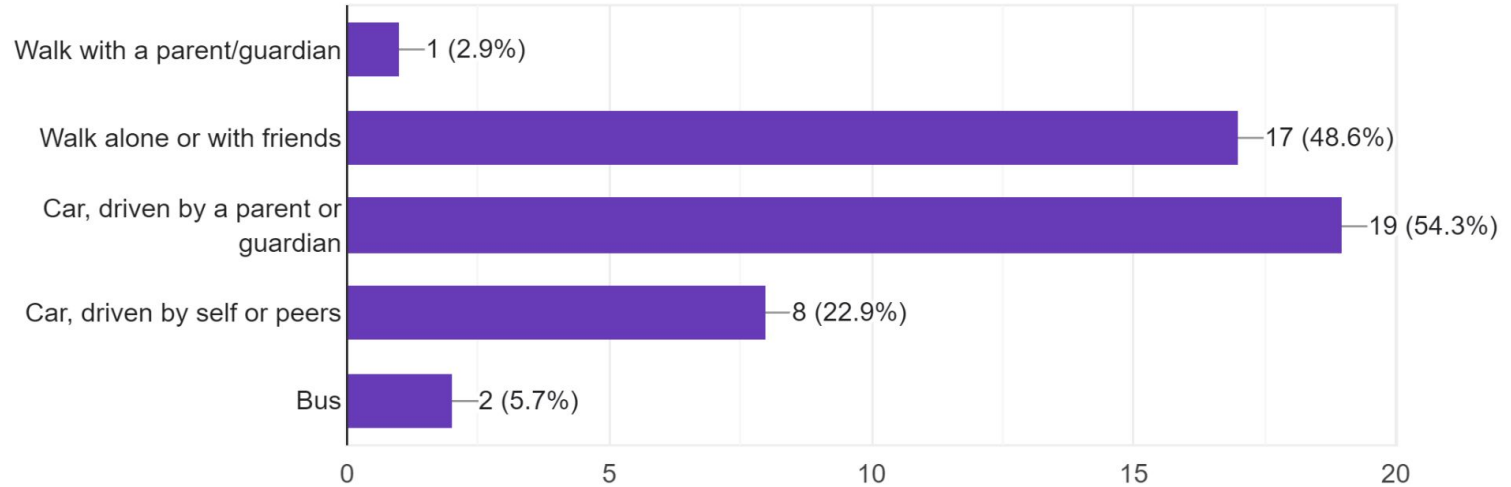
AMS: How does your child travel from school? Please choose all that apply.

48 responses



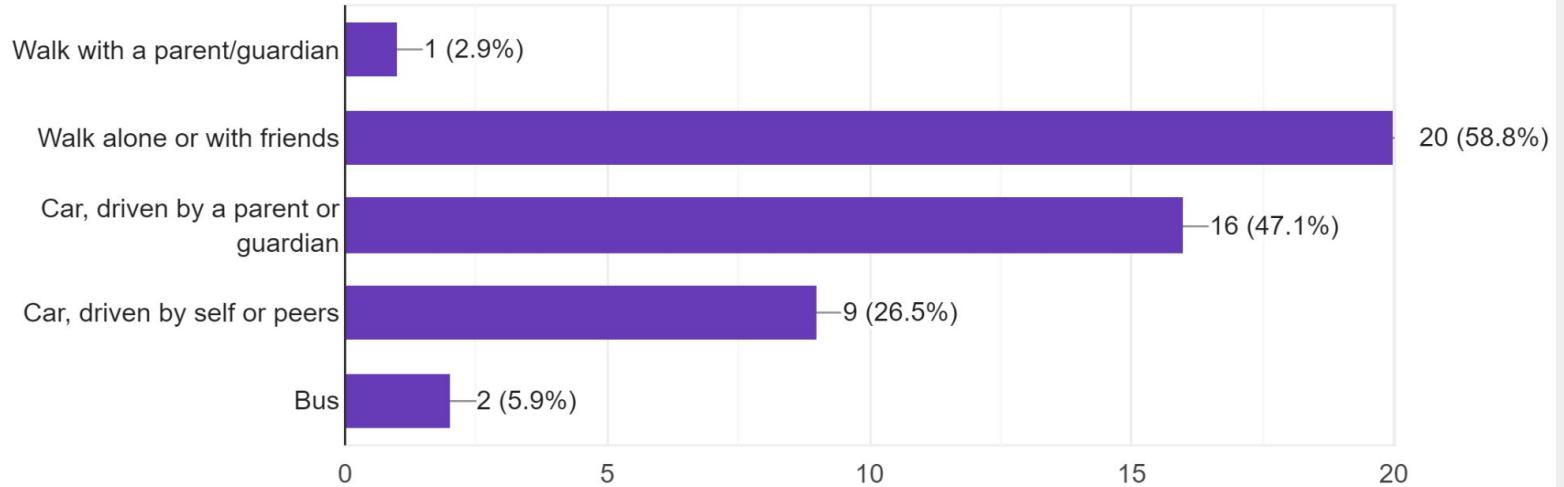
AHS: How does your child travel to school? Please choose all that apply.

35 responses



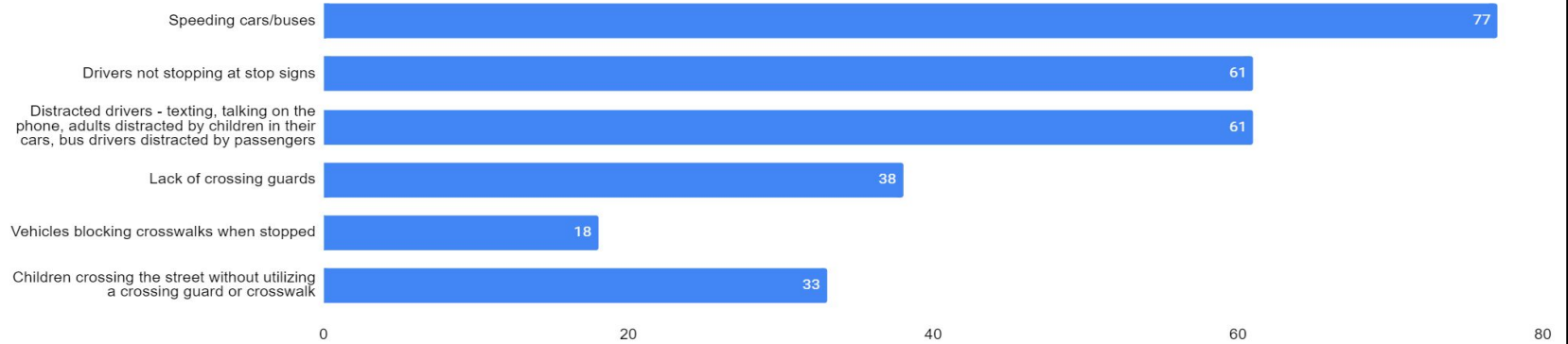
AHS: How does your child travel from school? Please choose all that apply.

34 responses



What are your specific concerns about your child's safety while traveling to or from school?

87 responses



Additional Responses:

- Children watching their phone & cars speeding & not paying attention
- Cars parked illegally in fire lane at CRS
- The Ardsley area has a lot of traffic there needs to be a crossing guard. They walk to Carvel and CVS and cars are flying. It's hard for an adult to cross safely let alone an children
- Kids are not using seatbelts on the buses. There are not enough seats on the bus, so my daughter actually pretended to sit one day since she asked people to move over and they ignored her.
- General level of unconscious drivers
- Concord rd is a residential street that has now become total chaos because it's become an alternative parking lot. Parents and kids walk through private yards and block street access for neighbors
- School bus stop is not well thought out . We are placed in a busy cross walk and our neighbors have asked if the bus stop can be on their side so we can wait on their lawn
- Bus drivers are very distracted, kids running wild on buses, younger kids not always seated up front
- Lack of sidewalk on side streets
- No light or stop sign at the crosswalk on Ashford and larchmont

If your child has been harmed or was at serious risk of being harmed while traveling to or from school, describe the situation:

- A child my son was walking with got hit by a car leaving the middle school. It was very traumatic for my son and of course the child hit The child got hit and fell on his back. Not seriously injured but could have been. When I emailed the principal about it. He had a very cavalier response.
- Almost hit by car walking to CRS, crossing at heatherdell and beacon hill rd
- Cars go so fast on Markwood and Cross and don't always stop at stop signs or look at Abington and Mountain View.
- Cars speeding up to us while we are in walking in the cross walk nearly hitting my children and me
- Children almost hit in school zone crosswalk by cars; cars not stopping in crosswalk; cars speeding through school zones
- Drivers not stopping while crossing intersections
- Folks not stopping at stop or yield signs at the AHS
- My children cross at the crosswalks in/ out of Frances McCormick Drive. There have been too many occasions where parents rushing for pickup/ drop off do not stop and allow them to cross. They have had many close calls, especially in the mornings at the crosswalk which cars are turning into Frances McCormick Drive. The custodians helping them cross in the afternoons make a huge difference. I wish they were there in the morning too.
- My son was hit by a car in the crosswalk
- No supervisor on the bus
- Several times on our street drivers race
- I would love to see speed bumps or tire traction anything to slow down people
- Speeding cars - both parents and high schoolers
- Speeding vehicle from the opposite direction too close while crossing at the crosswalk
- Trying to cross crosswalk, cars simply not stopping

Do you have any suggestions to address your traffic safety concerns? Page 1

- A major problem at CRS, especially at dismissal, is the number of cars illegally parked in the fire lane by the yellow playground. This blocks traffic, and creates a very unsafe situation. Many teams practice on that field and it would be impossible to get an emergency vehicle in and out of that area if they were ever needed at that field. The cars parked illegally in the fire lane are creating a very unsafe situation, and parents blatantly violate the rules because it is clearly posted as a fire zone. The MS and HS do not allow such blatant violations of parking rules, and CRS should not either, especially when it put children in danger if there was ever an emergency.
- AMS: install speed bumps, reduce speed limit, add stop signs, install flashing crosswalk sign
- At the minimum a crossing guard in town on Friday as a bunch of middle school kids walk into town. It's very dangerous intersection. Now a new coffee shop is going to be open so need support crossing to Carvel and coffee shop. And Wednesday is another popular time.
- Bus monitoring
- Cars need to lower speed and stop on STOP SING
- Crossing guards at all crosswalks in the vicinity of CRS. Especially around the blind corner at Heatherdale and Chimney Pot Lane. There should also be police presence during morning drop off and afternoon pick up like there is at many Catholic schools. Put up more traffic safety signs and possibly make all crosswalks near the school more visible (raised and more flashing lights).
- Crossing guards at Frances McCormick Drive, speed indicator signs, making Ashford Ave a school zone by Pascone Park
- Crossing guards would be nice or even setting up a rotating list of parents who volunteer as crossing guards
- Crossing guards, police presence, increased lights, speed bumps
- Crs- Speed bumps on heatherdell road, speed meter on Heatherdell road, extra crossing guards/ traffic directing. There is usually a wonderful traffic director by heatherdell and concord road after dismissal, but not in the morning. It would be super helpful for cars and walkers alike to have this help in the mornings as well.
- CRS: 1) not enough parking available; 2) one of the traffic guard (the younger one with green vest who stands at exit of main entrance) is extremely rude, passive aggressive, and intentionally does not allow some moms to find parking inside and favors others; 3) buses stop in the middle of nowhere at entrance at dismissal time severely disrupting incoming traffic. It's a hazard.

Do you have any suggestions to address your traffic safety concerns? Page 2

- Expand pathways in and out of concord road. Encourage more walkers. Put a stop sign at the dangerous heatherell intersection
- expand the school zone on Heatherdell for both CRS and AHS. Victoria Rd is too late to alert drivers. Also the lights should flash until 6pm, when ACC closes.
- Explore use of traffic cameras that issue speeding tickets to drivers along ashford and heatherdell like they have in NYC. Traffic calming measures such as speed humps, speed signs that reflect drivers speed. More crossing guards, maybe community volunteers to monitor at specific intersections in neighborhoods (I.e, along Abington); active use of issuing tickets for violations (texting and speeding) by APD particularly during arrival and dismissal windows.
- I think that bus drivers are distracted because they do not have any help on the buses. They cannot be expected to drive on our roads while also dealing with kids on the bus. Monitors would help these issues.
- I will start with the High School. Farm road needs brighter lights and a better sidewalk for kids walking to high school. The crosswalk as soon as you take a right turn from high school is very unexpected and difficult to stop suddenly. The position of that crosswalk needs to be rethought. I think every crosswalk needs blinking lights that allows drivers to know that there is someone at the crosswalk.
- We need more police presence around town during school dismissal and arrival times to ticket drivers who are speeding and breaking other traffic rules. Police needs to be more proactive in stopping people breaking traffic rules. We need to find ways to hire more crossing guards.
- In other neighborhoods such as Scarsdale, everyone who travels through that town knows that if you violate traffic laws or speed even slightly over the designated limit, especially in a school zone, you will be ticketed. Because the town has that reputation, drivers are meticulous and vigilant about observing traffic laws. In contrast, it appears that drivers traveling through Ardsley do not anticipate being stopped or monitored by the police and therefore regularly violate traffic laws including speed limits, stop signs and crosswalks. It is imperative that the police regularly patrol high risk areas, maintain frequent visibility around the village, and ticket drivers frequently for violating traffic laws, especially nearby schools in order to establish a reputation that violators will not be tolerated. Until this happens nothing will change. In a village with extremely low crime rates, the police priority should be on maintaining pedestrian and vehicle safety in our village.

Do you have any suggestions to address your traffic safety concerns? Page 3

- Either a stop sign for cars both ways or a blinking cross walk sign
- I'd love for High school to switch site with Middle school but that's unrealistic so something that slows motorists. Parents are worst then kids
- I drive my child because I am concerned for his safety if he were to ride a bike or scooter. I think he is safe in a car or on the bus
- Its absolutely crazy how cars speed around the school during drop off (especially) and pickup times. We walk our kids to Concord and we are constantly afraid of kids and us being hit by cars when crossing Heatherdell (next to Chimney Pot Lane) . There should be more and bigger signs, (fluorescent yellow on both sides of the road, like in Pleasantville) and a speed bump before the crossing . We also feel unsafe when crossing Alexander Hamilton when entering school grounds. I wish there were cameras , cross guards and overall more security. As well as consequences for drivers that dont stop or drive unsafely. They should get a ticket. Drivers here feel they can whatever they want because they get away with it. We cannot wait until there is a casualty to do something about it. Its the life of our kids. Please act now.
- More crossing guards and speed bumps/dips
- More crossing guards during school hours
- More crosswalk guard during the school opening/closing hours
- More Flashing pedestrian crossing signs and more cops ticketing
- More sidewalks
- Need flashing lights or stop sign at larchmont and Ashford so people can cross to the sidewalk.
- Need more crossing guards, cameras and signs to advise school is in progress.
- parents need to be mindful, give way to kids, stay on their side of the road and pay attention to signs. I have witnessed parents pushing pass fire and police when ask to stay back.
- Parents were dropping off their children are stopping in the passing lane and blocking traffic. Then children cross between vehicles and it becomes a dangerous situation. Parents need to learn they have to drop off at the curb not in the middle of the passing lane. They are causing a risk to not only their child but the other children crossing from the parking lot

Do you have any suggestions to address your traffic safety concerns? Page 4

- People going right through stop signs within highschool campus
- Perhaps more signs and cross guards will help slow traffic down on ashford / or call attention to the fact that it is as school zone and cars MUST slow down or be at a certain speed limit. I have seen this in other areas where it is much more visible that you are in a school zone - with bright lights, bright cross walks, signs indicating it is a school zone.
- Police officers directing traffic
- Police presence in the mornings
- Speed bumps
- Speed bumps or posted signs with flashing lights indicating school zone speed limit and double fines
- speed camera, ticketing for not stopping at crossroads, speeding tickets
- Stop sign on Lakeview ave at Judson intersection; drivers constantly speed uphill on Lakeview and there's little visibility given the steep incline, kids cross this intersection as this is a bus stop for all 3 schools and there have been close calls with speeding drivers not seeing children cross at the intersection; also there have been serious motor vehicle accidents here
- Stop signs, flashing lights signs & speed bumps along heatherdell
- Suggest you foil for traffic violation data from police and evaluate enforcement
- The middle school needs several more crossing guards nearby
- There needs to be a someone guiding traffic at AHS. The day of the fire drill when staff was out was so smooth. There is not a single adult monitoring drop off. It has become three lanes in front of the school- including busses! People speed around and people drop off in the second and third lanes! Some needs to be helping guide cars out of Farm Rd. People speed out and it's very dangerous. And oh- what happened to the consultant and the plan from last fall?
- There needs to be more police presence during morning drop-off and afternoon pick-up at all three schools. The thought of points on your license and a ticket to pay seems to work better than any bump or crossing guard for adults as well as teens. It is truly unbelievable how many cars drive around stopped buses. Buses should have cameras on the outside of their buses as well as inside.

Do you have any suggestions to address your traffic safety concerns? Page 5

- There should be a crossing guard on every crosswalk within 1/2 a mile of the school. If you are not provided with bus service your child should be safe to walk to and from without fear of getting hit by a car. There are no stoplights on heatherdell it is like a highway and impossible and not safe for CRS or AHS students to cross over.
- This is not about my particular concerns but I honestly don't think people know it's a rule to stop at a crosswalk if pedestrians are waiting to cross. All the time I am out for a run and if I have to cross,say ashford at a crosswalk but not at a light, cars do not stop. A little education might go a long way here.
- Traffic camera
- We live at Hilltop Rd, opposite Farm Rd which goes to AHS. There are often cars coming very fast going west and it can be dangerous to cross Heatherdell at this location.
- We need additional buses-perhaps a short bus-to pick up the overflow of some routes like bus 5's route. Speak to kids about moving over so others can fit.
- We need crossing guards
- Crossing guard on ashford and Larchmont. Police stationed and giving out tickets at the stop signs on Larchmont/prospect and Larchmont/Lincoln. It's like a speedway, hardly any cars come to a complete stop.



MINUTES

Ardsey Village Board of Trustees

8:00 PM - Monday, November 7, 2022

In Person At

Village Hall -Court Facility

507 Ashford Avenue-Ardsley, New York

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

Absent:

1. PLEDGE OF ALLEGIANCE & ROLL CALL Mayor Kaboolian called to order the Regular Meeting at 8:00 P.M.

Roll Call:

Mayor Nancy Kaboolian

Deputy Mayor/Trustee Andy DiJusto

Trustee Asha Bencosme

Trustee Steve Edelstein

Trustee Craig Weitz

2. CONTINUATION OF PUBLIC HEARING In the Matter of Discussing Chapter 81 Entitled "Community Choice Aggregation (Energy) Program" of the Ardsley Village Code

- 2.1 Mayor Kaboolian opened the Continuation of the Public Hearing at 8:00 p.m. in the matter of amending Chapter 81 Entitled "Community Choice Aggregation (Energy) Program" of the Ardsley Village Code.

Mr. Leo Wiegman Director of Solar Programs from Sustainable Westchester was present to discuss the changes to the code to offer the solar credits. Mr. Wiegman explained that they have not heard back from the NYS Public Service Commission and we are not sure what the timing is of this decision.

Mayor Kaboolian questioned if they anticipate any changes in the language?

Mr. Wiegman does not anticipate drastic changes will likely allow energy aggregation programs to offer opt out solar credits and not electric supply. We are trying to take the next step to explain to the Service Commission that municipalities have adopted a local law.

Trustee DiJusto was also concerned that there will be more changes after the adoption.

Trustee Bencosme stated that she feels comfortable moving forward with this law in it's current form. This enables us to include other energy resources to our community.

Trustee Edelstein question if there has been changes in the language from the initial draft?

Mr. Wiegman explained there weren't any changes.

Mayor Kaboolian suggested the resolution be adopted and to keep track of what the Public Service Commission decides going forward. All members of the Board were in agreement.

**Moved by Trustee Bencosme, Seconded by Trustee Edelstein and passed unanimously.
Carried by the following votes: 5-0-0**

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee Edelstein

Nays: None

Abstained: None RESOLVED, that this public hearing be closed in the matter of amending Chapter 81 Entitled "Community Choice Aggregation (Energy) Program" of the Ardsley Village Code at 8:32 p.m.

3. ANNOUNCEMENT OF EXIT SIGNS

4. APPROVAL OF MINUTES:

- 4.1 Board of Trustees Regular Meeting Minutes October 17, 2022

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

Carried by the following votes: 3-0-2

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee Edelstein

Nays: None

Abstained: Trustee Bencosme, Trustee Weitz RESOLVED, that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of October 17, 2022 as submitted.

5. 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:

Election Day: Tomorrow, Tuesday, November 8, 2022 is Election Day. All Village Offices will be open.

Veteran's Day:All Village Offices, including the Library, Community Center, Court and the Department of Public Works will be **CLOSED** on Friday, November 11, 2022 in observance of Veterans Day.

Recycle & Refuse Schedule is as follows:

- Wednesday November 9th all recyclables including newspaper, cardboard, junk mail, office paper, bulk mail & e-waste, commingle glass, metal & plastic will be collected.
- Thursday, November 10th there will be Village-wide refuse collection
- Friday, November 11th there will be no refuse collection

Audio Visual Equipment in Village Hall: We had a significant delay in the project due to supply chain issues, but we're happy to report that we've finally made it this far. We are still working to finalize the remaining pieces of the project with respect to training and implementation of the Zoom integration and operating a hybrid meeting, as well as working out the new broadcasting and streaming capabilities. Special thanks to Larry Tomasso and Ann Marie Rocco who have helped out throughout the project, David DiGregorio and the DPW for their help and support during construction, and George Malone who has fostered this project through from its inception to where we are today. We are looking forward to continuing to develop our capabilities with the new system.

Curbing: Curbing work is fully underway and the contractor will continue to work as long as the plants remain open and operational. Any work leftover will be completed in spring. We encourage residents to sign up for Nixle alerts for any road closures or changes to traffic patterns.

Sewer Line Camera Work: We had some delays in getting the contractor deployed due to unforeseen circumstances, the Fred Cook will be on site this week to prepare for the closed circuit television work of the sewer lines, and may begin jetting sewer lines by the end of this week. The project should be in full swing next week. We do not anticipate any impact to traffic patterns, but we encourage residents to sign up for Nixle alerts just in case. We expect this leg of the camera work (approximately 1/3 of our system) to be complete by the end of the calendar year.

Welcoming New Staff: We would like to welcome Edkeem Jones-VanHook to the Village staff as the new Assistant Court Clerk. His first day with the Village was today and we wish him the best in his new position.

3. TREASURER

- 3.a November 7, 2022 Abstract Report
Village Manager Cerretani read the November 7, 2022 Abstract Report as follows:
From the General Fund: \$235,660.58 from the Trust & Agency Fund: \$4,081.47 and from the Capital Fund: \$796,865.70, Sewer Fund: \$1,000.00.

**Moved by Trustee Weitz, Seconded by Trustee DiJusto and passed unanimously.
Carried by the following votes: 5-0-0**

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

Nays: None

Abstained: 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: \$235,660.58 from the Trust & Agency Fund: \$4,081.47 and from the Capital Fund: \$796,865.70 Sewer Fund: \$1,000.00.

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 Arbor Day Event on October 22nd
- Attended the Historical Society event for the dedication of the historical plaque on October 22nd
- Attended Diwali Celebration event on October 22nd.. Thanked Multicultural, Highway, Police, Recreation for all the planning. Thanked Trustee Edelstein for all his hard work on this event.
- Attended Mayor's Climate roundtable on October 27th.
- Attended Ardsley Cares Day on October 29th which was a very successful event. Thanked Trustee Edelstein for planting all the bulbs.
- Attended Trunk & Treat on October 29th. This event was very well attended. Thanked Recreation Supervisor Trish Lacy and the Recreation Department for all their hard work.
- Reminded Residents that November 8th is Election Day and encouraged all to Vote!
- Sky Gazing with the Ardsley Police Department 6:30 pm to 8:00 pm will be on November 16th at McDowell Park.

8. COMMITTEE & BOARD REPORTS

8.a Trustee DiJusto announced the following:

- Reminded residents to get out to Vote tomorrow!
- Traffic Committee is working on a presentation at our November 21st Board Meeting. The topic will be the Slow Down Ardsley Campaign.

Trustee Weitz announced the following:

- November 18th Ardsley Recreation Commission is hosting Friday Night Field Night!-Under the Lights at McDowell Park -Field 1 from 4pm-6:15. Field Games, GAGA Ball, Music DJ, Pizza Food Truck.
- Also brought attention to the Village Manager and Board that we should be monitoring our Recreation Department and the use of our fields and fees.

Trustee Bencosme announced the following:

- Multicultural Committee will be hosting community conversation event on Thursday, November 10th from 6:30pm-9pm.

Trustee Edelstein announced the following:

- Pollinator Pathways is hosting a Kid's Monarch Butterfly event on on November 9th at 7:30 pm at the Ardsley Public Library.
- Pollinator Pathways Lawn Rewilding a Suburban Yard Part 1-Zoom event. on November 9th from 7:30-8:45pm.

6. OLD BUSINESS:

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

Moved by Trustee Bencosme, Seconded by Trustee Edelstein and passed unanimously. Carried by the following votes:5-0-0

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

Nays: None

Abstained: None 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. 6 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.

7. NEW BUSINESS:

- 7.1 Consider a Resolution to Approve and Accept the Settlement of Sunshine Ardsley Corp. Section 6.50 Block 34 Lot 14, 495 Ashford Avenue

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

Carried by the following votes: 5-0-0

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

Nays: None

Abstained: None **WHEREAS**, Sunshine Ardsley Corp. has commenced a proceeding in Supreme Court, Westchester County to challenge the assessments placed on his property for the tax years 2016, 2017, 2018 and 2019, 2020 and 2021, and

WHEREAS, the Village of Ardsley has contested those challenges and defended its assessment roll, and

WHEREAS, the Town of Greenburgh has defended these claims, having assumed the assessment function of the Village of Ardsley and will settle on behalf of the Town, and

WHEREAS, the Ardsley School District as intervenor will approve settlement on similar terms, and

WHEREAS, after consultation with the Village Attorney, the Town attorney and Special Counsel for the Ardsley School District, and in light of the recommended settlement by the Town and School District, the Village of Ardsley now believes that a settlement has been achieved which represents the best interests of the Village and its residents and resolves this lawsuit without the risk and cost of further litigation,

NOW THEREFORE BE IT RESOLVED, that the Village Attorney is authorized to execute a Consent Judgment settling that property's Assessment years as follows:

	Assessment	Reduction	New A/V
2016	\$ 851,300	151,300	700,000
2017	\$ 851,300	126,300	725,000
2018	\$ 851,300	101,300	750,000
2019	\$ 851,300	76,300	775,000
2020	\$ 851,300	51,300	800,000
2021	\$ 861,000	36,000	825,000

AND BE IT FURTHER RESOLVED, that the Village Treasurer is authorized to compute the final amount due on the foregoing Consent Judgement upon execution of all of the parties and "So Ordered" by the Court and to tender payment upon presentation without further resolution.

- 7.2 Consider a Resolution Authorizing the Village Manager to Execute An Agreement for Branding Services with Crafted New York for the Community Branding Initiative

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

Carried by the following votes: 5-0-0

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

Nays: None

Abstained: None RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Manager to sign an agreement with Crafted New York with offices at 450 Lexington Avenue, 4th Floor, New York, NY 10017 for branding services effective October 17, 2022 through the completion of the work.

- 7.3 Consider a Resolution Authorizing Village Manager to Sign an Agreement for Grid Rewards Program with Energy Technology Savings, DBA Logical Buildings

**Moved by Trustee Weitz, Seconded by Trustee DiJusto and passed unanimously.
Carried by the following votes: 5-0-0
Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee Edelstein, Trustee Bencosme and Trustee Weitz
Nays: None**

Abstained: None RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Manager to sign an agreement with Energy Technology Savings, Inc. DBA Logical Buildings for Grid Rewards Program effective May 1, 2023 through April 30, 2024.

7.4 Consider a Resolution to Amend Blood Borne Pathogens Policy

All members of the Board were in agreement to hold this over to a future meeting to get more clarification on this resolution and disclosure statement. WHEREAS, Village policies have not recently been updated; and

WHEREAS, updated policies are critical to effective Village operations; and

NOW THEREFORE BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby amends the Blood Borne Pathogens policy effective immediately.

7.5 Consider a Resolution to Schedule a Public Hearing to Amend Chapter 180 Article II Entitled "Senior Citizens Tax Exemption" of the Ardsley Village Code

**Moved by Trustee Bencosme, Seconded by Trustee Edelstein and passed unanimously.
Carried by the following votes: 5-0-0
Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee Edelstein, Trustee Bencosme and Trustee Weitz
Nays: None**

Abstained: None 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 amending Chapter 180 Article II entitled "Senior Citizens Tax Exemption" of the Ardsley Village code as follows:

Chapter 180, Article II Senior Citizens Tax

Note: Deleted text is in **highlighted strikethrough** and proposed text is in **bold underlined**

§180-16 Exemptions

Real property located within the Village of Ardsley and owned by one of more persons, each of whom is 65 years of age or over, or real property located within such Village and owned by husband and wife or siblings, one of whom is 65 years of age or over, shall be exempt from

taxation by the Village of Ardsley to a maximum extent of 50% of the assessed valuation thereof as provided in the following schedule:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
More than \$24,000 but less than \$25,000	45%
\$25,000 or more but less than \$26,000	40%
\$26,000 or more but less than \$27,000	35%
\$27,000 or more but less than \$27,900	30%
\$27,900 or more but less than \$28,800	25%
\$28,800 or more but less than \$29,700	20%
\$29,700 or more but less than \$30,600	15%
\$30,600 or more but less than \$31,500	10%
\$31,500 or more but less than \$32,400	5%

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
<u>Up to \$50,000.00</u>	<u>50%</u>
<u>\$50,000.01 to \$50,000.99</u>	<u>45%</u>
<u>\$51,000.00 to \$51,999.99</u>	<u>40%</u>
<u>\$52,000.00 to \$52,999.99</u>	<u>35%</u>
<u>\$53,000.00 to \$53,899.99</u>	<u>30%</u>
<u>\$53,900.00 to \$54,799.99</u>	<u>25%</u>
<u>\$54,800.00 to \$55,699.99</u>	<u>20%</u>

<u>\$55,700.00 to \$56,599.99</u>	<u>15%</u>
<u>\$56,600.00 to \$57,499.99</u>	<u>10%</u>
<u>\$57,500.00 to \$58,399.99</u>	<u>5%</u>

[§ 180-17 Conditions for exemption.](#)

No exemptions shall be granted pursuant to this article:

A. If the income of the owner or the combined income of the owners of the property for the income tax year immediately preceding the date of making application for exemption exceeds the sum of ~~\$26,899~~ **\$58,399.99**; provided, however, that "income tax year" shall mean the twelve-month period for which the owner or owners filed a federal personal income tax return or, if no such return is filed, the calendar year; that where title is vested in either the husband or the wife, their combined income may not exceed such sum, except that where the husband or wife, or ex-husband or ex-wife, is absent from the property as provided in Subsection D(2) of this section, then only the income of the spouse or the exspouse residing on the property shall be considered and may not exceed such sum; and that such income shall include social security and retirement benefits, interest, dividends, total gain from the sale or the exchange of a capital asset which may be offset by a loss from the sale or exchange of a capital asset in the same tax year, net rental income, salary or earnings and net income from self-employment, but shall not include a return of capital, gifts, inheritance or moneys earned through employment in the Federal Foster Grandparent Program, and any such income shall be offset by all medical and prescription drug expenses actually paid which were not reimbursed or paid for by insurance compensation. In computing net rental income and net income from self-employment, no depreciation deduction shall be allowed for the exhaustion, wear and tear of real or personal property held for the production of income.

B. Unless the owner shall have held an exemption under this section for his previous residence or unless the title of the property shall have been vested in the owner or one of the owners of the property for at least 12 consecutive months prior to the date of making application for exemption; provided, however, that in the event of the death of either the husband or wife in whose name title of the property shall have been vested at the time of death and then becomes vested solely in the survivor by virtue of devise by or descent from the deceased husband or wife, the time of ownership of the property by the deceased husband or wife shall be deemed also a time of ownership by the survivor, and such ownership shall be deemed continuous for the purposes of computing such period of 12 consecutive months; and provided, further, that in the event of a transfer by either the husband or wife to the other spouse of all or part of the title to the property, the time of ownership of the property by the transferor spouse shall be deemed also a time of ownership by the transferee spouse and such ownership shall be deemed continuous for the purpose of computing such period of 12 consecutive months; and provided, further, that where property of the owner or owners has been acquired to replace property formerly owned by such owner or owners and taken by eminent domain or other involuntary proceeding, except a tax sale, the period of ownership of the former property shall be combined with the period of ownership of the property for which application is

made for exemption, and such periods of ownership shall be deemed to be consecutive for the purposes of this section; and provided, further, that where a residence is sold and replaced within one year and both residences are within the state, the period of ownership of both properties shall be deemed consecutive for purposes of the exemption from taxation by the Village of Ardsley; and provided, further, that where the owner or owners transfer title to the property which as of the date of transfer was exempt from taxation under the provisions of this article, the reacquisition of title by such owner or owners within nine months of the date of transfer shall be deemed to satisfy the requirement of this subsection that title of the property shall have been vested in the owner or one of the owners for such period of 12 consecutive months; and provided, further, that where, upon or subsequent to the death of an owner or owners, title to property which as of the date of such death was exempt from taxation under such provisions, becomes vested, by virtue of devise or descent from the deceased owner or owners, or by transfer by any other means within nine months after such death, solely in a person or persons who, at the time of such death, maintained such property as a primary residence, the requirement of this subsection that the title of the property shall have been vested in the owner or one of the owners for such period of 12 consecutive months shall be deemed satisfied.

C. Unless the property is used exclusively for residential purposes; provided, however, that in the event that any portion of such property is not so used exclusively for residential purposes, but is used for other purposes, such portion shall be subject to taxation, and the remaining portion only shall be entitled to the exemption provided by this article.

D. Unless the real property is the legal residence of and is occupied in whole or in part by the owner or by all of the owners of the property; except where (1) an owner is absent from the residence while receiving health-related care as an inpatient of a residential health care facility, as defined in § 2801 of the Public Health Law, provided that any income accruing to that person shall only be income only to the extent that it exceeds the amount paid by such owner, spouse or co-owner for care in the facility, and provided, further, that during such confinement such property is not occupied by other than the spouse or co-owner of such property; or (2) the real property is owned by a husband and/or wife, or an ex-husband and/or an ex-wife, and either is absent from the residence due to divorce, legal separation or abandonment and all other provisions of this section are met, provided that where an exemption was previously granted when both resided in the property, then the person remaining in the real property shall be 62 years of age or over.

[§ 180-17.1 Cooperative apartments.](#)

For the purpose of this article, title to that portion of real property owned by a cooperative apartment corporation in which a tenant-stockholder of such corporation resides and which is represented by his share or shares of stock in such corporation as determined by its or their proportional relationship to the total outstanding stock of the corporation, including that owned by the corporation, shall be deemed to be vested in such tenant-stockholder. That portion of the assessment of such real property owned by a cooperative apartment corporation determined by the relationship of such real property vested in such

tenant-stockholder to such entire parcel and the buildings thereon owned by such cooperative apartment corporation in which such tenant-stockholder resides shall be subject to exemption from taxation pursuant to this article, and any exemption so granted shall be credited by the Village of Ardsley against the assessed valuation of such real property; the reduction in real property taxes realized thereby shall be credited by the cooperative apartment corporation against the amount of such tax otherwise payable by or chargeable to such tenant-stockholder.

[§ 180-18 Application.](#)

A. Application for such exemption must be made by the owner or all of the owners of the property on forms prescribed by the State Board to be furnished by the Ardsley Village Board of Tax Assessors and shall furnish the information and be executed in the manner required or prescribed in such forms and shall be filed in such Assessor's office on or before the appropriate taxable status date. Notwithstanding any other provision of law, any person otherwise qualifying under this article shall not be denied the exemption under this article if he becomes 65 years of age after the appropriate taxable status date and on or before December 31 of the same year.

B. Notwithstanding Subdivision 5 of § 467 of the Real Property Tax Law, an application for such exemption may be filed with the Assessor after the appropriate taxable status date, but not later than the last date on which a petition with respect to complaints of assessments may be filed, where failure to file a timely application results from death of the applicant's spouse, child, parent, brother or sister; or an illness of the applicant or of the applicant's spouse, child, parent, brother or sister which actually prevents the applicant from filing on a timely basis, as certified by a licensed physician. In such case, the Assessor shall approve or deny such application as if it had been filed on or before the taxable status date.

C. The Village Board of Tax Assessors is hereby authorized to accept applications for renewal of exemptions granted under this article after the taxable status date. In the event that the owner or all of the owners of property which have received an exemption pursuant to this article on the preceding assessment roll shall fail to file an application for renewal on or before the taxable status date, such owner or owners may file the application, executed as if such application had been filed on or before the taxable status date, with the Village Board of Tax Assessors on or before the date for the hearing of complaints.

D. Where a person who meets the requirement for an exemption pursuant to this article purchases property after the levy of taxes, such person may file an application for exemption to the Ardsley Village Assessor within 30 days of the transfer of title to such person. The Assessor shall make a determination of whether the person would have qualified for exempt status on the tax roll on which the taxes were levied had title to the parcel been in the name of the applicant on the taxable status date applicable to the tax roll. The application shall be on a form prescribed by the State Board. The Assessor, no later

than 30 days after receipt of such application, shall notify both the applicant and the Board of Assessment Review, by first class mail, of the exempt amount, if any, and the right of the owner to a review of the exempt amount upon the filing of a written complaint. Such complaint shall be on a form prescribed by the State Board and shall be filed with the Board of Assessment Review within 20 days of the mailing of this notice. If no complaint is received, the Board of Assessment Review shall so notify the Assessor, and the exempt amount determined by the Assessor shall be final. If the applicant files a complaint, the Board of Assessment Review shall schedule a time and a place for the hearing with respect thereto no later than 30 days after the mailing of the notice by the Assessor. The Board of Assessment Review shall meet and determine the exempt amount and shall immediately notify the Assessor and the applicant, by first class mail, of its determination. The amount of the exemption determined pursuant to this subsection shall be subject to review as provided in Article 7 of the Real Property Tax Law. Such a proceeding shall be commenced within 30 days of the mailing of the notice of the Board of Assessment Review to the new owner as provided in this subsection. Upon receipt of a determination of exempt amount as provided in this subsection, the Assessor shall determine the pro rata exemption to be credited toward such property by multiplying the tax rate for the Village of Ardsley on the appropriate tax roll used for the fiscal year or years during which the transfer occurred times the exempt amount, as determined pursuant to this subsection, times the fraction of each fiscal year or years remaining subsequent to the transfer of title. The Assessor shall immediately transmit a statement of the pro rata exemption to the applicant. The Village of Ardsley shall include an appropriation in its budget for the next fiscal year equal to the aggregate amount of such credits to be applied in that fiscal year. Where a parcel, the owner of which is entitled to a pro rata exemption credit, is subject to taxation in said next fiscal year, the receiver or collector shall apply the credit to reduce the amount of taxes owed for the parcel in such fiscal year. Pro rata exemption credits in excess of the amount of taxes, if any, owed for the parcel shall be paid by the Treasurer of the Village of Ardsley to all owners of property entitled to such credits within 30 days of the expiration of the warrant to collect taxes in said next fiscal year.

E. Where a person who meets the requirements for an exemption pursuant to this article purchases property after the taxable status date but prior to the levy of taxes, such person may file an application for an exemption to the Assessor within 30 days of the transfer of title to such person. The Assessor shall make a determination within 30 days after receipt of such application of whether the applicant would qualify for an exemption pursuant to this article on the assessment roll if title had been in the name of the applicant on the taxable status date applicable to such assessment roll. The application shall be made on a form prescribed by the State Board. If the Assessor's determination is made prior to the filing of the tentative assessment roll, the Assessor shall enter the exempt amount, if any, on the tentative assessment roll and, within 10 days after filing such roll, notify the applicant of the approval or denial of such exemption, the exempt amount, if any, and the applicant's right to review by the Board of Assessment Review. If the Assessor's determination is made after the filing of the tentative assessment roll, the Assessor shall petition the Board of Assessment Review to correct the tentative or final assessment roll in the manner provided in Title 3 of Article 5 of the Real Property Tax Law, with respect to the

unlawful entries, in the case of wholly exempt parcels, and with respect to clerical errors, in the case of partially exempt parcels, if the Assessor determines that an exemption should be granted and, within 10 days of petitioning the Board of Assessment Review, notify the applicant of the approval or denial of such exemption, the amount of such exemption, if any, and the applicant's right to administrative or judicial review of such determination pursuant to Article 5 or 7 of the Real Property Tax Law, respectively.

[E.](#) If, for any reason, a determination to exempt property from taxation as provided in Subsection [E](#) of this section is not entered on the final assessment roll, the Assessor shall petition the Board of Assessment Review to correct the final assessment roll.

[G.](#) If, for any reason, the pro rata tax credit as provided in Subsection [D](#) of this section is not extended against the tax roll immediately succeeding the fiscal year during which the transfer occurred, the Assessor shall immediately notify the Village of Ardsley of the amount of pro rata exemption credits for the year in which such transfer occurred.

[H.](#) If, for any reason, a determination to exempt property from taxation as provided in Subsection [E](#) of this section is not entered on the tax roll for the year immediately succeeding the fiscal year during which the transfer occurred, the Assessor shall determine the pro rata tax exemption credit for such tax roll by multiplying the tax rate for the Village of Ardsley by the exempt amount and shall immediately notify the Village of Ardsley of the pro rata exemption credits for such tax roll. The Village of Ardsley shall add such pro rata exemption credits for such property to any outstanding pro rata exemption amounts.

[L.](#) The Village of Ardsley shall notify, or cause to be notified, each person owning residential real property in the Village of Ardsley of the provisions of this article. This notice requirement may be met by notice or legend sent in or with each tax bill to such person reading "You may be eligible for a senior citizen tax exemption. Senior citizens have until, to apply for such exemptions. For information please call or write to the Village Clerk, at the Ardsley Village Hall, 507 Ashford Avenue, Ardsley, New York 10502, (914) 693-1550." Each cooperative apartment corporation shall notify each tenant-stockholder thereof in residence of such provisions as set forth herein. Failure to notify or cause to be notified any person who is, in fact, eligible to receive the exemption provided by this article or the failure of such person to receive the same shall not prevent the levy, collection and enforcement of the payment of taxes on property owned by such person.

[§ 180-19 Notice of exemption granted or denied.](#)

[A.](#) At least 60 days prior to the appropriate taxable status date, the Ardsley Village Assessor shall mail to each person who was granted exemption pursuant to this article on the latest completed assessment roll an application form and a notice that such application must be filed on or before the taxable status date and be approved in order for the exemption to be granted. The Ardsley Village Assessor shall, within three days of the

completion and filing of the tentative assessment roll, notify by mail any applicant who has included with his application at least one self-addressed, pre-paid envelope of the approval or denial of the application; provided, however, that the Ardsley Village Assessor shall, upon the receipt and filing of the application, send by mail notification of receipt to any applicant who has included two such envelopes with the application. Where an applicant is entitled to a notice of denial pursuant to this subsection, such notice shall be on a form prescribed by the State Board and shall state the reasons for such denial and shall further state that the applicant may have such determination reviewed in the manner provided by law. Failure to mail any such application form or notices or the failure of such person to receive any of the same shall not prevent the levy, collection and enforcement of the payment of the taxes on the property owned by such person.

B. Any person who has been granted exemption pursuant to this article on five consecutive completed assessment rolls, including any years when the exemption was granted to a property owned by a husband and/or wife while both resided in such property, shall not be subject to application requirements set forth in this article. However, said person shall be mailed an application form and a notice informing him of his rights. Such exemption shall be automatically granted on each subsequent assessment roll; provided, however, that when tax payment is made by such person a sworn affidavit must be included with such payment and which shall state that such persons continue to be eligible for such exemption. Such affidavit shall be on a form prescribed by the State Board. If such affidavit is not included with the tax payment, the collecting officer shall proceed pursuant to § 551-a of the Real Property Tax Law.

§ 180-19.1 Property held in trust.

The provisions of this article shall apply to real property held in trust solely for the benefit of a person or persons who would otherwise be eligible for real property tax exemption, pursuant to this article, were such person or persons the owner or owners of such real property.

8. VISITORS RECOGNITION

9. CALL FOR EXECUTIVE SESSION

10. ADJOURNMENT OF MEETING

10.1 Adjournment

**Moved by Trustee DiJusto, Seconded by Trustee Weitz and passed unanimously.
Carried by the following votes: 5-0-0
Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee Edelstein, Trustee Bencosme and Trustee Weitz**

Nays: None

Abstained: None RESOLVED, that the Village Board of the Village of Ardsley hereby adjourns the regular meeting of Monday, November 7, 2022 at 8:36 p.m.

11. UPCOMING MEETINGS & EVENTS November 8th Recreation Commission Meeting
5:00 pm

November 8th Multicultural Diversity & Inclusion Meeting 7:30 pm

November 9th Homework Helpers 3:00 pm

November 9th Senior Citizens Musical Bingo/Pizza Party 12:00 pm

November 10th MDI: Community Conversations 6:30 pm

November 11th: ALL OFFICES CLOSED FOR VETERANS DAY

November 14th Planning Board Meeting 8:00 pm

November 15th Board of Architectural Review Meeting 8:00 pm

November 16th Homework Helpers 3:00 pm

November 16th Senior Citizens Trip to Arthur Avenue 11:30 am

November 16th Sky Gazing with the Ardsley Police 6:30 pm

November 17th Library Board Meeting 7:30 pm

November 18th Middle School Hangout 3:00 pm

November 18th Friday Night Field Night-"Under the Lights" 4:00 pm

November 19th Turkey Shoot 9:00 am

12. NEXT BOARD MEETING: Board of Trustees Work Session November 16, 2022 7:30 pm

Board of Trustees Legislative Meeting November 21, 2022 8:00 pm

Village Clerk, Ann Marie Rocco

Date:

ABSTRACT FOR VILLAGE BOARD MEETING OF November 21, 2022

GENERAL FUND \$1,605,080.89

TRUST & AGENCY FUND \$1,121.94

CAPITAL FUND \$66,380.21

SEWER FUND \$2,656.29

Date	Vendor Name	Description	Amount
Highway Garage Expenses Included in This Abstract			
1/29/2021	CALGI CONSTRUCTION CO INC	CM Services DPW Facility	\$57,409.67
11/7/2022	GEORGE MALONE	Drone Footage 10-20 to 10-25	\$800.00
11/7/2022	GEORGE MALONE	Drone Footage 10-28 to 10-31	\$800.00
11/16/2022	BURKE REPROGRAPHICS LLC	PRINTING OF PLANS	\$249.50
11/17/2022	Tony Casale, Inc	Pond Excavation	<u>\$7,121.04</u>
			\$66,380.21

ABSTRACT FOR ARDSLEY VILLAGE BOARD MEETING OF NOVEMBER 21, 2022

8/15/2022	PRECISE TRANSLATIONS LLC	Interpreters for Court	\$170.00
8/15/2022	PRECISE TRANSLATIONS LLC	Interpreters for Court	\$170.00
8/15/2022	PRECISE TRANSLATIONS LLC	Interpreters for Court	\$620.00
8/15/2022	FUNDAMENTAL BUSINESS SERVICE I	Receivables	\$97.50
11/15/2022	Atlantic A Program of De Lage	November Usage	\$155.91

11/17/2022	STATE COMPROLLER	September Court Fees & Fines	\$27,495.00
10/12/2022	CARDMEMBER SERVICE	Battery-Court	<u>\$67.99</u>
		Ardsley Court Subtotal	\$28,776.40
11/16/2022	ALFREDO DIVITTO	Service for 10-31 to 11-11	\$412.00
11/8/2022	PLANNING & DEVELOPMENT ADVISOR	Accessory Dwelling Unit	<u>\$750.00</u>
		Building Dept. Subtotal	\$1,162.00
11/14/2022	OPTIMUM	Usage for 11-8 to 12-7	\$29.95
11/17/2022	VERIZON	Service for 11-4 to 12-3	\$49.97
10/14/2022	SAM'S CLUB/SYNCHRONY BANK	Senior Supplies	\$34.44
10/25/2022	SAM'S CLUB/SYNCHRONY BANK	Senior Supplies	\$28.96
10/27/2022	SAM'S CLUB/SYNCHRONY BANK	Senior desserts	\$65.86
11/3/2022	SAM'S CLUB/SYNCHRONY BANK	Senior Supplies	\$73.42
11/14/2022	Event DJ Team LLC	Senior Bingo	\$200.00
10/20/2022	SAM'S CLUB/SYNCHRONY BANK	Event supplies	\$124.08
10/27/2022	SAM'S CLUB/SYNCHRONY BANK	candy for trunk & treat	\$197.92
11/14/2022	CARLA MANZO	Kickball Class 9-30 to 11-4	\$1,520.00
11/15/2022	VILLAGE OF DOBBS FERRY	Outdoor basketball league	\$3,415.00
11/14/2022	CARDMEMBER SERVICE	Community Event	\$156.68
11/9/2022	Veolia Water NY Inc-VWW-RD1	Usage 10-3 to 11-3	\$121.50
11/9/2022	CON EDISON	Usage for 10-7 to 10-31	\$292.77
11/15/2022	Veolia Water NY Inc-VWW-RD1	Usage for 10-3 to 11-3	\$90.40
11/15/2022	CON EDISON	Usage for 10-12 to 11-9	\$454.55
11/15/2022	SIGNARAMA	Trunk a Treat Banner	\$290.00
11/15/2022	Atlantic A Program of De Lage	November Usage	\$64.42
10/11/2022	CARDMEMBER SERVICE	Diwali Supplies Order 1 of 2	\$331.09
10/11/2022	CARDMEMBER SERVICE	Diwali Supplies Order 2 of 2	\$180.69
11/9/2022	MyRec.Com	MyRec Usage	\$3,680.00
11/15/2022	Furqan Tanwir	Fall Chess Class 2022	<u>\$4,528.00</u>
		Community Center Subtotal	\$15,929.70
11/14/2022	ESS INC.	ESS-2013	\$405.75
11/14/2022	AAA EMERGENCY SUPPLY CO	AAA-HOOKS	\$1,352.83
11/15/2022	MES	MES-Helmet EZ Flips	\$846.10
11/14/2022	RESCUESTUFF INC.	RESCUE STUFF- CAPS	\$480.00
10/11/2022	CARDMEMBER SERVICE	Sign for Firehouse	\$25.99
10/24/2022	CARDMEMBER SERVICE	Printer for Fire Dept	\$749.99
11/9/2022	Veolia Water NY Inc-VWW-RD1	Usage 10-3 to 11-2	\$432.96

11/9/2022	CON EDISON	Usage for 10-7 to 10-31	\$498.74
11/15/2022	Veolia Water NY Inc-VWW-RD1	Usage for 10-3 to 11-1	\$116.81
11/15/2022	CON EDISON	Summary as of 11-8	\$976.68
11/8/2022	VERIZON SELECT SERVICES INC.	Invoice Dated 11-1-22	\$0.83
11/14/2022	ADT Commercial	ADT- LABOR SYSTEM	\$140.00
11/14/2022	BARGAIN PRINTING	BARGAIN PRINTING- INVITES	\$251.02
11/14/2022	NYS ASSOC OF FIRE CHIEFS	NYS ASSOC. FIRE CHIEFS	\$200.00
11/14/2022	ALERT - ALL CORP.	ALERT-ALL-FIRE PREVENTION	<u>\$3,946.00</u>
		Fire Dept. Subtotal	\$10,423.70

11/15/2022	Veolia Water NY Inc-VWW-RD1	Usage for 10-3 to 11-3	\$122.31
11/9/2022	OPTIMUM	Usage for 11-8 to 12-7	\$208.32
11/14/2022	GRAINGER	screwdriver set	\$20.16
11/14/2022	ARGENTO AND SONS INC	tooth	\$178.00
11/14/2022	SCARSDALE FORD INC.	hoses/spindle/tube drag	\$583.55
11/14/2022	AIRGAS	cylinder rental	\$108.02
11/14/2022	JESCO INC	bushing/seal/pin	\$606.19
11/14/2022	DIEHL & SONS INC	switch/sensor/filters	\$1,102.08
11/9/2022	READERS HARDWARE INC	Car Wash, Bulbs	\$33.16
11/15/2022	CON EDISON	Usage for 10-12 to 11-9	\$767.69
10/18/2022	CARDMEMBER SERVICE	Surveillance Camera Supplies	\$158.39
10/18/2022	CARDMEMBER SERVICE	Surveillance Camera Supplies	\$8.98
10/18/2022	CARDMEMBER SERVICE	Surveillance Camera Supplies	\$501.85
11/17/2022	PARKWAY PEST SERVICES	November Pest Service	\$150.00
11/2/2022	CARDMEMBER SERVICE	Will be credited back to us	\$9.32
11/15/2022	SAW MILL STONE & MASONRY SUPPL	concrete mix	\$69.00
11/14/2022	ARGENTO AND SONS INC	backpack blower/hand blower	\$899.94
11/14/2022	SEA BOX INC	container rental	\$250.00
11/14/2022	BEN ROMEO CO INC	rags/toilet paper	\$159.00
11/15/2022	CELTIC BUILDING SUPPLY INC	text t-11	\$392.84
11/15/2022	SAW MILL STONE & MASONRY SUPPL	sod staples	\$9.50
11/15/2022	SAW MILL STONE & MASONRY SUPPL	sod staples/fabric	\$86.64
11/9/2022	READERS HARDWARE INC	Car Wash, Bulbs	\$24.19
11/18/2022	READERS HARDWARE INC	Holiday Lights Supplies	\$485.01
11/18/2022	READERS HARDWARE INC	Holiday Lights Supplies	\$705.11
11/18/2022	READERS HARDWARE INC	Holiday Lights Supplies	\$607.84
11/18/2022	READERS HARDWARE INC	Holiday Lights Supplies	-\$321.93
11/14/2022	RCA ASPHALT LLC	blacktop	\$271.58
11/14/2022	ATLANTIC SALT INC	salt	\$19,574.57

11/18/2022	READERS HARDWARE INC	Holiday Lights Supplies	\$30.72
11/14/2022	PROSPERO NURSERY	bulbs	\$206.25
11/14/2022	PROSPERO NURSERY	bulbs	\$178.00
11/15/2022	SAW MILL STONE & MASONRY SUPPL	fabric/pins/mulch	\$234.83
11/15/2022	SAW MILL STONE & MASONRY SUPPL	mulch	<u>\$180.00</u>
Highway Dept. Subtotal			\$28,601.11

10/13/2022	CARDMEMBER SERVICE		\$45.00
11/8/2022	VERIZON	Invoice Dated 11-2 to 12-1	\$66.39
11/14/2022	AT&T Mobility	Usage for 10-5 to 11-4	\$33.24
11/17/2022	VERIZON	Service for 11-10 to 12-9	\$495.01
11/16/2022	BRUNI & CAMPISI INC	Repair Pilot Light	\$475.32
11/2/2022	CARDMEMBER SERVICE	Hard Drive	\$104.99
11/1/2022	CARDMEMBER SERVICE		\$10.90
10/14/2022	MOTOROLA SOLUTIONS	Radio and siren unit	\$8,087.50
9/29/2022	EAGLE PT GUN T J MORRIS & SON	Uniform allowance Chief	\$219.78
10/25/2022	CARDMEMBER SERVICE	Uniform allowance Chief	\$105.06
11/14/2022	Lawmen Supply Company	Vest carrier Sgt Piccolino	\$176.18
10/16/2020	EAGLE PT GUN T J MORRIS & SON	ammunition	\$224.26
10/16/2020	EAGLE PT GUN T J MORRIS & SON	ammunition	\$941.92
10/16/2020	EAGLE PT GUN T J MORRIS & SON	ammunition	\$150.00
11/15/2022	Lawmen Supply Company	PO Guccione uniform	\$917.12
11/15/2022	AAA EMERGENCY SUPPLY CO	O2 cylinder refill	\$59.00
11/14/2022	ESS INC.	Radio repair to voice recorder	\$63.67
11/15/2022	CURRY CHEVROLET	Task force car repair	\$113.47
11/16/2022	PETTY CASH P.D.	Petty Cash Receipts	\$193.53
11/15/2022	Atlantic A Program of De Lage	November Usage	\$185.02
11/17/2022	XEROX CORPORATION	Service for 9-30 to 10-30	\$183.32
10/5/2022	CARDMEMBER SERVICE	Technician recert fee-Roemer	\$55.00
10/13/2022	CARDMEMBER SERVICE	Chief's training	\$175.00
10/13/2022	CARDMEMBER SERVICE	Chief's training	\$181.98
10/13/2022	CARDMEMBER SERVICE	Chief's training	\$166.38
10/17/2022	CARDMEMBER SERVICE	Gas for training trip	\$73.85
10/25/2022	CARDMEMBER SERVICE	IACP conference expenses	\$30.00
10/25/2022	CARDMEMBER SERVICE	IACP conference expenses	\$103.50
10/25/2022	CARDMEMBER SERVICE	IACP conference expenses	\$80.00
10/25/2022	CARDMEMBER SERVICE	IACP conference expenses	\$36.59
10/25/2022	CARDMEMBER SERVICE	IACP conference expenses	<u>\$838.40</u>
Police Dep. Subtotal			\$14,591.38

11/14/2022	WEST PAYMENT CENTER	September Online Subscription	\$281.14
11/14/2022	MetaSource, LLC	scanning 200 DPI	\$1,118.00
11/15/2022	NEXT LEVEL ELEVATOR SERVICES L	22/23 elevator service agreement	\$1,600.00
11/15/2022	THE RIVERTOWNS ENTERPRISE	hearing planning board	\$32.50
11/15/2022	THE JOURNAL NEWS	public notice for work session	\$76.00
11/17/2022	O'CONNOR DAVIES LLP	Financial Statement Service	\$34,125.00
10/7/2022	CARDMEMBER SERVICE	GFOA Dues- Leslie	\$160.00
11/14/2022	WEST PAYMENT CENTER	October online subscription	\$281.14
11/15/2022	Atlantic A Program of De Lage	November Usage	\$227.27
11/16/2022	STECICH MURPHY & LAMMERS LLP	October Professional Service	\$821.00
11/4/2022	BOND SCHOENECK & KING	Professional Service for Sept	\$882.00
11/10/2022	CARDMEMBER SERVICE	The Lock Up	\$169.00
10/7/2022	CARDMEMBER SERVICE	supplies	\$84.99
10/7/2022	CARDMEMBER SERVICE	Supplies	\$45.00
10/12/2022	CARDMEMBER SERVICE	supplies	\$25.16
10/13/2022	CARDMEMBER SERVICE	Supplies	\$45.00
10/21/2022	CARDMEMBER SERVICE	Tissues	\$35.00
10/21/2022	CARDMEMBER SERVICE	Dividers, File Jackets, Files	\$85.19
10/25/2022	CARDMEMBER SERVICE	supplies	\$34.18
10/28/2022	CARDMEMBER SERVICE	Toner for Building Dept	\$156.58
10/28/2022	CARDMEMBER SERVICE	First Aid Supplies	\$34.67
10/28/2022	CARDMEMBER SERVICE	Invisible Tape Replacement	\$10.99
10/28/2022	CARDMEMBER SERVICE	Tri Fold Hand Towels	\$134.94
10/28/2022	CARDMEMBER SERVICE	Solo Cups	\$19.89
11/10/2022	CARDMEMBER SERVICE	EZPass	\$25.00
10/28/2022	CARDMEMBER SERVICE	Return Ink Cartridge	\$18.09
11/15/2022	FEDEX	Shipping Charges	\$47.12
11/15/2022	Veolia Water NY Inc-VWW-RD1	Usage for 10-3 to 11-3	\$116.81
11/15/2022	CON EDISON	Usage for 10-7 to 11-7	\$284.61
11/8/2022	VERIZON	Invoice Dated 10-21-22	\$3.35
11/9/2022	OPTIMUM	Usage for 11-8 to 12-7	\$120.22
11/9/2022	OPTIMUM	Usage for 11-8 to 12-7	\$201.44
11/15/2022	CABLEVISION LIGHTPATH INC.	Usage for November 2022	\$2,254.17
11/15/2022	Veolia Water NY Inc-VWW-RD1	Usage for 10/3 to 11/3	\$253.32
10/5/2022	CARDMEMBER SERVICE	Cable	\$7.99
11/1/2022	CARDMEMBER SERVICE	Zoom Upgrade	\$188.66
11/10/2022	CARDMEMBER SERVICE	YouTube	\$11.99
11/10/2022	CARDMEMBER SERVICE	adobe	\$22.75

11/10/2022	CARDMEMBER SERVICE	Otter	\$9.99
11/7/2022	VINCENT GIORDANO	Service for 10-17 to 10-28	\$309.00
11/8/2022	CON EDISON	Usage for 9-30 to 10-31	\$474.84
11/15/2022	Con Edison	Usage for 10-12 to 11-9	\$120.93
11/15/2022	Veolia Water NY Inc-VWW-RD1	Usage for 10-3 to 11-3	\$228.03
9/15/2022	SIGNARAMA	Poster Board-P&R Master Plan	\$186.00
10/20/2022	CARDMEMBER SERVICE	Butterfly Pollinator Supplies	\$4.89
10/11/2022	CARDMEMBER SERVICE	Cups for Diwali	\$29.99
10/20/2022	CARDMEMBER SERVICE	Butterfly Pollinator Supplies	\$23.69
10/20/2022	CARDMEMBER SERVICE	Butterfly Pollinator Supplies	\$29.85
11/16/2022	NYS AND LOCAL RETIREMENT SYSTE	Annual contribution	\$984,847.00
11/16/2022	NYS AND LOCAL RETIREMENT SYSTE	Annual Contribution	\$317,435.00
11/7/2022	NYS EMPLOYEES' HEALTH INS	November Premium	\$144,776.02
11/9/2022	New York Power Authority	October 2022 Usage	<u>\$13,081.21</u>
		Village Hall Subtotal	\$1,505,596.60
		General Fund Total	\$1,605,080.89
11/8/2022	PLANNING & DEVELOPMENT ADVISOR	Site Plan Review	\$675.00
10/25/2022	CARDMEMBER SERVICE	Ardley Cares Supplies	\$246.94
	Sunshine Specialty Distributors	Ice Cream Cups	<u>\$200.00</u>
		T & A Total	\$1,121.94
1/29/2021	CALGI CONSTRUCTION CO INC	CM Services DPW Facility	\$57,409.67
11/7/2022	GEORGE MALONE	Drone Footage 10-20 to 10-25	\$800.00
11/7/2022	GEORGE MALONE	Drone Footage 10-28 to 10-31	\$800.00
11/16/2022	BURKE REPROGRAPHICS LLC	PRINTING OF PLANS	\$249.50
11/17/2022	Tony Casale, Inc	Pond Excavation	<u>\$7,121.04</u>
		Capital Fund Total	\$66,380.21
11/9/2022	MINOL, INC	September Sewer Rent Billing	\$1,315.95
11/9/2022	MINOL, INC	October Sewer Rent Billing	<u>\$1,340.34</u>
		Sewer Fund Total	\$2,656.29

BUILDING INSPECTOR'S REPORT
For the Month and Fiscal Year To Date - October 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>October</u>		<u>October</u>		<u>#</u>	<u>\$ Amount</u>	<u>Budget</u>	<u>#</u>	<u>\$ Amount</u>
	<u>#</u>	<u>\$ Amount</u>	<u>#</u>	<u>\$ Amount</u>	<u>#</u>	<u>\$ Amount</u>	<u>\$ Amount</u>	<u>#</u>	<u>\$ Amount</u>
BUILDING PERMITS	12	20,865.00	13	7,645.00	76	105,165.00	125,000.00	57	50,895.00
APPLICATION FEES	10	675.00	20	1,375.00	63	3,600.00	-	68	4,525.00
C/O'S	7	155.00	8	165.00	40	980.00	-	46	1,165.00
PLUMBING PERMITS	7	1,760.00	9	1,008.00	43	5,738.00	13,000.00	55	6,862.00
ELECTRICAL PERMITS	8	645.00	8	705.00	45	4,530.00	7,000.00	42	3,990.00
TITLE SEARCH & COMPLIANCE LETTER	14	938.75	6	483.75	50	2,886.50	-	47	2,580.00
MISC FEES	7	1,225.00	1	15.00	16	4,735.00	-	7	7,620.00
TOTALS	65	\$26,263.75	65	\$11,396.75	333	\$127,634.50	\$145,000.00	322	\$77,637.00
BUILDING INSPECTIONS PERFORMED	80		52		383			314	
ZONING INSPECTIONS PERFORMED	30		18		108			93	
FIRE INSPECTIONS PERFORMED	1		0		2			4	
VIOLATION NOTICES ISSUED	19		6		56			38	
WARNING NOTICES ISSUED	7		6		21			16	
APPEARANCE TICKETS ISSUED	0		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

10/28/2022

MONTHLY BUILDING PERMIT REPORT

From: 10/1/2022 To: 10/31/2022

Permit Number	Permit Date	Type	Parcel ID	Legal Address	Owner	Permit Fees
2022-7383	10/5/2022	RESIDENTIAL ADDITION	6.60-38-35	83 BEACON HILL RD	PENA, ALBERT & ROSE	\$1200.00
Construct an attached garage.						
2022-7384	10/5/2022	RESIDENTIAL ALTERATI	6.50-31-65	70 PARK AVE	BRODEN, DANIEL & STEVENS,	\$10200.00
Interior alterations includes kitchen and bathroom renovations and new windows and doors in rear wall of the house.						
2022-7385	10/5/2022	DEMOLITION	6.50-35-3	504 ASHFORD AVE	504 ASHFORD LLC & ABA 504 L	\$720.00
Interior demolition to prepare for interior alterations and renovation						
2022-7386	10/13/2022	ROOF/SIDING	6.20-7-8	5 CONCORD RD	LEFKOWITZ, LEE J. & JAMIE M.	\$125.00
Install new roofing materials as per the approved plans						
2022-7387	10/13/2022	SOLAR ELECTRIC SYSTE	6.60-38-8	99 HILLTOP RD	BANERJEE, SHAYAK & PRIYAD	\$640.00
Install a new roof mount PV array						
2022-7388	10/19/2022	RESIDENTIAL ADDITION	6.50-25-2	93 BEACON HILL RD	KLEINMAN, MITCHELL & MELI	\$3100.00
Construct a new side porch addition, renovate the kitchen and powder room						
2022-7389	10/27/2022	FENCE	6.60-38-1	113 HILLTOP RD	GRANAT, REBECCA & SEAN	\$200.00
Install a new fence as per the approved plans						
2022-7390	10/27/2022	COMMERCIAL ALTERAT	6.50-19-1	800 SAW MILL RIVER RD	CORNERSTONE ARDSLEY LLC	\$520.00
Interior alterations to convert the vacant commercial space into a day spa therapeutic facility						
2022-7391	10/27/2022	PATIO	6.80-65-14	24 PLAINVIEW AVE	MURTHA, ZACHARY & ERIKA	\$340.00
Construct a new patio in the rear yard.						
2022-7392	10/27/2022	RETAINING WALL	6.100-95-4	5 SWANSTON LN	GERSTEIN, MICHAEL A & ELLE	\$380.00
Replace the existing railroad tie retaining wall with a segmented block wall as per the approved plans						
2022-7393	10/27/2022	FENCE	6.80-65-21	587 ASHFORD AVE	CEVALLOS, CHRISTOPHER J. &	\$220.00
Install a new fence as per the approved plans						



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10/28/2022

MONTHLY BUILDING PERMIT REPORT

From: 10/1/2022 To: 10/31/2022

<u>Permit Number</u>	<u>Permit Date</u>	<u>Type</u>	<u>Parcel ID</u>	<u>Legal Address</u>	<u>Owner</u>	<u>Permit Fees</u>
2022-7394	10/27/2022	GRADING, FILLING & SIT	6.30-14-48	3 DELLWOOD LN	BONNER, MARK & TARPINIAN,	\$3220.00
Suction dredging of the existing pond, use dredge spoils to regrade the yard, install wetlands plantings as per the approved plans.						



Village of Ardsley
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10/28/2022

MONTHLY BUILDING PERMIT REPORT TOTALS

From: 10/1/2022 To: 10/31/2022

<u>Permit Type</u>	<u>Count</u>	<u>Permit Fees</u>
COMMERCIAL ALTERATION/RENOVATION	1	\$520.00
DEMOLITION	1	\$720.00
FENCE	2	\$420.00
GRADING, FILLING & SITE IMPROVEMENT	1	\$3220.00
PATIO	1	\$340.00
RESIDENTIAL ADDITION	2	\$4300.00
RESIDENTIAL ALTERATION/RENOVATION	1	\$10200.00
RETAINING WALL	1	\$380.00
ROOF/SIDING	1	\$125.00
SOLAR ELECTRIC SYSTEM	1	\$640.00
Total Permits:	12	\$20,865.00



Village of Ardsley
507 Ashford Avenue
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10/28/2022

MONTHLY PERMIT APPLICATION REPORT

From: 10/1/2022 To: 10/31/2022

Application Number	Application Date	Type	Parcel ID	Owner	Legal Address	Cost of Const.	Fee
2022-129	10/3/2022	DEMOLITION	6.50-35-3	504 ASHFORD LLC & ABA 504 LL	504 ASHFORD AVE	35800.00	75.00
2022-130	10/5/2022	SOLAR ELECTRIC SYSTEM	6.80-63-11	KARLINER, ADAM & EVANS, TI	581 ASHFORD AVE	35000.00	75.00
2022-131	10/5/2022	FENCE	6.80-65-21	CEVALLOS, CHRISTOPHER J. &	587 ASHFORD AVE	10250.00	75.00
2022-132	10/11/2022	ROOF/SIDING	6.20-7-8	LEFKOWITZ, LEE J. & JAMIE M.	5 CONCORD RD	17800.00	
2022-133	10/13/2022	FENCE	6.60-38-1	GRANAT, REBECCA & SEAN	113 HILLTOP RD	5000.00	75.00
2022-134	10/13/2022	GEOTHERMAL HVAC	6.20-4-67	KAPSIS, EDA & MILLS, PAMELA	38 VICTORIA RD	16250.00	75.00
2022-135	10/17/2022	GRADING, FILLING & SITE I	6.30-14-48	BONNER, MARK & TARPINIAN,	3 DELLWOOD LN	160741.00	75.00
2022-136	10/19/2022	ONE FAMILY DWELLING	6.80-75-1	WONG, YEN	88 LINCOLN AVE	517500.00	75.00
2022-137	10/27/2022	RESIDENTIAL ALTERATIO	6.50-35-3	504 ASHFORD LLC & ABA 504 LL	504 ASHFORD AVE	130000.00	75.00
2022-138	10/27/2022	RESIDENTIAL ALTERATIO	6.80-62-7	PLOURDE, LORRAINE & JEE-JO	12 GRANDVIEW AVE	40000.00	75.00



Village of Ardsley
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10/28/2022

MONTHLY PERMIT APPLICATION REPORT TOTALS

From: 10/1/2022 To: 10/31/2022

<u>Permit Type</u>	<u>Count</u>	<u>Fees</u>	<u>Cost of Const.</u>
DEMOLITION	1	\$75.00	\$35,800.00
FENCE	2	\$150.00	\$15,250.00
GEOHERMAL HVAC	1	\$75.00	\$16,250.00
GRADING, FILLING & SITE IMPROVEMENT	1	\$75.00	\$160,741.00
ONE FAMILY DWELLING	1	\$75.00	\$517,500.00
RESIDENTIAL ALTERATION/RENOVATION	2	\$150.00	\$170,000.00
ROOF/SIDING	1	\$0.00	\$17,800.00
SOLAR ELECTRIC SYSTEM	1	\$75.00	\$35,000.00
Total:	10	\$675.00	\$968,341.00



Village of Ardsley
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10/28/2022

CERTIFICATE REPORT

From: 10/1/2022 To: 10/31/2022

Certificate Number	Date	Type	Parcel ID	Owner	Legal Address	Certificate Fees
2022-5506	10/5/2022	CO	6.50-28-11	NAPOLITANO LIFE EST,	6 CHIMNEY POT LN	\$15.00
2022-5507	10/13/2022	CO	6.60-36-11	JACOBS, SCOT & JANIN	110 CRESTVIEW PL	\$25.00
2022-5508	10/13/2022	CO	6.60-38-49	BLAKE, LAURENCE A &	47 EASTERN DR	\$25.00
2022-5509	10/25/2022	CC	6.90-90-6	DITMAN, SCOTT & NAN	1 ABINGTON AVE	\$0.00
2022-5510	10/26/2022	CL	6.90-89-20	TRAKANIQI, KIMA & LEO	9 ABINGTON AVE	\$0.00
2022-5511	10/26/2022	CO	6.10-1-29	SHAH, NEOMI & DESAI,	15 SYLVIA AVE	\$45.00
2022-5512	10/26/2022	CO	6.80-72-24	STILLWATER WESTCHE	85 LINCOLN AVE	\$45.00



Village of Ardsley
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10/28/2022

CERTIFICATE REPORT- TOTALS

From: 10/1/2022 To: 10/31/2022

Certificate Type	Count	Fees
CC	1	\$0.00
CL	1	\$0.00
CO	5	\$155.00
Total: 7		\$155.00



Village of Ardsley
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10/28/2022

MONTHLY PLUMBING PERMIT REPORT

From: 10/1/2022 To: 10/31/2022

Permit Number	Permit Date	Type	Parcel ID	Legal Address	Owner	Permit Fees
P-2022-1955	10/13/2022	PLUMBING PERMIT	6.60-38-49	47 EASTERN DR	BLAKE, LAURENCE A & MARC	\$85.00
P-2022-1956	10/13/2022	HVAC HEAT PUMP	6.80-63-11	581 ASHFORD AVE	KARLINER, ADAM & EVANS, T	\$50.00
P-2022-1957	10/19/2022	WATER HEATER	6.80-78-30.2	14 SPRINGWOOD AVE	SANTOS, RODERICK M & DENI	\$75.00
P-2022-1958	10/19/2022	PLUMBING PERMIT	6.90-83-6	5 SUMMIT AVE	LOTITO, BRETT & JENNIFER	\$225.00
P-2022-1959	10/26/2022	PLUMBING PERMIT	6.30-14-45.2	13 DELLWOOD LN	ROBERT JAMES CONTRACTOI	\$1100.00
P-2022-1960	10/26/2022	PLUMBING PERMIT	6.50-19-1	800 SAW MILL RIVER RD	CORNERSTONE ARDSLEY LLC	\$150.00
P-2022-1961	10/26/2022	HVAC	6.10-1-18	24 REVERE RD	CHANG, JAE HYUNG & OH, SU	\$75.00



Village of Ardsley
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10/28/2022

MONTHLY PLUMBING PERMIT REPORT TOTALS

From: 10/1/2022 To: 10/31/2022

<u>Permit Type</u>	<u>Count</u>	<u>Fees</u>
HVAC	1	\$75.00
HVAC HEAT PUMP	1	\$50.00
PLUMBING PERMIT	4	\$1560.00
WATER HEATER	1	\$75.00
Total Permits:	7	Total Fees: \$1760.00



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10/31/2022

MONTHLY ELECTRICAL PERMIT REPORT

From: 10/1/2022 To: 10/31/2022

Permit Number	Permit Date	Type	Parcel ID	Legal Address	Permit Fees:
E-2022-1630	10/13/2022	ELECTRICAL PERMIT	6.60-38-8	99 HILLTOP RD	\$75.00
E-2022-1631	10/13/2022	ELECTRICAL PERMIT	6.90-83-6	5 SUMMIT AVE	\$120.00
E-2022-1632	10/13/2022	ELECTRICAL PERMIT	6.40-17-1.1	220 HEATHERDELL RD	\$0.00
E-2022-1633	10/13/2022	ELECTRICAL PERMIT	6.40-17-1.1	220 HEATHERDELL RD	\$0.00
E-2022-1634	10/14/2022	ELECTRICAL PERMIT	6.20-4-67	38 VICTORIA RD	\$165.00
E-2022-1635	10/19/2022	ELECTRICAL PERMIT	6.30-13-11	133 HUNTLEY DR	\$135.00
E-2022-1636	10/19/2022	ELECTRICAL PERMIT	6.50-31-25	55 BEACON HILL RD	\$75.00
E-2022-1637	10/26/2022	ELECTRICAL PERMIT	6.60-38-49	47 EASTERN DR	\$75.00



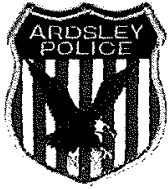
Village of Ardsley
507 Ashford Avenue
Ardsley, NY 10502
(914) 693-6961

10/31/2022

MONTHLY ELECTRICAL PERMIT REPORT TOTALS

From: 10/1/2022 To: 10/31/2022

<u>Permit Type</u>	<u>Count</u>	<u>Fees</u>
ELECTRICAL PERMIT	8	\$645.00
Total Permits:	8	\$645.00



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 October – 2022

Property lost or stolen -\$ 92,036.00
Property Recovered---- \$ 61,011.00
Court fines and fees --- \$ 63,360.00
Alarm fines and fees--- \$ 1250.00
Meter collection-----\$ 1985.65

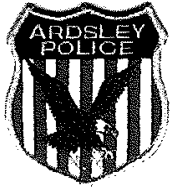
Traffic Accidents----- 14
Arrests----- 3
Calls for service----- 286
Investigations----- 11
Impounded vehicles----- 2

UTT summonses issued---- 15
Parking summonses issued- 25
Appearance tickets issued— 1
Total summonses issued----- 41

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

OCTOBER EVENTS 2022

Training

Total training for the month of October -----128hrs. Which consisted of training in Taser, Baton, active shooter and 2 officers were certified as Community resource officers .

COMMUNITY POLICING

Community Policing Officers conducted the following events:

Conducted fire drills at Concord road, Middle and High schools.

Attended Homecoming festivities and football game

Attended Ardsley School District safety meeting

Participated in Safe Kids Child Seat Zoom meeting

Sponsored and donated a ice cream social for AHS Art Club -proceeds donated to a charity

Attended AHS football game night game under the lights

Attended Concord Road School safety meeting

Instructed classes for SNYPJOA - at Westchester County Police Academy for CRO –SRO class total of 47 attendees

Conducted CRS lock down drill

Participated with Ardsley High School senior class for the Read to me program at the Concord Road School

Participated in the Dawali celebration at Pascone Park

Participated and co-sponsored with the Rec Dept. Movie in the park

Participated and co-sponsor with the Rec dept. Trunk or Treat Event

Participated in Ardsley Cares day

Attended CRS Halloween Parade

Assisted with child car seat check event - installed 22 child seats 0 issued

Attended a zoom meeting Student Assistance Service – Westchester County Coalition Meeting

Attended zoom meeting – Ardsley Youth Council

Attended zoom meeting – Ardsley SAYF Coalition

Child Passenger Safety Unit - installed 5 seats 0- issued

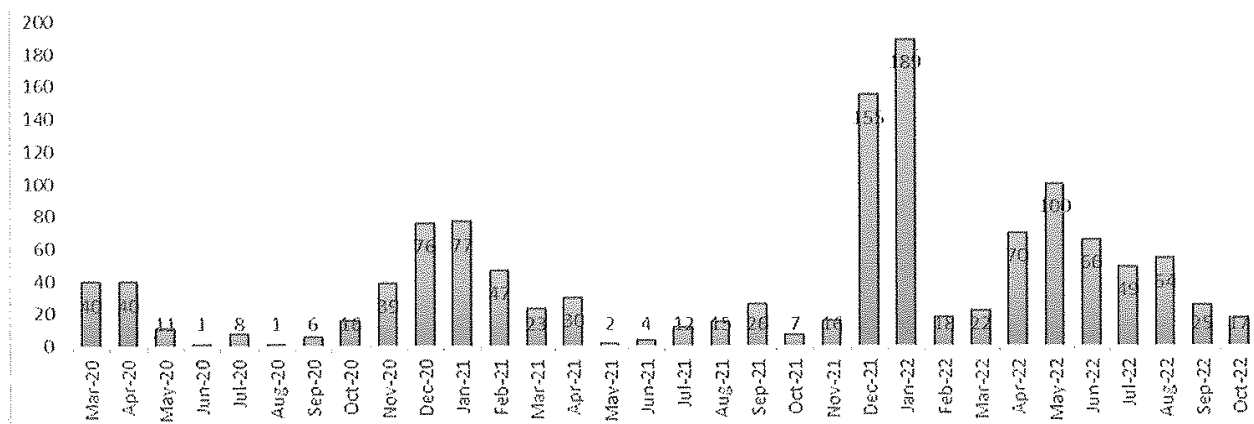
Community information

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.

I will continue to advise residents to please lock your vehicles and remove the key fob. Several vehicles have been stolen throughout the county as well as in this village. All the vehicles that were stolen in this village could have been prevented if it was locked and the key fob removed. In one case, the vehicle was left running in our business district.

Coronavirus 2019

Ardsley 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.

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002355-22	10/01/2022 -02:09	PLAINVIEW AV ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	035
AP-002356-22	10/01/2022 -08:23	HEATHERDELL RD ARDSLEY	UNFOUNDED	DISPATCHED	032
AP-002357-22	10/01/2022 -18:18	SAW MILL RIVER RD ARDSLEY	AIDED	DISPATCHED	028
AP-002358-22	10/01/2022 -21:19	SAW MILL RIVER RD ARDSLEY	TRAFFIC	DISPATCHED	042
AP-002359-22	10/01/2022 -22:04	EASTERN DR ARDSLEY	NOISE COMPLAINT	DISPATCHED	042
AP-002360-22	10/01/2022 -22:41	LARCHMONT ST ARDSLEY	NOISE COMPLAINT	DISPATCHED	028
AP-002361-22	10/01/2022 -23:02	SAW MILL RIVER RD ARDSLEY	UNFOUNDED	DISPATCHED	028
AP-002362-22	10/02/2022 -01:26	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	INVESTIGATED	028
AP-002363-22	10/02/2022 -08:57	AMERICAN LEGION DR ARDSLEY	PUBLIC UTILITIES	DISPATCHED	032
AP-002364-22	10/02/2022 -15:37	CENTER ST ARDSLEY	PROPERTY - RECOVERED	DISPATCHED	041
AP-002365-22	10/02/2022 -17:34	SAW MILL RIVER RD ARDSLEY	DUMPING	DISPATCHED	
AP-002366-22	10/02/2022 -17:55	SAW MILL RIVER RD ARDSLEY	DISPUTE	DISPATCHED	
AP-002367-22	10/02/2022 -18:13	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002368-22	10/02/2022 -18:34	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	025
AP-002369-22	10/02/2022 -19:05	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	DISPATCHED	025
AP-002370-22	10/03/2022 -01:50	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	039
AP-002371-22	10/03/2022 -01:54	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	035
AP-002372-22	10/03/2022 -11:59	MAIN ST IRVINGTON	AMBULANCE	DISPATCHED	
AP-002373-22	10/03/2022 -12:40	LOOKOUT PL ARDSLEY	SUSPICIOUS ACTIVITY	INVESTIGATED	033
AP-002374-22	10/03/2022 -17:04	ASHFORD AVE ARDSLEY	ALARM - FALSE	DISPATCHED	041
AP-002376-22	10/04/2022 -00:59	SAWMILL RIVER RD ARDSLEYT	AMBULANCE	DISPATCHED	039
AP-002377-22	10/04/2022 -02:28	DELLWOOD LN ARDSLEY	ALARM - FALSE	DISPATCHED	018
AP-002378-22	10/04/2022 -08:10	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002379-22	10/04/2022 -11:23	GLEN RD ARDSLEY	FIRE RESPONSE	RENDERED	036
AP-002380-22	10/04/2022 -12:41	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002381-22	10/04/2022 -13:50	MAJOR APPLEBY RD ARDSLEY	WELFARE CHECK	DISPATCHED	042
AP-002382-22	10/04/2022 -15:16	SAW MILL RIVER RD ARDSLEY	AMBULANCE	RENDERED	
AP-002383-22	10/04/2022 -17:43	SAW MILL RIVER RD ARDSLEY	DISPUTE	DISPATCHED	037
AP-002384-22	10/04/2022 -18:13	ASHFORD BRIDGE ARDSLEY	AUTO ACCIDENT	DISPATCHED	037
AP-002385-22	10/04/2022 -21:13	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY		041
AP-002386-22	10/04/2022 -21:17	MORNINGSIDE RD ARDSLEY	NOISE COMPLAINT	DISPATCHED	041
AP-002387-22	10/04/2022 -23:10	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	037
AP-002388-22	10/05/2022 -09:10	HUNTLEY DR ARDSLEY	DOMESTIC DISPUTE	REPORT TAKEN	036
AP-002389-22	10/05/2022 -10:14	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002391-22	10/05/2022 -11:09	LOUIS PASCONE LANE ARDSLEY	FIRE RESPONSE	DISPATCHED	042
AP-002392-22	10/05/2022 -13:11	BRIDGE ST ARDSLEY	AUTO ACCIDENT	REPORT TAKEN	042
AP-002394-22	10/05/2022 -14:58	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	RENDERED	042
AP-002395-22	10/05/2022 -18:19	NORTH ST WHITE PLAINS	MULTI AGENCY	DISPATCHED	041
AP-002396-22	10/06/2022 -00:11	DOBBS FERRY RD GREENBURGH	AMBULANCE	DISPATCHED	
AP-002397-22	10/06/2022 -00:48	SAWMILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002398-22	10/06/2022 -08:00	MAJOR APPLEBEE ARDSLEY	DOG COMPLAINT	RENDERED	036
AP-002399-22	10/06/2022 -10:00	SAW MILL RIVER RD ARDSLEY	BUSINESS DISPUTE	RENDERED	042
AP-002400-22	10/06/2022 -10:56	ASHFORD AVE ARDSLEY	TRAFFIC	RENDERED	036
AP-002401-22	10/06/2022 -13:03	ASHFORD AVE ARDSLEY	AMBULANCE	DISPATCHED	
AP-002403-22	10/06/2022 -21:19	ALLENDALE DR CLEARWATER	SUSPICIOUS ACTIVITY	DISPATCHED	045
AP-002404-22	10/06/2022 -23:26	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002405-22	10/07/2022 -03:51	SAW MILL RIVER RD ARDSLEY	DISPUTE	DISPATCHED	018
AP-002406-22	10/07/2022 -08:10	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	036
AP-002407-22	10/07/2022 -10:51	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT		
AP-002408-22	10/07/2022 -11:20	I87 N/B MARKER 8.3 ARDSLEY	AMBULANCE	DISPATCHED	
AP-002409-22	10/07/2022 -15:10	BEACON HILL RD ARDSLEY	TRAFFIC	RENDERED	042
AP-002410-22	10/07/2022 -15:48	SAWMILL RIVER RD ARDSLEY	ALARM - FALSE	INVESTIGATED	045
AP-002411-22	10/07/2022 -17:37	DOBBS FERRY RD GREENBURGH	AMBULANCE	DISPATCHED	
AP-002412-22	10/07/2022 -17:58	SAW MILL RIVER RD ARDSLEY	AIDED	DISPATCHED	009
AP-002413-22	10/07/2022 -20:03	REVERE RD ARDSLEY	AIDED	DISPATCHED	032
AP-002414-22	10/07/2022 -21:30	FARM RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	045

PRESS REPORT - CAD ENTRIES
 PRIORITY CALLS

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002415-22	10/08/2022 -02:31	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	035
AP-002416-22	10/08/2022 -03:21	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	035
AP-002417-22	10/08/2022 -07:59	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002418-22	10/08/2022 -09:07	HEATHERDELL RD ARDSLEY	AUTO ACCIDENT	DISPATCHED	028
AP-002419-22	10/08/2022 -19:59	875 SAW MILL RIVER ROAD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	045
AP-002420-22	10/08/2022 -20:26	FARM RD ARDSLEY	PROPERTY- TURNED IN	REPORT TAKEN	032
AP-002421-22	10/08/2022 -21:54	VICTORIA RD ARDSLEY	TRAFFIC	DISPATCHED	045
AP-002422-22	10/08/2022 -22:24	HUNTLEY DR ARDSLEY	NOISE COMPLAINT	DISPATCHED	045
AP-002423-22	10/08/2022 -22:55	LARCHMONT ST ARDSLEY	AIDED	DISPATCHED	032
AP-002424-22	10/09/2022 -01:15	PARK AVE ARDSLEY	SUSPICIOUS ACTIVITY	INVESTIGATED	035
AP-002425-22	10/09/2022 -01:43	SAW MILL RIVER RD ARDSLEY	FOA	UNFOUNDED	041
AP-002426-22	10/09/2022 -02:17	SAW MILL RIVER RD ARDSLEY	WELFARE CHECK	DISPATCHED	041
AP-002427-22	10/09/2022 -09:17	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	041
AP-002428-22	10/09/2022 -11:02	ASHFORD AVE ARDSLEY	CHILD SEAT	RENDERED	041
AP-002429-22	10/09/2022 -11:36	I 87 N ARDSLEY	FOA	DISPATCHED	
AP-002430-22	10/09/2022 -15:29	SAW MILL RIVER RD ARDSLEY	WELFARE CHECK	DISPATCHED	022
AP-002431-22	10/09/2022 -17:20	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	045
AP-002432-22	10/09/2022 -18:10	RIDGE RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	032
AP-002433-22	10/09/2022 -18:35	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002434-22	10/09/2022 -19:05	SAW MILL RIVER RD ARDSLEY	UNFOUNDED	DISPATCHED	045
AP-002435-22	10/09/2022 -19:24	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002436-22	10/09/2022 -19:29	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002437-22	10/09/2022 -20:21	ORLANDO AVE ARDSLEY	AIDED	DISPATCHED	032
AP-002438-22	10/09/2022 -20:58	JUDSON AVE ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	032
AP-002439-22	10/10/2022 -04:17	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002440-22	10/10/2022 -09:51	OVERLOOK RD ARDSLEY	ALARM - FALSE	DISPATCHED	036
AP-002441-22	10/10/2022 -17:28	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002442-22	10/10/2022 -20:00	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002443-22	10/11/2022 -02:07	WASHINGTON STREET DOBBS FERRY	FOA	PATROL ADVISED	039
AP-002444-22	10/11/2022 -07:13	ELM ST ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	039
AP-002445-22	10/11/2022 -09:10	LINCOLN AVE ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002446-22	10/11/2022 -09:28	SAW MILL RIVER RD ARDSLEY	ALARM - FALSE	DISPATCHED	041
AP-002447-22	10/11/2022 -12:05	ASHFORD AVE ARDSLEY	TRAFFIC	RENDERED	037
AP-002448-22	10/11/2022 -12:55	CROSS RD ARDSLEY	AMBULANCE	DISPATCHED	037
AP-002449-22	10/12/2022 -01:42	ALDEN PL HARTSDALE	AMBULANCE	DISPATCHED	
AP-002450-22	10/12/2022 -08:10	CONCORD RD ARDSLEY	AMBULANCE	DISPATCHED	032
AP-002451-22	10/12/2022 -08:56	SAW MILL RIVER RD ARDSLEY	ALARM - FALSE	DISPATCHED	045
AP-002459-22	10/12/2022 -09:26	EDGEWOOD RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002452-22	10/12/2022 -09:49	SPRAIN RD GREENBURGH	AMBULANCE	DISPATCHED	
AP-002453-22	10/12/2022 -11:40	LINCOLN AVE ARDSLEY	DISPUTE	DISPATCHED	032
AP-002454-22	10/12/2022 -12:54	FRANCES MCCORMICK DR ARDSLEY	JUVENILE ACTIVITY	RENDERED	033
AP-002455-22	10/12/2022 -15:07	HUNTLEY DR ARDSLEY	AIDED	RENDERED	032
AP-002456-22	10/12/2022 -15:10	CENTER ST ARDSLEY	ALARM - FALSE	DISPATCHED	018
AP-002457-22	10/12/2022 -19:58	SHELDON ST ARDSLEY	AMBULANCE	DISPATCHED	
AP-002458-22	10/12/2022 -21:49	CONCORD RD ARDSLEY	WELFARE CHECK	RENDERED	036
AP-002460-22	10/13/2022 -00:14	ARDEN DR HARTSDALE	AMBULANCE	DISPATCHED	
AP-002465-22	10/13/2022 -07:00	SAW MILL RIVER RD ARDSLEY	TRAFFIC		037
AP-002462-22	10/13/2022 -10:24	SAW MILL RIVER RD ARDSLEY	V & T ARREST	ARREST MADE	037
AP-002461-22	10/13/2022 -10:44	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002463-22	10/13/2022 -10:58	SAW MILL RIVER RD ARDSLEY	IMPOUNDS	DISPATCHED	041
AP-002464-22	10/13/2022 -12:34	DANA DRIVE VALHALLA	PERSONEL DUTY INJURY	NO PRESS RELEASE	
AP-002466-22	10/13/2022 -14:53	CONCORD RD ARDSLEY	TRAFFIC	DISPATCHED	045
AP-002467-22	10/13/2022 -16:52	ASHFORD AVE ARDSLEY	AMBULANCE	DISPATCHED	
AP-002468-22	10/13/2022 -17:00	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT\	REPORT TAKEN	042
AP-002469-22	10/13/2022 -17:45	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	REPORT TAKEN	042
AP-002470-22	10/13/2022 -18:11	FARM RD ARDSLEY	SUSPICIOUS ACTIVITY	INVESTIGATED	036

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002471-22	10/14/2022 -07:06	SPRAIN BROOK PKWY ARDSLEY	FOA	REPORT TAKEN	033
AP-002472-22	10/14/2022 -07:39	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002474-22	10/14/2022 -10:37	AMERICAN LEGION DR ARDSLEY	ALARM - FALSE	DISPATCHED	045
AP-002475-22	10/14/2022 -11:42	SAW MILL RIVER RD ARDSLEY	DISPUTE	DISPATCHED	032
AP-002476-22	10/14/2022 -14:28	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	045
AP-002477-22	10/14/2022 -14:36	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002478-22	10/14/2022 -18:13	SAW MILL RIVER ROAD ARDSLEY	UNFOUNDED	DISPATCHED	045
AP-002479-22	10/14/2022 -23:10	SAW MILL RIVER RD ARDSLEY	DISPUTE	DISPATCHED	028
AP-002480-22	10/14/2022 -23:55	MAJOR APPLEBY RD ARDSLEY	NOISE COMPLAINT	DISPATCHED	039
AP-002481-22	10/15/2022 -03:54	EASTERN DR ARDSLEY	AMBULANCE	DISPATCHED	039
AP-002482-22	10/15/2022 -05:18	LINCOLN AV ARDSLEY	AIDED	DISPATCHED	039
AP-002483-22	10/15/2022 -06:04	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002484-22	10/15/2022 -09:08	SAW MILL RIVER RD ARDSLEY	DISPUTE	DISPATCHED	037
AP-002485-22	10/15/2022 -10:51	LINCOLN AVE ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	032
AP-002486-22	10/15/2022 -10:55	SAW MILL RIVER ROAD ARDSLEY	FIRE RESPONSE	DISPATCHED	
AP-002487-22	10/15/2022 -13:11	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	032
AP-002488-22	10/15/2022 -15:16	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	037
AP-002489-22	10/15/2022 -15:45	SAW MILL RIVER RD ARDSLEY	TRAFFIC	DISPATCHED	028
AP-002490-22	10/15/2022 -19:01	HEATHERDELL RD ARDSLEY	CIVIL MATTER	DISPATCHED	022
AP-002491-22	10/16/2022 -09:27	ARDSLEY	ABANDONED VEHICLE	DISPATCHED	036
AP-002492-22	10/16/2022 -09:31	SAW MILL RIVER RD ARDSLEY	REAL TIME CRIME	DISPATCHED	036
AP-002493-22	10/16/2022 -10:01	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002494-22	10/16/2022 -17:28	ASHFORD AVE ARDSLEY	AUTO ACCIDENT	DISPATCHED	022
AP-002495-22	10/16/2022 -20:24	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002496-22	10/16/2022 -20:33	SAW MILL RIVER RD ARDSLEY	FIRE RESPONSE	DISPATCHED	022
AP-002497-22	10/16/2022 -21:57	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	018
AP-002498-22	10/17/2022 -15:41	ASHFORD AV ARDSLEY	ADMINISTRATIVE		028
AP-002499-22	10/17/2022 -17:05	SAW MILL RIVER RD ARDSLEY	ABANDONED 911	DISPATCHED	036
AP-002500-22	10/18/2022 -07:16	SYLVIA LN ARDSLEY	FIRE RESPONSE	DISPATCHED	039
AP-002501-22	10/18/2022 -07:28	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	039
AP-002504-22	10/18/2022 -17:58	BENJAMIN CT ARDSLEY	AMBULANCE	DISPATCHED	
AP-002505-22	10/18/2022 -18:38	RIVERVIEW AVE ARDSLEY	FIRE RESPONSE	DISPATCHED	045
AP-002506-22	10/19/2022 -08:47	COLUMBIA RD ARDSLEY	AMBULANCE	DISPATCHED	036
AP-002507-22	10/19/2022 -09:15	ARDSLEY	COMMUNITY RELATIONS	RENDERED	025
AP-002508-22	10/19/2022 -09:43	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	REPORT TAKEN	042
AP-002509-22	10/19/2022 -10:15	STANDISH PL ARDSLEY	AUTO ACCIDENT	REPORT TAKEN	042
AP-002512-22	10/19/2022 -12:27	SAW MILL RIVER ROAD ARDSLEY	LARCENY - PETIT	INVESTIGATED	042
AP-002514-22	10/19/2022 -21:01	ELM STREET ARDSLEY	AMBULANCE	DISPATCHED	045
AP-002515-22	10/19/2022 -21:27	SAW MILL RIVER RD ARDSLEY	ALARM - FALSE	DISPATCHED	045
AP-002516-22	10/20/2022 -07:33	SAWMILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	035
AP-002517-22	10/20/2022 -08:50	CONCORD RD ARDSLEY	COMMUNITY RELATIONS	RENDERED	033
AP-002518-22	10/20/2022 -10:32	BROADWAY HASTINGS ON HUDSON	AMBULANCE	DISPATCHED	
AP-002519-22	10/20/2022 -12:05	WILMOTH AVE ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002520-22	10/20/2022 -12:23	DELLWOOD LN ARDSLEY	FIRE RESPONSE	DISPATCHED	037
AP-002521-22	10/20/2022 -13:07	ASHFORD AVE ARDSLEY	FINGER PRINTING		028
AP-002522-22	10/20/2022 -16:46	DUNHAM RD HARTSDALE	AMBULANCE	DISPATCHED	
AP-002523-22	10/20/2022 -18:09	CROTON CT ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	045
AP-002524-22	10/20/2022 -21:39	EASTERN DR ARDSLEY	AMBULANCE	DISPATCHED	
AP-002525-22	10/21/2022 -09:05	HEATHERDELL RD ARDSLEY	COMMUNITY RELATIONS	RENDERED	033
AP-002527-22	10/21/2022 -11:20	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002528-22	10/21/2022 -12:18	HUNTLEY DR ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	041
AP-002529-22	10/21/2022 -14:02	LOOKOUT PL ARDSLEY	AIDED	RENDERED	041
AP-002530-22	10/21/2022 -14:36	CENTER ST ARDSLEY	SUSPICIOUS ACTIVITY	INVESTIGATED	037
AP-002531-22	10/21/2022 -19:48	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002532-22	10/21/2022 -23:01	OLD SPRAIN RD ARDSLEY	FIREWORKS	DISPATCHED	032
AP-002533-22	10/22/2022 -10:09	SAW MILL RIVER ROAD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	042

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002534-22	10/22/2022 -13:30	ASHFORD AVE ARDSLEY	PUBLIC UTILITIES	DISPATCHED	042
AP-002536-22	10/22/2022 -17:26	ASHFORD AV ARDSLEY	ADMINISTRATIVE		028
AP-002537-22	10/22/2022 -17:47	ASHFORD AV ARDSLEY	ADMINISTRATIVE		028
AP-002538-22	10/22/2022 -18:13	ASHFORD AV ARDSLEY	WARRANT		028
AP-002539-22	10/22/2022 -18:58	ELM ST ARDSLEY	AIDED	DISPATCHED	028
AP-002540-22	10/22/2022 -21:35	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002541-22	10/23/2022 -11:06	BENJAMIN CT GREENBURGH	AMBULANCE	DISPATCHED	
AP-002542-22	10/23/2022 -13:44	ELM ST ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002543-22	10/23/2022 -15:17	PARK AVE ARDSLEY	ANIMAL COMPLAINT		041
AP-002545-22	10/23/2022 -17:58	ARDSLEY	ADMINISTRATIVE	NO PRESS RELEASE	
AP-002546-22	10/23/2022 -18:30	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	042
AP-002547-22	10/23/2022 -20:58	ELM ST ARDSLEY	PROPERTY-LOST	DISPATCHED	042
AP-002548-22	10/24/2022 -06:48	ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002549-22	10/24/2022 -10:04	CONCORD RD ARDSLEY	FIRE RESPONSE	DISPATCHED	045
AP-002550-22	10/24/2022 -10:07	CENTER ST ARDSLEY	AUTO ACCIDENT	DISPATCHED	032
AP-002551-22	10/24/2022 -13:19	BEACON HILL RD DOBBS FERRY	FOA	RENDERED	045
AP-002552-22	10/24/2022 -14:24	LINCOLN AVE ARDSLEY	FIRE RESPONSE	DISPATCHED	045
AP-002553-22	10/24/2022 -18:14	HEATHERDELL RD ARDSLEY	AUTO ACCIDENT	DISPATCHED	042
AP-002555-22	10/25/2022 -02:23	VICTORIA RD ARDSLEY	AMBULANCE	DISPATCHED	036
AP-002556-22	10/25/2022 -05:40	BEACON HILL DR ARDSLEY	AMBULANCE	DISPATCHED	036
AP-002557-22	10/25/2022 -06:27	BRAMBLEBROOK RD	ROAD HAZZARD	DISPATCHED	036
AP-002558-22	10/25/2022 -07:18	ASHFORD AVE ARDSLEY	AMBULANCE	DISPATCHED	036
AP-002559-22	10/25/2022 -08:04	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002560-22	10/25/2022 -08:20	EASTERN DR ARDSLEY	AMBULANCE	DISPATCHED	045
AP-002562-22	10/25/2022 -12:35	SAW MILL RIVER RD ARDSLEY	DISPUTE	REPORT TAKEN	045
AP-002563-22	10/25/2022 -13:46	ASHFORD AVE ARDSLEY	FRAUD	REPORT TAKEN	045
AP-002564-22	10/25/2022 -17:12	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002565-22	10/25/2022 -18:23	BRAMBLEBROOK RD ARDSLEY	ABANDONED 911	DISPATCHED	042
AP-002566-22	10/25/2022 -18:48	ELM STREET ARDSLEY	SUSPICIOUS ACTIVITY	REPORT TAKEN	
AP-002567-22	10/25/2022 -22:23	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002568-22	10/26/2022 -07:30	RIDGE RD ARDSLEY	WELFARE CHECK	DISPATCHED	044
AP-002569-22	10/26/2022 -08:14	SECOR RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002570-22	10/26/2022 -09:38	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	045
AP-002571-22	10/26/2022 -11:06	ASHFORD AVE ARDSLEY	PROPERTY-LOST	REPORT TAKEN	043
AP-002572-22	10/26/2022 -11:37	MT VIEW AVE ARDSLEY	SUSPICIOUS ACTIVITY	UNFOUNDED	045
AP-002573-22	10/26/2022 -11:45	OVERLOOK RD ARDSLEY	UNFOUNDED	DISPATCHED	
AP-002574-22	10/26/2022 -12:29	CONCORD RD ARDSLEY	AMBULANCE	DISPATCHED	045
AP-002575-22	10/26/2022 -12:51	ASHFORD AVE ARDSLEY	HANDICAPPED PERMIT	RENDERED	
AP-002576-22	10/26/2022 -13:01	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	DISPATCHED	032
AP-002577-22	10/26/2022 -15:52	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	041
AP-002578-22	10/26/2022 -17:01	ASHFORD AV ARDSLEY	CHILD SEAT	RENDERED	041
AP-002579-22	10/26/2022 -20:01	SOUTH BUCKOUT ST IRVINGTON	AMBULANCE	DISPATCHED	
AP-002580-22	10/27/2022 -01:01	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	UNFOUNDED	044
AP-002581-22	10/27/2022 -01:56	SAW MILL RIVER RD ARDSLEY	DISPUTE	DISPATCHED	044
AP-002582-22	10/27/2022 -07:35	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002583-22	10/27/2022 -08:15	FOREST BLVD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002584-22	10/27/2022 -10:35	VICTORIA RD ARDSLEY	ANIMAL COMPLAINT	REPORT TAKEN	
AP-002586-22	10/27/2022 -14:42	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	DISPATCHED	045
AP-002587-22	10/27/2022 -14:47	CROSS RD ARDSLEY	AMBULANCE	DISPATCHED	032
AP-002588-22	10/27/2022 -16:01	SAW MILL RIVER RD ARDSLEY	AUTO ACCIDENT	DISPATCHED	041
AP-002589-22	10/27/2022 -16:01	SPRAIN BROOK PKWY ARDSLEY	AMBULANCE	DISPATCHED	
AP-002590-22	10/27/2022 -16:12	ASHFORD AVE ARDSLEY	REAL TIME CRIME	RENDERED	041
AP-002591-22	10/27/2022 -17:30	SAW MILL RIVER RD ARDSLEY	UNFOUNDED	UNFOUNDED	037
AP-002592-22	10/28/2022 -02:21	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	INVESTIGATED	044
AP-002593-22	10/28/2022 -07:44	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	042
AP-002594-22	10/28/2022 -13:12	SAW MILL RIVER RD ARDSLEY	HANDICAPPED PERMIT		

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002595-22	10/28/2022 -15:20	ASHFORD AV ARDSLEY	HANDICAPPED PERMIT		
AP-002596-22	10/28/2022 -15:49	POWDERHORN RD ARDSLEY	SUSPICIOUS ACTIVITY	INVESTIGATED	041
AP-002597-22	10/28/2022 -17:24	SAW MILL RIVER RD ARDSLEY	ROAD HAZZARD	INVESTIGATED	037
AP-002598-22	10/28/2022 -17:45	SAW MILL RIVER RD ARDSLEY	TRAFFIC	RENDERED	041
AP-002599-22	10/28/2022 -20:28	ASHFORD BRIDGE ARDSLEY	FOA	RENDERED	041
AP-002600-22	10/28/2022 -20:48	ASHFORD AVE ARDSLEY	DOMESTIC DISPUTE	REPORT TAKEN	037
AP-002601-22	10/29/2022 -13:48	JOYCE RD GREENBURGH	AMBULANCE	DISPATCHED	
AP-002602-22	10/29/2022 -14:27	SAW MILL RIVER PKWY GREENBURGH	AMBULANCE	DISPATCHED	
AP-002603-22	10/29/2022 -15:49	DELLWOOD LN ARDSLEY	ANIMAL COMPLAINT	DISPATCHED	025
AP-002604-22	10/29/2022 -16:37	E MAIN ST ELMSFORD	AMBULANCE	DISPATCHED	
AP-002605-22	10/29/2022 -17:03	RIVERVIEW AV ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	025
AP-002606-22	10/29/2022 -17:21	SAW MILL RIVER PKWY ARDSLEY	REAL TIME CRIME	ARREST MADE	028
AP-002607-22	10/29/2022 -19:01	SAW MILL RIVER RD ARDSLEY	FOA	INVESTIGATED	025
AP-002608-22	10/29/2022 -19:25	BEACON HILL RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	025
AP-002609-22	10/29/2022 -21:26	CROSS RD ARDSLEY	JUVENILE ACTIVITY	DISPATCHED	025
AP-002610-22	10/30/2022 -01:46	ASHFORD AVE ARDSLEY	DOMESTIC DISPUTE	DISPATCHED	044
AP-002611-22	10/30/2022 -05:21	FOREST BLVD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002612-22	10/30/2022 -06:42	I 87 N ARDSLEY	AMBULANCE	DISPATCHED	
AP-002613-22	10/30/2022 -07:36	SAWMILL RIVER RD ARDSLEYT	AMBULANCE	DISPATCHED	
AP-002614-22	10/30/2022 -08:10	SAW MILL RIVER RD ARDSLEY	LARCENY - AUTO	DISPATCHED	042
AP-002615-22	10/30/2022 -08:37	DELLWOOD LN ARDSLEY	FIRE RESPONSE	DISPATCHED	042
AP-002616-22	10/30/2022 -11:14	OAK HILL RD ARDSLEY	AMBULANCE	DISPATCHED	044
AP-002617-22	10/30/2022 -13:21	SAW MILL RIVER RD ARDSLEY	SUSPICIOUS ACTIVITY	DISPATCHED	044
AP-002618-22	10/30/2022 -14:00	CRESTVIEW PL ARDSLEY	ABANDONED 911	DISPATCHED	042
AP-002619-22	10/30/2022 -15:34	VICTORIA RD ARDSLEY	ALARM - FALSE	DISPATCHED	044
AP-002620-22	10/30/2022 -17:48	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002621-22	10/30/2022 -19:02	TAFT LANE ARDSLEY	AMBULANCE	DISPATCHED	045
AP-002622-22	10/30/2022 -21:24	SOUTHFIELD AVE DOBBS FERRY	AMBULANCE	DISPATCHED	
AP-002623-22	10/31/2022 -07:18	LINCOLN AVE ARDSLEY	LARCENY - GRAND	DISPATCHED	044
AP-002624-22	10/31/2022 -07:34	RIVERVIEW AVE ARDSLEY	LARCENY - AUTO	DISPATCHED	045
AP-002625-22	10/31/2022 -08:36	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002626-22	10/31/2022 -09:17	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002627-22	10/31/2022 -10:16	GARRIGAN AVE THORNWOOD	MULTI AGENCY	PATROL ADVISED	036
AP-002628-22	10/31/2022 -12:22	ASHFORD AVE ARDSLEY	ADMINISTRATIVE		028
AP-002629-22	10/31/2022 -12:46	ASHFORD AVE ARDSLEY	ADMINISTRATIVE		028
AP-002630-22	10/31/2022 -13:05	CONCORD RD ARDSLEY	SUSPICIOUS ACTIVITY	INVESTIGATED	033
AP-002631-22	10/31/2022 -13:25	CROSS RD ARDSLEY	FIRE RESPONSE	DISPATCHED	042
AP-002632-22	10/31/2022 -14:04	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	042
AP-002633-22	10/31/2022 -14:20	OVERLOOK RD ARDSLEY	AUTO ACCIDENT	REPORT TAKEN	042
AP-002635-22	10/31/2022 -15:06	SAW MILL RIVER RD ARDSLEY	AMBULANCE	DISPATCHED	
AP-002636-22	10/31/2022 -16:44	CENTER ST ARDSLEY	DISPUTE	DISPATCHED	045
AP-002637-22	10/31/2022 -20:10	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002639-22	10/31/2022 -22:11	CROSS ROAD ARDSLEY	JUVENILE ACTIVITY	DISPATCHED	045
AP-002640-22	10/31/2022 -22:13	FARM RD ARDSLEY	SUSPICIOUS ACTIVITY	UNFOUNDED	042

TOTAL PRIORITY CALLS ==> 268

Blotter/CC #	Date & Time	Location of Assignment	Call Type	Disposition	Officer Assigned
AP-002375-22	10/03/2022 -18:49	ASHFORD AVE ARDSLEY	PERSONNEL	REPORT TAKEN	
AP-002390-22	10/05/2022 -10:37	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002393-22	10/05/2022 -13:46	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002402-22	10/06/2022 -19:11	ASHFORD AVE ARDSLEY	PERSONNEL	REPORT TAKEN	
AP-002473-22	10/14/2022 -08:46	SAW MILL RIVER RD ARDSLEY	PARKING COMPLAINT	DISPATCHED	032
AP-002502-22	10/18/2022 -08:28	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002503-22	10/18/2022 -10:05	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002510-22	10/19/2022 -11:16	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002511-22	10/19/2022 -11:28	ASHFORD AVE ARDSLEY	PROPERTY-LOST	REPORT TAKEN	023
AP-002513-22	10/19/2022 -14:40	NORTH BEDFORD ROAD CHAPPAQUA	CHILD SEAT	RENDERED	025
AP-002526-22	10/21/2022 -09:58	ORLANDO AVE ARDSLEY	PUBLIC UTILITIES	NOTIFICATION MADE	041
AP-002535-22	10/22/2022 -15:23	FRANCIS J MCCORMACK ROAD ARDSLEY	PARKING COMPLAINT	RENDERED	035
AP-002544-22	10/23/2022 -16:35	ASHFORD AVE ARDSLEY	SUSPICIOUS ACTIVITY	PATROL ADVISED	
AP-002554-22	10/24/2022 -20:03	ASHFORD AVE ARDSLEY	PERSONNEL	NO PRESS RELEASE	
AP-002561-22	10/25/2022 -11:35	REVOLUTIONARY RD ARDSLEY	PARKING COMPLAINT	RENDERED	032
AP-002585-22	10/27/2022 -10:47	ELM ST ARDSLEY	PARKING COMPLAINT	DISPATCHED	045
AP-002634-22	10/31/2022 -14:34	WESTERN DRIVE ARDSLEY	PROPERTY- TURNED IN	RENDERED	042
AP-002638-22	10/31/2022 -20:31	WESTERN DR ARDSLEY	PARKING COMPLAINT	DISPATCHED	045

TOTAL PRIORITY 1 CALLS ==> 18
 GRAND TOTAL ==> 286

BLOTTER ACTIVITY REPORT

By Time of Day

FOR DATE RANGE OF 10/01/2022 TO 10/31/2022

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	0	0	0	1	0	1	1	0	0	3
ABANDONED VEHICLE	0	0	0	0	0	1	0	0	0	0	0	0	0	1
ADMINISTRATIVE	0	0	0	0	0	0	0	2	1	3	0	0	0	6
AIDED	0	0	0	1	0	0	0	0	2	1	2	2	1	9
ALARM - FALSE	0	0	1	0	0	3	1	0	3	1	0	1	0	10
AMBULANCE	0	7	4	3	9	14	8	8	9	8	7	5	2	84
ANIMAL COMPLAINT	0	0	1	0	1	0	2	0	2	0	0	1	0	7
AUTO ACCIDENT	0	0	0	0	0	2	2	2	2	4	3	0	0	15
BUSINESS DISPUTE	0	0	0	0	0	1	0	0	0	0	0	0	0	1
CHILD SEAT INSTALLATION	0	0	0	0	0	1	1	0	1	1	0	0	0	4
CIVIL MATTER	0	0	0	0	0	0	0	0	0	0	1	0	0	1
COMMUNITY RELATIONS	0	0	0	0	0	3	0	0	0	0	0	0	0	3
DISPUTE	0	1	1	0	0	1	2	1	0	3	0	0	1	10
DOG COMPLAINT	0	0	0	0	1	0	0	0	0	0	0	0	0	1
DOMESTIC DISPUTE	0	1	0	0	0	1	0	0	0	0	0	1	0	3
DUMPING	0	0	0	0	0	0	0	0	0	1	0	0	0	1
FINGER PRINTING	0	0	0	0	0	0	0	1	0	0	0	0	0	1
FIRE RESPONSE	0	0	0	0	1	1	4	2	1	0	1	1	0	11
FIREWORKS	0	0	0	0	0	0	0	0	0	0	0	0	1	1
FOA	0	1	1	0	1	0	1	1	0	0	1	1	0	7
FRAUD	0	0	0	0	0	0	0	1	0	0	0	0	0	1
HANDICAPPED PERMIT	0	0	0	0	0	0	1	2	1	0	0	0	0	4
IMPOUNDS	0	0	0	0	0	0	1	0	0	0	0	0	0	1
JUVENILE ACTIVITY	0	0	0	0	0	0	0	1	0	0	0	1	1	3
LARCENY - AUTO	0	0	0	0	1	1	0	0	0	0	0	0	0	2
LARCENY - GRAND	0	0	0	0	1	0	0	0	0	0	0	0	0	1
LARCENY - PETIT	0	0	0	0	0	0	0	1	0	0	0	0	0	1
MULTI AGENCY...	0	0	0	0	0	0	1	0	0	0	1	0	0	2
NOISE COMPLAINT	0	0	0	0	0	0	0	0	0	0	0	1	4	5
PARKING COMPLAINT	0	0	0	0	0	1	2	0	1	0	0	1	0	5
PERSONEL DUTY INJURY	0	0	0	0	0	0	0	1	0	0	0	0	0	1
PERSONNEL	0	0	0	0	2	1	4	1	0	2	5	3	1	19
PROPERTY - RECOVERED	0	0	0	0	0	0	0	0	1	0	0	0	0	1
PROPERTY- TURNED IN	0	0	0	0	0	0	0	0	1	0	0	1	0	2

BLOTTER ACTIVITY REPORT
By Time of Day
 FOR DATE RANGE OF 10/01/2022 TO 10/31/2022

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
PROPERTY-LOST	0	0	0	0	0	0	2	0	0	0	0	1	0	3
PUBLIC UTILITIES	0	0	0	0	0	2	0	1	0	0	0	0	0	3
REAL TIME CRIME CENTER	0	0	0	0	0	1	0	0	0	2	0	0	0	3
ROAD HAZZARD	0	0	0	0	1	0	0	0	0	1	0	0	0	2
SUSPICIOUS ACTIVITY	0	3	1	0	0	0	2	4	3	2	6	4	1	26
TRAFFIC	0	0	0	0	1	0	1	1	3	1	0	2	0	9
UNFOUNDED	0	0	0	0	0	1	1	0	0	1	2	0	1	6
V & T ARREST	0	0	0	0	0	0	1	0	0	0	0	0	0	1
WARRANT	0	0	0	0	0	0	0	0	0	0	1	0	0	1
WELFARE CHECK	0	0	1	0	1	0	0	1	1	0	0	1	0	5
Totals:	0	13	10	4	20	35	37	32	32	32	31	27	13	286

ARDSLEY POLICE DEPARTMENT

MONTHLY STATISTIC REPORT

Activity From 10/01/2022 Thru 10/31/2022

Type of Activity			MTD	YTD
Arrests			3	28
Sex- Male - MTD:	3	YTD: 20		
Female - MTD:	0	YTD: 8		
Unknown- MTD:	0	YTD: 0		
Class- Felony- MTD:	1	YTD: 3		
Misd - MTD:	2	YTD: 18		
Violat- MTD:	0	YTD: 7		
Blotters			286	2640
Cases			11	93
Class- Felony- MTD:	5	YTD: 28		
Misd - MTD:	2	YTD: 34		
Violat- MTD:	4	YTD: 27		
Citations			15	151
Type- Parking- MTD:	0	YTD: 0		
Traffic- MTD:	14	YTD: 150		
Summons- MTD:	1	YTD: 1		
Field Interviews			0	0
Impounds			2	13
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			14	105
Type- Fatal- MTD:	0	YTD: 0		
Injury- MTD:	2	YTD: 12		
Other- MTD:	12	YTD: 93		

**RESOLUTION TO AMEND CHAPTER 180 ARTICLE II ENTITLED
“SENIOR CITIZENS TAX EXEMPTION” OF THE ARDSLEY VILLAGE CODE**

RESOLVED, that the Village Board of the Village of Ardsley hereby amends Chapter 180 Article II entitled “Senior Citizens Tax Exemption” of the Ardsley Village Code as follows:

Note: Deleted text is in ~~highlighted strikethrough~~ and proposed text is in **bold underlined**

Article I

Utility Tax

No changes to Article I

Article II

Senior Citizen Tax Exemption

§180-16 Exemptions

Real property located within the Village of Ardsley and owned by one of more persons, each of whom is 65 years of age or over, or real property located within such Village and owned by husband and wife or siblings, one of whom is 65 years of age or over, shall be exempt from taxation by the Village of Ardsley to a maximum extent of 50% of the assessed valuation thereof as provided in the following schedule:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
More than \$24,000 but less than \$25,000	45%
\$25,000 or more but less than \$26,000	40%

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$26,000 or more but less than \$27,000	35%
\$27,000 or more but less than \$27,900	30%
\$27,900 or more but less than \$28,800	25%
\$28,800 or more but less than \$29,700	20%
\$29,700 or more but less than \$30,600	15%
\$30,600 or more but less than \$31,500	10%
\$31,500 or more but less than \$32,400	5%

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
<u>Up to \$50,000.00</u>	<u>50%</u>
<u>\$50,000.01 to \$50,000.99</u>	<u>45%</u>
<u>\$51,000.00 to \$51,999.99</u>	<u>40%</u>
<u>\$52,000.00 to \$52,999.99</u>	<u>35%</u>
<u>\$53,000.00 to \$53,899.99</u>	<u>30%</u>
<u>\$53,900.00 to \$54,799.99</u>	<u>25%</u>
<u>\$54,800.00 to \$55,699.99</u>	<u>20%</u>

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
<u>\$55,700.00 to \$56,599.99</u>	<u>15%</u>
<u>\$56,600.00 to \$57,499.99</u>	<u>10%</u>
<u>\$57,500.00 to \$58,399.99</u>	<u>5%</u>

§ 180-17 Conditions for exemption.

No exemptions shall be granted pursuant to this article:

- A. If the income of the owner or the combined income of the owners of the property for the income tax year immediately preceding the date of making application for exemption exceeds the sum of ~~\$26,899~~ **\$58,399.99**; provided, however, that "income tax year" shall mean the twelve-month period for which the owner or owners filed a federal personal income tax return or, if no such return is filed, the calendar year; that where title is vested in either the husband or the wife, their combined income may not exceed such sum, except that where the husband or wife, or ex-husband or ex-wife, is absent from the property as provided in Subsection D(2) of this section, then only the income of the spouse or the exspouse residing on the property shall be considered and may not exceed such sum; and that such income shall include social security and retirement benefits, interest, dividends, total gain from the sale or the exchange of a capital asset which may be offset by a loss from the sale or exchange of a capital asset in the same tax year, net rental income, salary or earnings and net income from self-employment, but shall not include a return of capital, gifts, inheritance or moneys earned through employment in the Federal Foster Grandparent Program, and any such income shall be offset by all medical and prescription drug expenses actually paid which were not reimbursed or paid for by insurance compensation. In computing net rental income and net income from self-employment, no depreciation deduction shall be allowed for the exhaustion, wear and tear of real or personal property held for the production of income.

B. Unless the owner shall have held an exemption under this section for his previous residence or unless the title of the property shall have been vested in the owner or one of the owners of the property for at least 12 consecutive months prior to the date of making application for exemption; provided, however, that in the event of the death of either the husband or wife in whose name title of the property shall have been vested at the time of death and then becomes vested solely in the survivor by virtue of devise by or decent from the deceased husband or wife, the time of ownership of the property by the deceased husband or wife shall be deemed also a time of ownership by the survivor, and such ownership shall be deemed continuous for the purposes of computing such period of 12 consecutive months; and provided, further, that in the event of a transfer by either the husband or wife to the other spouse of all or part of the title to the property, the time of ownership of the property by the transferor spouse shall be deemed also a time of ownership by the transferee spouse and such ownership shall be deemed continuous for the purpose of computing such period of 12 consecutive months; and provided, further, that where property of the owner or owners has been acquired to replace property formerly owned by such owner or owners and taken by eminent domain or other involuntary proceeding, except a tax sale, the period of ownership of the former property shall be combined with the period of ownership of the property for which application is made for exemption, and such periods of ownership shall be deemed to be consecutive for the purposes of this section; and provided, further, that where a residence is sold and replaced within one year and both residences are within the state, the period of ownership of both properties shall be deemed consecutive for purposes of the exemption from taxation by the Village of Ardsley; and provided, further, that where the owner or owners transfer title to the property which as of the date of transfer was exempt from taxation under the provisions of this article, the reacquisition of title by such owner or owners within nine months of the date of transfer shall be deemed to satisfy the requirement of this subsection that title of the property shall have been vested in the owner or one of the owners for such period of 12 consecutive months; and provided, further, that where, upon or subsequent to the death of an owner or owners, title to

property which as of the date of such death was exempt from taxation under such provisions, becomes vested, by virtue of devise or descent from the deceased owner or owners, or by transfer by any other means within nine months after such death, solely in a person or persons who, at the time of such death, maintained such property as a primary residence, the requirement of this subsection that the title of the property shall have been vested in the owner or one of the owners for such period of 12 consecutive months shall be deemed satisfied.

- C. Unless the property is used exclusively for residential purposes; provided, however, that in the event that any portion of such property is not so used exclusively for residential purposes, but is used for other purposes, such portion shall be subject to taxation, and the remaining portion only shall be entitled to the exemption provided by this article.

- D. Unless the real property is the legal residence of and is occupied in whole or in part by the owner or by all of the owners of the property; except where (1) an owner is absent from the residence while receiving health-related care as an inpatient of a residential health care facility, as defined in § 2801 of the Public Health Law, provided that any income accruing to that person shall only be income only to the extent that it exceeds the amount paid by such owner, spouse or co-owner for care in the facility, and provided, further, that during such confinement such property is not occupied by other than the spouse or co-owner of such property; or (2) the real property is owned by a husband and/or wife, or an ex-husband and/or an ex-wife, and either is absent from the residence due to divorce, legal separation or abandonment and all other provisions of this section are met, provided that where an exemption was previously granted when both resided in the property, then the person remaining in the real property shall be 62 years of age or over.

§ 180-17.1 Cooperative apartments.

For the purpose of this article, title to that portion of real property owned by a cooperative apartment corporation in which a tenant-stockholder of such corporation resides and which is represented by his share or shares of stock in such corporation as determined by its or their proportional relationship to the total outstanding stock of the corporation, including that owned by the corporation, shall be deemed to be vested in such tenant-stockholder. That portion of the assessment of such real property owned by a cooperative apartment corporation determined by the relationship of such real property vested in such tenant-stockholder to such entire parcel and the buildings thereon owned by such cooperative apartment corporation in which such tenant-stockholder resides shall be subject to exemption from taxation pursuant to this article, and any exemption so granted shall be credited by the Village of Ardsley against the assessed valuation of such real property; the reduction in real property taxes realized thereby shall be credited by the cooperative apartment corporation against the amount of such tax otherwise payable by or chargeable to such tenant-stockholder.

§ 180-18 Application.

- A. Application for such exemption must be made by the owner or all of the owners of the property on forms prescribed by the State Board to be furnished by the Ardsley Village Board of Tax Assessors and shall furnish the information and be executed in the manner required or prescribed in such forms and shall be filed in such Assessor's office on or before the appropriate taxable status date. Notwithstanding any other provision of law, any person otherwise qualifying under this article shall not be denied the exemption under this article if he becomes 65 years of age after the appropriate taxable status date and on or before December 31 of the same year.

- B. Notwithstanding Subdivision 5 of § 467 of the Real Property Tax Law, an application for such exemption may be filed with the Assessor after the

appropriate taxable status date, but not later than the last date on which a petition with respect to complaints of assessments may be filed, where failure to file a timely application results from death of the applicant's spouse, child, parent, brother or sister; or an illness of the applicant or of the applicant's spouse, child, parent, brother or sister which actually prevents the applicant from filing on a timely basis, as certified by a licensed physician. In such case, the Assessor shall approve or deny such application as if it had been filed on or before the taxable status date.

- C. The Village Board of Tax Assessors is hereby authorized to accept applications for renewal of exemptions granted under this article after the taxable status date. In the event that the owner or all of the owners of property which have received an exemption pursuant to this article on the preceding assessment roll shall fail to file an application for renewal on or before the taxable status date, such owner or owners may file the application, executed as if such application had been filed on or before the taxable status date, with the Village Board of Tax Assessors on or before the date for the hearing of complaints.

- D. Where a person who meets the requirement for an exemption pursuant to this article purchases property after the levy of taxes, such person may file an application for exemption to the Ardsley Village Assessor within 30 days of the transfer of title to such person. The Assessor shall make a determination of whether the person would have qualified for exempt status on the tax roll on which the taxes were levied had title to the parcel been in the name of the applicant on the taxable status date applicable to the tax roll. The application shall be on a form prescribed by the State Board. The Assessor, no later than 30 days after receipt of such application, shall notify both the applicant and the Board of Assessment Review, by first class mail, of the exempt amount, if any, and the right of the owner to a review of the exempt amount upon the filing of a written complaint. Such complaint shall be on a form prescribed by the State Board and shall be filed with the Board of Assessment Review within 20 days of the mailing of this notice. If no complaint is received, the Board of Assessment Review shall so notify the

Assessor, and the exempt amount determined by the Assessor shall be final. If the applicant files a complaint, the Board of Assessment Review shall schedule a time and a place for the hearing with respect thereto no later than 30 days after the mailing of the notice by the Assessor. The Board of Assessment Review shall meet and determine the exempt amount and shall immediately notify the Assessor and the applicant, by first class mail, of its determination. The amount of the exemption determined pursuant to this subsection shall be subject to review as provided in Article 7 of the Real Property Tax Law. Such a proceeding shall be commenced within 30 days of the mailing of the notice of the Board of Assessment Review to the new owner as provided in this subsection. Upon receipt of a determination of exempt amount as provided in this subsection, the Assessor shall determine the pro rata exemption to be credited toward such property by multiplying the tax rate for the Village of Ardsley on the appropriate tax roll used for the fiscal year or years during which the transfer occurred times the exempt amount, as determined pursuant to this subsection, times the fraction of each fiscal year or years remaining subsequent to the transfer of title. The Assessor shall immediately transmit a statement of the pro rata exemption to the applicant. The Village of Ardsley shall include an appropriation in its budget for the next fiscal year equal to the aggregate amount of such credits to be applied in that fiscal year. Where a parcel, the owner of which is entitled to a pro rata exemption credit, is subject to taxation in said next fiscal year, the receiver or collector shall apply the credit to reduce the amount of taxes owed for the parcel in such fiscal year. Pro rata exemption credits in excess of the amount of taxes, if any, owed for the parcel shall be paid by the Treasurer of the Village of Ardsley to all owners of property entitled to such credits within 30 days of the expiration of the warrant to collect taxes in said next fiscal year.

- E. Where a person who meets the requirements for an exemption pursuant to this article purchases property after the taxable status date but prior to the levy of taxes, such person may file an application for an exemption to the Assessor within 30 days of the transfer of title to such person. The Assessor shall make a determination within 30 days after receipt of such application of whether the applicant would qualify for an exemption pursuant to this article

on the assessment roll if title had been in the name of the applicant on the taxable status date applicable to such assessment roll. The application shall be made on a form prescribed by the State Board. If the Assessor's determination is made prior to the filing of the tentative assessment roll, the Assessor shall enter the exempt amount, if any, on the tentative assessment roll and, within 10 days after filing such roll, notify the applicant of the approval or denial of such exemption, the exempt amount, if any, and the applicant's right to review by the Board of Assessment Review. If the Assessor's determination is made after the filing of the tentative assessment roll, the Assessor shall petition the Board of Assessment Review to correct the tentative or final assessment roll in the manner provided in Title 3 of Article 5 of the Real Property Tax Law, with respect to the unlawful entries, in the case of wholly exempt parcels, and with respect to clerical errors, in the case of partially exempt parcels, if the Assessor determines that an exemption should be granted and, within 10 days of petitioning the Board of Assessment Review, notify the applicant of the approval or denial of such exemption, the amount of such exemption, if any, and the applicant's right to administrative or judicial review of such determination pursuant to Article 5 or 7 of the Real Property Tax Law, respectively.

- F. If, for any reason, a determination to exempt property from taxation as provided in Subsection E of this section is not entered on the final assessment roll, the Assessor shall petition the Board of Assessment Review to correct the final assessment roll.

- G. If, for any reason, the pro rata tax credit as provided in Subsection D of this section is not extended against the tax roll immediately succeeding the fiscal year during which the transfer occurred, the Assessor shall immediately notify the Village of Ardsley of the amount of pro rata exemption credits for the year in which such transfer occurred.

- H. If, for any reason, a determination to exempt property from taxation as provided in Subsection E of this section is not entered on the tax roll for the year immediately succeeding the fiscal year during which the transfer

occurred, the Assessor shall determine the pro rata tax exemption credit for such tax roll by multiplying the tax rate for the Village of Ardsley by the exempt amount and shall immediately notify the Village of Ardsley of the pro rata exemption credits for such tax roll. The Village of Ardsley shall add such pro rata exemption credits for such property to any outstanding pro rata exemption amounts.

- I. The Village of Ardsley shall notify, or cause to be notified, each person owning residential real property in the Village of Ardsley of the provisions of this article. This notice requirement may be met by notice or legend sent in or with each tax bill to such person reading "You may be eligible for a senior citizen tax exemption. Senior citizens have until, to apply for such exemptions. For information please call or write to the Village Clerk, at the Ardsley Village Hall, 507 Ashford Avenue, Ardsley, New York 10502, (914) 693-1550." Each cooperative apartment corporation shall notify each tenant-stockholder thereof in residence of such provisions as set forth herein. Failure to notify or cause to be notified any person who is, in fact, eligible to receive the exemption provided by this article or the failure of such person to receive the same shall not prevent the levy, collection and enforcement of the payment of taxes on property owned by such person.

§ 180-19 Notice of exemption granted or denied.

- A. At least 60 days prior to the appropriate taxable status date, the Ardsley Village Assessor shall mail to each person who was granted exemption pursuant to this article on the latest completed assessment roll an application form and a notice that such application must be filed on or before the taxable status date and be approved in order for the exemption to be granted. The Ardsley Village Assessor shall, within three days of the completion and filing of the tentative assessment roll, notify by mail any applicant who has included with his application at least one self-addressed, pre-paid envelope of the approval or denial of the application; provided,

however, that the Ardsley Village Assessor shall, upon the receipt and filing of the application, send by mail notification of receipt to any applicant who has included two such envelopes with the application. Where an applicant is entitled to a notice of denial pursuant to this subsection, such notice shall be on a form prescribed by the State Board and shall state the reasons for such denial and shall further state that the applicant may have such determination reviewed in the manner provided by law. Failure to mail any such application form or notices or the failure of such person to receive any of the same shall not prevent the levy, collection and enforcement of the payment of the taxes on the property owned by such person.

- B. Any person who has been granted exemption pursuant to this article on five consecutive completed assessment rolls, including any years when the exemption was granted to a property owned by a husband and/or wife while both resided in such property, shall not be subject to application requirements set forth in this article. However, said person shall be mailed an application form and a notice informing him of his rights. Such exemption shall be automatically granted on each subsequent assessment roll; provided, however, that when tax payment is made by such person a sworn affidavit must be included with such payment and which shall state that such persons continue to be eligible for such exemption. Such affidavit shall be on a form prescribed by the State Board. If such affidavit is not included with the tax payment, the collecting officer shall proceed pursuant to § 551-a of the Real Property Tax Law.

§ 180-19.1 Property held in trust.

The provisions of this article shall apply to real property held in trust solely for the benefit of a person or persons who would otherwise be eligible for real property tax exemption, pursuant to this article, were such person or persons the owner or owners of such real property.

Article III

Business Investment Exemption

§180-20 Exemption granted

As provided in Subdivision 7 of § 485-b of the Real Property Tax Law, the exemption table set forth in Subdivision 2(a) of that section shall be amended to read as follows:

Year of Exemption	Percentage of Exemption
1	0
2	0
3	0
4	0
5	0
6	0
7	0
8	0
9	0
10	0

Article IV

Reserved

§180-21 (Reserved)

§180-22 (Reserved)

§180-23 (Reserved)

Article V

Tax Exemption for Volunteer Fire Fighters and Ambulance Workers

180-24 Purpose

The purpose of this article is to provide volunteer fire fighters and volunteer ambulance service members who are qualified real property owners with the tax exemption authorized by § 466-d of the Real Property Tax Law. The exemption authorized by this article is subject to all of the qualifications and limitations set forth in § 466-d of the Real Property Tax Law.

§ 180-25 Exemption.

Real property owned by an enrolled member of an incorporated volunteer fire company, fire department or incorporated voluntary ambulance service, or real property owned by such enrolled member and his or her spouse, residing in the Village of Ardsley shall be exempt from taxation to the extent of 10% of the assessed value of such property for Village purposes, exclusive of special assessments.

§ 180-26 Qualifications and limitations upon exemption.

The exemption authorized by this article shall be granted to an enrolled member of an incorporated volunteer fire company, fire department or incorporated volunteer ambulance service residing in such County only if:

- A. The applicant resides in the Village of Ardsley which is served by such incorporated volunteer fire company or fire department or voluntary ambulance service.
- B. The property is the primary residence of the applicant.
- C. The property is used exclusively for residential purposes; provided, however, that in the event any portion of such property is not used exclusively for the applicant's residence but is used for other purposes, such portion shall be subject to taxation and the remaining portion only shall be entitled to the exemption provided by this article.
- D. The applicant has been certified by the authority having jurisdiction for the incorporated volunteer fire company or fire department as an enrolled member of such incorporated volunteer fire company or fire department for at least five years or the applicant has been certified by the authority having jurisdiction for the incorporated volunteer ambulance service as an enrolled member of such incorporated volunteer ambulance service for at least five years. The application shall be certified by the Chief of the volunteer fire company or fire department or the Captain of the voluntary ambulance service as the case may be.
- E. In the case of volunteer fire fighters, the area served by the volunteer fire company does not encompass any area served by a fire company having five or more professional fire fighters.
- F. In the case of volunteer ambulance workers, the area served by the volunteer ambulance company does not encompass any area served by an ambulance company having five or more professional ambulance workers.

§ 180-27 Annual certification.

On or before ~~January 15~~ **May 1** of each year, the Chief of the volunteer fire company or fire department and the Captain of the voluntary ambulance service shall certify and transmit a list of all currently enrolled members, including total years of active service for each member, for their respective organizations, The certified lists shall be used by the Assessor of the ~~Village of Ardsley~~ **Town of Greenburgh** to determine the continued eligibility of existing granted exemptions.

§ 180-28 Lifetime exemption.

Any enrolled member of an incorporated volunteer fire company, fire department or incorporated voluntary ambulance service who accrues more than 20 years of active service and is so certified by the authority as having jurisdiction for the incorporated volunteer fire company, fire department or incorporated voluntary ambulance service shall be granted the full exemption as authorized by this section for the remainder of his or her life as long as his or her primary residence is located within the County of Westchester, provided that the governing body of the Village, after a public hearing, adopts a local law, ordinance or resolution providing therefor.

§ 180-29 Permanent disability.

Any volunteer fire fighter or volunteer ambulance worker granted an exemption described in this article who is or becomes permanently disabled due to the exercise of his or her duties as such fire fighter or ambulance worker and who is prevented from being certified as an active service member shall be entitled to the annual certification during the period of his or her disability.

§ 180-30 Application for exemption.

Application for the exemption described in this article shall be filed, on a form prescribed by the New York State Board of Real Property Services, with the Assessor or other appropriate agency, department or office of the assessing unit in which the real property is located.

§ 180-31 No diminution of benefits.

No applicant who is a volunteer fire fighter or volunteer ambulance worker who by reason of such status is receiving any benefit under the provisions of any other law on the effective date of this article shall suffer any diminution of such benefit because of the provisions of this article.

§ 180-32 Maximum amount of exemption.

Notwithstanding any other provision of this article to the contrary, qualifying volunteer fire fighters and volunteer ambulance workers shall be exempted from a taxation by the Village of Ardsley to the maximum extent permitted by the New York State Real Property Tax Law § ~~466~~ 466d.

§ 180-33 When effective.

This act shall take effect immediately.

§ 180-34 Repealer.

Former Article V of Chapter 180 of the Ardsley Code is hereby repealed.

Article VI

Cold War Veterans Exemption

§180-35 Legislative Findings and intent

- A. The purpose of this article is to establish a real property tax exemption for Cold War veterans. A Cold War veteran served in the United States Armed Forces during the time period commencing on September 2, 1945, and ending on December 26, 1991. The further intended purpose of this article is

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to extend real estate tax exemptions to these peacetime servicemen and servicewomen.

- B. The cost by the volunteer property tax deductions shall be charged back to the Village as a whole.

§ 180-36 Grant of exemption.

~~An exemption of 15% of assessed value of property, not to exceed \$75,000, owned by an eligible person, as set forth below, is hereby granted an exemption from taxation with respect to Village taxes. This exemption shall not exceed the ceiling limits imposed by Real Property Tax Law § 458-b(2)(a)(b), as may be amended from time to time.~~

The Cold War Veteran's Exemption shall be the same as the Veterans Alternative Exemption as enumerated in Article IX of this Chapter.

§ 180-37 Eligibility.

Such exemption shall be granted to veterans of the armed service who meet the eligibility requirements as set forth on forms provided by the ~~Village Assessor~~ **NYS Office of Real Property Tax Services** including, but not limited to, the following:

- A. The applicant shall be an honorably discharged veteran for the period of eligibility prescribed by Real Property Tax Law § 458-b.
- B. The applicant resides in the Village of Ardsley, which is primary residence.
- C. The property is the primary residence of the applicant.
- D. The property is used exclusively for residential purposes; provided, however, that in the event that any portion of such property is not used exclusively for the applicant's residence, but is used for other purposes, such portion shall be subject to taxation and the remaining portion only shall be entitled to the exemption provided by this article.
- E. Any additional criteria established pursuant to the Real Property Tax Law of the State of New York as it may be amended from time to time.

§ 180-38 Permanently disabled veteran.

A disabled veteran as defined by the Real Property Tax Law of the State of New York and covered by this period of eligibility shall be granted ~~an exemption equal to one-half of his or her service-connected disability rating, not to exceed \$250,000, and subject to the applicable ceiling limits.~~ the same exemption as the Veterans Alternative Exemption as enumerated in Article IX of this Chapter.

§ 180-39 Application for exemption.

Application for such exemption shall be filed with the ~~Village~~ Town of Greenburgh Assessor on or before the taxable status date on a form prescribed by the State Board along with verifying documentation.

§ 180-40 Expiration.

~~Exemptions shall expire after 10 years. Disability exemptions shall expire on the cessation of the disability.~~

Reserved

§ 180-41 When effective.

This article shall take effect upon filing with the Secretary of State and apply to the tax rolls for the Village year 2009/2010.

Article VII

Disabled Persons With Limited Income

§180-42 Legislative intent

The purpose of this article is to provide a partial exemption from real property taxes to persons with disabilities who have limited income pursuant to § 459-c of the Real Property Tax Law. All definitions, terms and conditions of such statute shall apply to this article.

§180-43 Title.

This article shall hereafter be known and cited as the "Disabilities Exemption Law."

§180-44 Percentage of exemption.

Real property owned by one or more persons with disabilities or real property owned by a husband, wife or both or by siblings, at least one of whom has a disability, and whose income, as defined herein and pursuant to §459-c of the Real Property Tax Law, is limited by reason of such disability, and which income is determined by the Assessor in accordance with the provisions of §459-c, Subdivision 5(a), of the Real Property Tax Law of the State of New York, to be not more than ~~\$37,399.99~~ **\$58,399.99** shall be exempt from taxation to the extent of 50% of the assessed valuation thereof.

§ 180-45 Income limitations.

To the extent that the income of an owner or owners of real property, one or more of whom has a disability, or real property owned by a husband, wife or both or by siblings, at least one of whom has a disability, ~~exceeds~~ **does not exceed** the maximum income amount set forth above in this article at §180-44, such real property shall be exempt from taxation ~~to the following extent of the assessed valuation thereof:~~ **by the Village of Ardsley to a maximum extent of 50% of the assessed valuation thereof as provided in the following schedule:**

Annual Income	Percentage of Assessed Valuation Exempt From Taxation
\$0 to \$29,000.00	50%
\$29,000.01 to \$29,999.99	45%
\$30,000.00 to \$30,999.99	40%
\$31,000.00 to \$31,999.99	35%
\$32,000.00 to \$32,699.99	30%
\$32,900.00 to \$33,799.99	25%
\$33,800.00 to \$34,699.99	20%
\$34,700.00 to \$35,599.99	15%
\$35,600.00 to \$36,499.99	10%
\$36,500.00 to \$37,399.99	5%

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
<u>Up to \$50,000.00</u>	<u>50%</u>
<u>\$50,000.01 to \$50,000.99</u>	<u>45%</u>
<u>\$51,000.00 to \$51,999.99</u>	<u>40%</u>
<u>\$52,000.00 to \$52,999.99</u>	<u>35%</u>
<u>\$53,000.00 to \$53,899.99</u>	<u>30%</u>
<u>\$53,900.00 to \$54,799.99</u>	<u>25%</u>

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
<u>\$54,800.00 to \$55,699.99</u>	<u>20%</u>
<u>\$55,700.00 to \$56,599.99</u>	<u>15%</u>
<u>\$56,600.00 to \$57,499.99</u>	<u>10%</u>
<u>\$57,500.00 to \$58,399.99</u>	<u>5%</u>

§ 180-46 Medical and prescription expenses.

The income levels set forth in §§ 180-44 and 180-45 herein shall be offset by medical and prescription drug expenses actually paid that were not reimbursed or paid by insurance.

§ 180-47 Cooperative apartment stockholders.

Cooperative apartment shareholders qualify for exemption. Title to that portion of real property owned by a cooperative apartment corporation in which a tenant-stockholder of such corporation resides and which is represented by his share or shares of stock in such corporation as determined by its or their proportional relationship to the total outstanding stock of the corporation, including that owned by the corporation, shall be deemed to be vested in such tenant stockholder.

§ 180-48 Inconsistent laws.

Pursuant to New York Municipal Home Rule Law § 22, the provisions of this article are intended to supersede the provisions of Real Property Tax Law § 459-c to the extent that this article and Real Property Tax Law § 459-c are inconsistent.

§ 180-49 When effective.

This legislation becomes effective upon filing with the Secretary of State of New York.

Article VIII

Hotel/Motel Occupancy Tax

No changes to Article VIII

Article IX

Veterans Alternative Exemption

§180-68 Purpose and intent

The purpose of this article is to set forth and provide the percentage of the real property tax exemption provided for in § 458-a of the New York State Real Property Tax Law that is effective in the Village of Ardsley. All definitions, terms and conditions of such statute shall apply to this article.

§180-69 Title.

This article shall hereafter be known and cited as the "Veterans Alternative Exemption Law."

§180-70 Maximum allowable exemption increased.

The maximum exemptions allowable in Paragraphs (a), (b) and (c) of Subdivision 2 of §458-a of the New York State Real Property Tax Law are increased to \$75,000, \$50,000 and \$250,000, respectively.

[§180-71 Inconsistent laws.](#)

Pursuant to New York Municipal Home Rule Law §22, the provisions of this article are intended to supersede the provisions of New York State Real Property Tax Law §458-a to the extent that this article and Real Property Tax Law §458-a are inconsistent.

**RESOLUTION GRANTING PERMISSION FOR OUTDOOR SEATING
AT BOOSKERDOO COFFEE & BAKING CO.
716-718 SAW MILL RIVER ROAD**


RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the proposed request to provide outdoor seating at Booskerdoo Coffee & Baking Co. located at 716-718 Saw Mill River Road.

Any approvals should contain the following conditions:

1. The applicant must provide written verification from the Codes Division that the variance granted will cover the additional seating or reduce the number of outdoor seats to bring the total occupant load below 49.
2. An unobstructed sidewalk width of 3 feet and an unobstructed exit width equal to the width of the doors must be maintained at all times.
3. The months of operation of the outdoor seating should be limited as determined by the VB (ex: April 1 to October 15 each year).
4. The hours of operation should also be limited as determined by the VB (ex: 11am to 8pm).
5. Any conditions deemed appropriate by the Village Attorney & Village Manager.
6. Any conditions deemed appropriate by the VB.
7. The applicant must submit a revised plan to the building department detailing all of the conditions of approval.

MEMO

TO: Mayor Kaboolian
Village Board of Trustees

FROM: Larry J. Tomasso 

DATE: November 18, 2022

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

As you know, 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 business owner recently applied for and obtained a variance from the NYS Codes Division to have one unisex bathroom instead of the two bathrooms (separated facilities) that are required by code. The variance was granted conditioned upon a maximum occupant load of less than 49.

The NYS Plumbing Code states: "The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required." The proposed outdoor seating increase the occupant load above 49. As such, the business owner must reduce the number of outdoor seats or obtain an amended variance from the NYS Codes Division before the outdoor seating can be approved.

Any approvals should contain the following conditions:

1. The applicant must provide written verification from the Codes Division that the variance granted will cover the additional seating or reduce the number of outdoor seats to bring the total occupant load below 49.
2. An unobstructed sidewalk width of 3 feet and an unobstructed exit width equal to the width of the doors must be maintained at all times.
3. The months of operation of the outdoor seating should be limited as determined by the VB (ex: April 1 to October 15 each year).
4. The hours of operation should also be limited as determined by the VB (ex: 11am to 8pm).
5. Any conditions deemed appropriate by the Village Attorney & Village Manager.
6. Any conditions deemed appropriate by the VB.
7. The applicant must submit a revised plan to the building department detailing all of the conditions of approval.

Let me know if you need any additional information.

Files: VILLAGE BOARD/smrr718 booskerdoo outdoor seating 11-18-22

**RESOLUTION TO REPEAL AND REPLACE CHAPTER 64
ENTITLED “BUILDING CONSTRUCTION”
OF THE ARDSLEY VILLAGE CODE**

RESOLVED, that the Village Board of the Village of Ardsley hereby repeals and replaces Chapter 64 entitled “Building Construction” 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.

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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.

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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.

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§ 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

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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

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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

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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

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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 sparking 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.

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- 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

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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;

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- (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

Village of Ardsley Board of Trustees Meeting- November 21, 2022

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

Village of Ardsley Board of Trustees Meeting- November 21, 2022

- 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

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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,

Village of Ardsley Board of Trustees Meeting- November 21, 2022

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 SUPPORT FOR NATURAL RESOURCE
INVENTORY TECHNICAL ASSISTANCE GRANT**

WHEREAS, a natural resources inventory (NRI) compiles maps and descriptions of natural areas and provides a reference for planning in a community, and

WHEREAS, the purpose of an NRI is to provide information for comprehensive land use and conservation planning, and to allow natural resource information to be included in local planning and zoning; and

WHEREAS, the NYSDEC Hudson River Estuary Program is offering a 1 year technical assistance opportunity for two watershed municipalities to create a basic NRI, at no cost to the Village, but requiring a significant volunteer contribution, and

WHEREAS, to be considered for the technical assistance available from the Hudson River Estuary program, municipalities are required to submit an application listing 3-5 volunteers, any related land use planning initiatives, and a resolution of support from the municipal governing board by November 30, 2022;

NOW, THEREFORE, BE IT RESOLVED that the Village Board of Trustees hereby authorizes an NRI Steering Committee to be established as it relates to this application, to participate in the development of the NRI; and

BE IT FURTHER RESOLVED that the Village Board of Trustees expresses their support for the development of the NRI and authorizes the submission of an application for technical assistance to the Hudson

River Estuary Program.

**RESOLUTION AMENDING THE VILLAGE OF ARDSLEY'S
GIFT POLICY**

WHEREAS, Village policies have not recently been updated; and

WHEREAS, updated policies are critical to effective Village operations;
and

NOW THEREFORE BE IT RESOLVED, that the Village Board of the Village
of Ardsley hereby amends the Gift policy effective immediately.

Village of Ardsley

Mayor
NANCY KABOOLIAN



Village Manager
JOSEPH CERRETANI

Trustees
ANDY DIJUSTO, Deputy Mayor
ASHA BENCOSME
STEVEN EDELSTEIN
CRAIG WEITZ

507 Ashford Avenue
Ardsley, New York 10502
(914) 693-1550
Fax (914) 693-3706
www.ardsleyvillage.com

Village Treasurer
LESLIE TILLOTSON

Village Clerk
ANN MARIE ROCCO

Village of Ardsley Gifts Policy

ORIGINAL DATE: 10/19/20 APPROVED BY: Board of Trustees Resolution

1. Purpose

1.1 To establish guidelines for the acceptance of gifts to the Village of Ardsley from individuals, groups, or organizations.

2. Policy

2.1 Acceptance of all gifts valued at \$500 or more must be approved by the Village Board of Trustees. Acceptance of gifts valued at less than \$500 must be approved by the Village Manager or, at the Manager's discretion, the matter may be referred to the Village Board for decision. The Village Manager shall report to the Village Board any action taken by the Manager to accept or refuse a gift. Acceptance of all monetary gifts to the Ardsley Public Library valued at \$500 or more must be additionally approved by the Library Board. Acceptance of gifts to the Ardsley Public Library valued at less than \$500, or any media items must be approved by the Library Director or, at the Director's discretion, the matter may be referred to the Library Board for decision. The Village Manager shall be notified in advance of the acceptance of non-monetary gifts made to the Ardsley Public Library to ensure gifts do not impose current or future financial obligations on behalf of the Village.

2.2 Gifts to the Village should be for the benefit of the entire community or for a large neighborhood area or for a broad segment of the population.

2.3 Gifts should not impose current or future financial burden on the Village unless the Village Board determines that such burden is justified in the particular case.

2.4 No Village official or employee shall engage in any fund-raising activity, or in any way solicit any person, group or organization, for the purpose of offering a gift to the Village without the prior knowledge of the Village Board and approval of the Village Manager.

2.5 Gifts or donations to the Village of Ardsley as a whole can only be recognized by a board resolution and a thanking at a board meeting. Any request for signage or notification promoting a sponsor of a gift or donation must be approved by resolution of the Board of Trustees. This applies to recreation programs and facilities. The one caveat is that recreation programs are permitted to have sponsors or businesses donate prizes to program participants.

3. **Procedure**

3.1 Prospective donors are encouraged to consult informally with the Mayor and/or the Village Manager before offering a gift to the Village or before engaging in any fund-raising activity for such purpose.

**RESOLUTION AMENDING THE VILLAGE OF ARDSLEY'S
NON-UNION PERSONNEL POLICY**

WHEREAS, Village policies have not recently been updated; and

WHEREAS, updated policies are critical to effective Village operations;
and

NOW THEREFORE BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby amends the Non-Union Personnel policy effective immediately.

Draft: For Discussion Purposes Only-11.18.22

Non-Union Village Employee Personnel Policy¹

ORIGINAL POLICY ADOPTED BY THE
ARDSLEY VILLAGE BOARD
OF TRUSTEES ON FEBRUARY 4, 2002.

HEALTH INSURANCE CONTRIBUTIONS INSTITUTED ON JUNE 1, 2012,
AND MEMORIALIZED BY VILLAGE BOARD
RESOLUTION ON JANUARY 7, 2013.

HEALTH INSURANCE BUY-OUT INSTITUTED ON JUNE 1, 2012,
AND MEMORIALIZED BY VILLAGE BOARD
RESOLUTION ON JANUARY 7, 2013.

REVISED POLICY ADOPTED BY THE ARDSLEY VILLAGE BOARD OF TRUSTEES ON AUGUST
2, 2021.

REVISED POLICY DRAFTED VILLAGE OF ARDSLEY TO INCLUDE ARDSLEY LIBRARY ON
OCTOBER 25,2022

12588163.4 10/17/2022

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1. APPLICABILITY

A full time employee is defined as one who works a regularly scheduled minimum of thirty-five (35) hours per week. Part time employees are those who are regularly scheduled to work a minimum of less than thirty-five (35) hours per week.

This Personnel Policy (“Policy”) applies to all salaried, full time employees of the Village of Ardsley, including Department Heads, who are not: (1) members of a bargaining unit represented by a certified bargaining representative; (2) covered by an individual agreement with respect to employment benefits; or (3) covered by a separate policy as a member of the Police Department or Department of Public Works (“DPW”). Such employees are referred to herein as “full time employees.” To the extent a full time employee has an individual agreement or is covered by a Departmental policy as described above, this Policy may still apply only if the employee does not receive same or similar benefits pursuant to an individual agreement with the Village and the policy herein does not conflict with the employee’s individual agreement with the Village or Departmental policy.

Full time employees shall be entitled to receive fringe benefits in accordance with the following provisions. Part time employees shall not be eligible or entitled to receive any leave time or health related benefits in accordance with this Policy, but shall be subject to all other personnel rules and regulations herein.

This Policy has been drafted and shall be construed and enforced in accordance with the substantive laws of the State of New York, and to the extent applicable, federal and local laws, rules and regulations. If any provision of this Policy (specific or general) is held to be illegal, void or unenforceable, then such provision shall be of no force and effect, but such shall not impair the legality or enforceability of any other provision of this Policy, and may be amended by the Village in accordance with applicable law at any time.

2. COMPLIANCE WITH VILLAGE POLICY

The Village Manager is responsible for ensuring compliance with all personnel policies, rules and regulations and is solely responsible for discipline up to and including termination, in accordance with all applicable laws.

3. TIME OFF

All time off must be requested by the employee in advance and approved by the Village Manager. Any requests to leave early or to arrive late must be submitted verbally or in writing and be approved in advance by the Village Manager. Employees habitually arriving late to work, leaving early or abusing leave time shall be subject to discipline up to and including dismissal.

For Library staff, all time off must be requested by the employee in advance and approved by the Library Director. Any requests to leave early or to arrive late must be submitted verbally or in writing and be approved in advance by the Library Director. Employees habitually arriving late to work, leaving early or abusing leave time shall be subject to discipline up to and including dismissal.

A. Vacation

Requests & Approval. For all non-union employees of the Village of Ardsley, all requests for vacation from must be made to the Village Manager in writing. Such requests may be granted at the sole discretion of the Village Manager upon examining the staffing needs for the day/week requested and the employees who have sought and received permission previously for the same day/week.

Any requests for vacation for the Ardsley Public Library staff must be made in writing to the Library Director for review. Such requests may be granted at the discretion of the Library Director upon examining the staffing needs for the day/week requested and the employees who have sought and received permission previously for the same day/week. Note that vacation time allocations are subject to review by the Village Manager.

Allotment. Full time employees shall receive the following paid vacation time:

<u>Length of time employed by the Village</u>		<u>Annual Vacation Allotment</u>
Three (3) to six (6) months	--	Five (5) work days
Six (6) to twelve (12) months	--	Five (5) additional work days for a total of ten (10) days during the first year of employment
One (1) to five (5) years	--	Fifteen (15) work days
Six (6) to nine (9) years	--	One additional work day each year up to nineteen (19) work days
Ten (10) years	--	Twenty (20) work days
Twelve (12) years	--	Twenty-three (23) work days
Fifteen (15) years	--	Twenty-five (25) work days

The Village Manager shall have the discretion to approve additional vacation time for newly hired department heads to respect their experience and benefits prior to joining the Village.

Carryover. Vacation leave may be carried over from the prior fiscal year but must be used by November 30th of the following fiscal year. Such carry over must be approved by the Village Manager in advance of the end of the fiscal year in which the vacation is accrued.

Payout. Full time employees may receive payment for accrued, unused vacation days upon resignation in accordance with Section 6(A) (Separation from Employment – Resignations) of this Policy

B. Personal Days

Full time employees are entitled to use up to five (5) personal days per annum with the prior written approval of the Village Manager. Personal days are prorated up until the employee's one year anniversary of employment with the Village.

An employee's unused personal leave days at the end of the fiscal year shall be credited to the employee's accumulated sick leave as of May 31st of that fiscal year. Accrued, unused personal days are not paid out to an employee upon separation from employment for any reason, including retirement, resignation or termination.

C. Bereavement Leave

Full time employees may take leave with pay for up to four (4) consecutive calendar days for the death of a member of the immediate family (spouse, child, mother, father, parents-in-law, grandparents, brother, or sister). Proof of death and applicable familial connection may be required by the Village Manager. For Library staff, proof of death, and applicable familial connection may be required by the Library Director.

D. Sick Leave

Full time employees shall accrue one (1) sick day per month for use during personal or family illness to be accumulated to a maximum of 220 days. Employees may utilize up to six (6) days, or with the prior approval of the Village Manager more than six (6) days, per calendar year of their accumulated paid sick leave days to care for a spouse, child, mother, father, parent-in-law, grandparent, brother or sister. Employees may not use sick days directly preceding or following an employee's use of vacation time or time-off due to a holiday unless the employee provides proof of such illness, such as a doctor's note, to the Village Manager upon the Village Manager's request. For Library staff, any approval and review of sick leave requests are the purview of the Library Director.

Full time employees shall be paid for half of his/her accumulated sick leave upon retirement so long as a pattern of abuse has not been established. A pattern of abuse may be defined as regular use of more than seven (7) sick days per year, as well as improper use (*e.g.*, Mondays and Fridays), absent some documented, chronic or life altering medical condition. Employees will forfeit payment for unused sick time if such pattern has been established during their employment. In the event of an employee's death, said payment shall be made to the deceased employee's beneficiary or estate, as the case may be. Employees shall not receive payment for accrued, unused sick leave for any reason other than retirement (*i.e.*, accumulated sick leave is not paid to employees who resign, are terminated, or separate from the Village's employ for any reason other than retirement).

Pursuant to Section 41-j of the New York State Retirement and Social Security Law the Village offers an optional sick leave benefit. In accordance with this optional sick leave

benefit, an employee may elect to use a portion of his/her sick leave accumulation for service credit and such portion of an employee's sick leave accumulation utilized for service credit shall correspondingly be deducted from his/her accumulated sick leave. If elected, up to 165 days of unused, unpaid sick leave may be credited as additional service.

E. Holidays

Full time employees are entitled to paid holidays* (15) only on the days Village Hall is closed for a holiday, which includes:

- | | |
|--------------------------|----------------------------------|
| New Year's Day | Martin Luther King Jr. Day |
| President's Day | Good Friday |
| Memorial Day | Juneteenth |
| Independence Day | Labor Day |
| Veteran's Day | Columbus/Indigenous People's Day |
| Thanksgiving Day | Day after Thanksgiving |
| Christmas Eve (1/2 Day) | Christmas Day |
| New Year's Eve (1/2 Day) | |

*In lieu of a paid holiday for Abraham Lincoln's Birthday, non-union employee are entitled to a flexible floating paid holiday. Note that the floating holiday must be used within the calendar year and will not carry over. Floating holidays cannot be converted to sick/vacation time.

If any additional holiday is granted to any Village employee by virtue of a collective bargaining agreement, full time employees covered by this Policy shall also be entitled to those same additional holidays.

Full time Library employees are entitled to paid holidays (15) only on the days Village Hall is closed for a holiday, which includes:

- | | |
|---------------------------------------|----------------------------|
| New Year's Day | Martin Luther King Jr. Day |
| President's Day | Good Friday |
| Memorial Day | Juneteenth |
| Independence Day | Labor Day |
| Columbus/Indigenous People's Day | Veteran's Day |
| Day before Thanksgiving Day (1/2 day) | Thanksgiving Day |
| Day after Thanksgiving | Christmas Eve |
| Christmas Day | New Year's Eve (1/2 day) |

If any of the above holidays fall on a Saturday when the Ardsley Public Library is typically open and during which full-time staff would ordinarily be required to work, the full-time staff member is entitled to an appropriate amount of holiday time to be utilized within a six month period. The scheduling of this holiday time is at the discretion of the Library Director based upon staffing availability and needs.

F. Overtime / Compensatory Time

Unless otherwise provided by applicable law, department heads shall not be eligible for overtime or compensatory time.

Other employees shall be eligible for overtime only as required by the federal Fair Labor Standards Act and other applicable law.

G. Jury Duty

Full time employees are granted leave with pay for jury duty provided that any payments or reimbursements for such duty are turned over to the Village. An employee who reports for jury duty and is excused from serving before noon must report to work for the afternoon according to his/her work schedule. However, the combination of jury duty and Village work shall not amount to more than one normal workday.

4. TIMESHEETS

All employees, full time and part time, covered under this Policy shall be required to participate in attendance procedures, including contemporaneously maintaining and submitting a bi-weekly timesheet to the Village Treasurer as prescribed by the Village Manager.

5. RETIREMENT

The Village is governed by the rules and regulations of the New York State and Local Retirement System (NYSLRS). Employees with questions concerning retirement should contact the NYSLRS, and to the extent an employee has questions concerning Village policy, consult with the Village Manager and Village Treasurer.

6. SEPARATION FROM EMPLOYMENT

A. Resignations

A written letter of resignation is required to be provided to the Village Manager and filed with the Village Clerk by all employees intending to resign. The letter of resignation must be submitted at least thirty (30) calendar days prior to the date of resignation or the employee shall forfeit any right he/she may have to be paid for accrued vacation leave only, as well as eligibility for health insurance upon retirement. The thirty (30) day notice

requirement may be waived in writing by the Village Manager only for good cause and under unique circumstances that could not have been adequately anticipated.

For Library staff, a written letter of resignation is required to be provided to the Library Board and filed with the Ardsley Library by all employees intending to resign. The letter of resignation must be submitted at least thirty (30) calendar days prior to the date of resignation or the employee shall forfeit any right he/she may have to be paid for accrued vacation leave only, as well as eligibility for health insurance upon retirement. The thirty (30) day notice requirement may be waived in writing by the Village Manager only for good cause and under unique circumstances that could not have been adequately anticipated. The Library Director must submit a letter of resignation at least sixty (60) calendar days prior to the date of resignation or the employee shall forfeit any right he/she may have to be paid for accrued vacation leave only, as well as eligibility for health insurance upon retirement.

B. Retirement

Employees intending to retire must submit a letter of resignation for the purpose of retirement in accordance with the preceding paragraph. Employees contemplating retirement must be aware that the New York State Employees’ Retirement System (NYSERS) has certain requirements, including notice requirements to NYSERS prior to retirement. Information concerning State requirements for filing for retirement benefits may be obtained from the Village Treasurer.

C. Dismissal

Employees who fail to fulfill their duties and responsibilities in a manner satisfactory to the Village, or do not abide by the policies of the Village, are subject to discipline up to and including immediate dismissal by the Village Manager, except as otherwise provided in the Civil Service Law or other applicable law.

For Village employees working at the Library who fail to fulfill their duties and responsibilities in a manner satisfactory to the Library Board, or do not abide by the policies of the Village and Ardsley Library, are subject to discipline up to and including immediate dismissal by the Library Board, except as otherwise provided in the Civil Service Law or other applicable law.

7. LONGEVITY

Full time employees shall be entitled to longevity payments based upon years of service with the Village as follows:

After completion of seven (7) years of service:	\$1,075 per annum;
After completion of ten (10) years of service:	\$1,125 per annum;
After completion of fifteen (15) years of service:	\$1,275 per annum;
After completion of twenty (20) years of service:	\$1,425 per annum;
After completion of twenty-five (25) years of service:	\$1,675 per annum;
After completion of thirty (30) years of service:	\$2,175 per annum.

Longevity payments shall be non-cumulative. Employees hired on or after June 1, 2018 shall receive their longevity payments on the payroll period following their hiring anniversary date.

8. HEALTH INSURANCE

The Village offers hospitalization and health insurance coverage to non-unionized full time employees under the same plan(s) providing coverage to the Village's unionized employees.

Those eligible may elect family or individual health insurance coverage. Full time employees with family health insurance coverage shall contribute two percent (2%) of his/her base wage towards the health insurance premium or cost. Full time employees with individual health insurance plan coverage shall pay one percent (1%) of his/her base wage towards the health insurance premium or cost.

All contributions shall be deducted on a "pre-tax" basis.

The employee shall be responsible to pay 100% of their respective deductibles.

Retirees from full time positions who have served for at least ten (10) years with the Village at the time of retirement are eligible for retiree health insurance from the Village and may elect to receive medical coverage for themselves and eligible family members. Retirees from full time positions hired by the Village before June 1, 2021 shall not contribute for the provision of such benefit. Retirees from full-time positions hired by the Village on or after June 1, 2021 shall contribute fifteen percent (15%) of the premium cost for either individual or family coverage. Retirees from full-time Village employment who have served for less than ten (10) years with the Village may elect to participate in the health insurance plan at their own cost.

A surviving spouse and/or eligible family members may elect to participate in the health insurance plan totally at his or her own expense in accordance with the rules and regulations of the Village's health insurance provider.

9. HEALTH INSURANCE BUYOUT

The Village shall offer an optional buy-out of health insurance coverage for all full time employees. The buy-out of health insurance coverage shall provide that an employee who is covered by another health insurance plan may notify the Village on a form provided by the Village Treasurer's Office known as a Request to Decline and Waive Health Insurance Coverage that he/she is selecting to decline and waive the health insurance coverage provided by the Village.

An employee who declines and waives individual health insurance coverage as provided above shall be paid One Thousand Two Hundred and Fifty Dollars (\$1,250.00) per year in equal monthly amounts during the fiscal year. An employee who declines and waives family health insurance coverage as provided above shall be paid Five Thousand Dollars (\$5,000.00) per year in equal monthly amounts during the fiscal year. The buy-out shall be pro-rated in the event the employee resumes health insurance coverage due to a qualifying event during that fiscal year, *e.g.*, loss of health insurance coverage by spouse.

Employees shall not be eligible for the health insurance buy-out under this Section if the New York State Health Insurance Program (“NYSHIP”) adopts regulation(s) which require that the Village must still contribute the health insurance premiums for employees who have opted for the health insurance buy-out.

An employee who elects to receive the buy-out shall, at any time during the period for which the employee has declined and waived health insurance coverage through the Village, be required to provide written notice to the Village that he/she is covered by health insurance under a different plan. An employee who had elected to receive the buy-out and elected to reinstate coverage under the plan provided by the Village is required to provide written notice to the Village on the Request to Resume Health Insurance Coverage Form, to be provided by the Office of the Village Treasurer. The effective date of the employee’s re-establishment of health insurance coverage by the Village shall be at the earliest possible date as provided by the plan. The Village shall notify the plan upon notice by the employee of the Village’s decision to re-establish health insurance coverage through the Village.

10. DENTAL & VISION INSURANCE

Full time employees shall be entitled to individual coverage under a dental plan offered by the Village. The Village shall pay one hundred percent (100%) of the premium or the cost of such insurance.

Full time employees have the option of family dental insurance coverage by contributing ten (10%) of the cost of the premiums to a maximum payment by the employee of One Hundred Twenty Dollars (\$120) per year.

Please bear in mind that limited **vision coverage** is currently available with the dental insurance policy at “no additional cost.” Should that “no additional cost” vision coverage no longer be available with the Village’s current dental insurance plan, the Village is under no obligation to continue vision insurance coverage under another policy.

The Village does not offer or provide any dental or vision insurance coverage to retirees.

11. LIFE INSURANCE

The Village shall provide \$50,000.00 term life insurance for each full-time non-union employee.

12. EFFECT OF THIS POLICY

This Policy does not constitute an employment contract or agreement between the employees covered by this Policy and the Village. The terms and conditions set forth in this Policy are subject to change by resolution of the Board of Trustees of the Village at its sole discretion.

RESOLUTION AMENDING BLOOD BORNE PATHOGENS POLICY

WHEREAS, Village policies have not recently been updated; and

WHEREAS, updated policies are critical to effective Village operations;
and

NOW THEREFORE BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby amends the Blood Borne Pathogens policy effective immediately.

Bloodborne Pathogens: Exposure Control Plan

1.0 PURPOSE

The purpose of this written program is to ensure that all employees with potential exposure to bloodborne pathogens and other body fluids understand the hazards associated with their exposure and the corrective actions necessary to protect them from injury and illness in accordance with 29 CFR 1910.1030.

This document serves as a policy for the development, implementation and maintenance of programs for (bloodborne pathogens) BBP, First Aid/ CPR and AED requirements for the Village of Ardsley.

There are no jobs with responsibilities that present inherent exposure to bloodborne pathogens at the Village. The jobs we've identified in this plan have collateral duties that may expose village employees to potentially infectious materials. This procedure pertains to all employees that have the potential for exposure to BBP's in work related situations.

The purpose of this Exposure Control Plan (ECP) is to outline the protective measures we will take to eliminate or minimize village employee exposure incidents.

2.0 SCOPE

This program applies to the following Village of Ardsley Departmental staff and volunteers:

- Ardsley Police Department
- Ardsley Fire Department
- Ardsley Department of Public Works

The extent of employee exposure shall be limited through the use of engineering controls and personal protective equipment. This document is designed to provide a formal procedure for identifying and controlling all potential BBP exposures.

Violation of established BBP procedures is a serious offense and failure to comply with this plan shall result in appropriate disciplinary action. Any violation of this procedure shall be reported immediately to the Safety Officer.

This ECP has been developed in accordance with the OSHA Bloodborne Pathogens Standard, 29 CFR 1910.1030.

3.0 RESPONSIBILITIES

3.1 Plan Administrator: Safety Officer (Confidential Secretary to the Village Manager): Has overall responsibility for the maintaining the ECP. Any questions concerning the plan should be addressed to the Safety officer. They are responsible for the following:

- 3.1.1 Evaluating new tasks or procedures that may require the use of new safer medical devices;
- 3.1.2 Evaluating new safer medical devices available on the market;
- 3.1.3 Soliciting input from employees on the selection and use of safer medical devices.
- 3.1.4 Reviewing this plan on an ongoing basis, and/or at least annually.

3.2 Only trained and authorized employees shall be allowed to respond to situations that

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pose an occupational risk of exposure.

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All blood or other potentially infectious material will be considered infectious regardless of the perceived status of the source individual. These precautions and practices include the following four areas:

- 5.1.1 Personal hygiene,
- 5.1.2 Engineering and work practice controls,
- 5.1.3 Personal protective equipment,
- 5.1.4 Equipment cleaning and disinfecting.

While the concept of "Universal Precaution" is generally accepted as prudent and effective, a more complete worker protection program is required to ensure maximum protection. The approach for the safe handling of infectious agents involves the use of a combination of strategies.

5.2 Engineering Controls

Wherever possible, engineering controls will be utilized to reduce potential exposure. The Safety Officer will be responsible for inspection and maintenance of these controls. Records will be maintained for frequency of inspection and repairs.

5.2.1 Sharps Containers: Sharps containers shall be used to make sure contaminated "sharps" (needles, blades, etc) cannot injure other workers.

5.2.2 Labels: The Safety Officer will work with the insurance company to ensure that biohazard labels shall be affixed to containers of regulated waste, refrigerators and freezers containing blood or other potentially infectious materials, and other containers used to store, transport or ship blood or other potentially infectious materials. The universal biohazard symbol shall be used. The label shall be fluorescent orange or orange red. Red bags or containers may be substituted for labels. However, regulated wastes must be handled in accordance with the rules and regulations of the organization having jurisdiction. Engineering and work practice controls will be used to eliminate and/or minimize potential exposure. When potential exposure remains, PPE shall be used;

5.2.3 Machine Guarding: The elimination of sharp, edges, pinch points, run-in points, and other standard practices to minimize worker injury is an ongoing and active process. Through the elimination of items that can cause physical injury, workers will be protected from unnecessary exposure to bloodborne pathogens.

5.2.4 Hand-washing Facilities: Hand-washing facilities are also available to the employees who incur exposure to blood or other potentially infectious materials. These facilities are readily accessible after incurring exposure. Hand-washing facilities are located throughout the facility.

5.2.5 For handling other regulated waste: Village of Ardsley will provide containers sufficient to contain regulated wastes, other than those regulated by the Bloodborne Pathogens rule, capable of resisting punctures and labeled as a biohazard (as appropriate). These are located in each department work area. The waste shall be placed in containers which are closeable, constructed to contain all contents and prevent leakage of fluids during handling, storage, transportation or shipping. The waste must be labeled or color coded and closed prior to removal to prevent spillage or protrusion of contents during handling, storage, transport, or shipping.

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5.4 Personal Protective Equipment

5.4.1 All personal protective equipment used at this facility will be provided without cost to employees. Personal protective equipment will be chosen based on the anticipated exposure to blood or other potentially infectious materials. The protective equipment will be considered appropriate only if it does not permit blood or other potentially infectious materials to pass through or reach the employees' clothing, skin, eyes, mouth, or other mucous membranes under normal conditions of use and for the duration of time which the protective equipment will be used.

5.4.2 The Safety Officer shall work with the department heads to ensure that appropriate PPE in the appropriate sizes is readily accessible at the work site or is issued without cost to employees. Hypoallergenic gloves, glove liners, powderless gloves, or other similar alternatives shall be readily accessible to those employees who are allergic to the gloves normally provided.

5.4.3 The Safety Officer shall work with the department heads to ensure that all personal protective equipment will be cleaned, laundered, and disposed of by the employer at no cost to the employees. All repairs and replacements will be made by the employer at no cost to employees.

5.4.4 The Supervisor shall ensure that all garments which are penetrated by blood shall be removed immediately or as soon as feasible. All PPE will be removed prior to leaving the work area. When PPE is removed, it shall be placed in an appropriately designated area or container for storage, washing, decontamination or disposal.

5.4.5 Gloves shall be worn where it is reasonably anticipated that employees will have hand contact with blood, other potentially infectious materials, non-intact skin, and mucous membranes; when performing vascular access procedures and when handling or touching contaminated items or surfaces.

5.4.6 Disposable gloves used at this facility are not to be washed or decontaminated for re use and are to be replaced as soon as practical when they become contaminated or as soon as feasible if they are torn, punctured, or when their ability to function as a barrier is compromised. Utility gloves may be decontaminated for re use provided that the integrity of the glove is not compromised. Utility gloves will be discarded if they are cracked, peeling, torn, punctured, or exhibits other signs of deterioration or when their ability to function as a barrier is compromised.

5.4.7 Additional PPE selections and such as use of head nets, smocks, foot covering and aprons maybe necessary to ensure employee safety in regards to bloodborne pathogens in certain workplace situations.

5.4.8 Laundry contaminated with blood or other potentially infectious materials will be handled as little as possible. Such laundry will be placed in appropriately marked "A biohazard", labeled, or color-coded red bags at the location where it was used. Such laundry will not be sorted or rinsed in the area of use.

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6.10 The healthcare professional's written opinion for post exposure follow up shall be limited to the following information:

6.10.1 A statement that the employee has been informed of the results of the evaluation; and

6.10.2 A statement that the employee has been told about any medical conditions resulting from exposure to blood or other potentially infectious materials which require further evaluation or treatment.

6.10.3 All other findings or diagnosis shall remain confidential and shall not be included in the written report.

7.0 EMPLOYEE COMMUNICATION and TRAINING:

Village of Ardsley shall assure that all employees with the potential for exposure to blood or other infectious materials understand the associated hazards and are trained to minimize their exposure.

7.1 To accomplish these requirements, Village of Ardsley shall ensure that a competent person, who shall include but is not limited to the following, conducts training:

7.1.1 Ensure that signs and labels conform to 1910.1030;

7.1.2 Provide training at no cost to the employee;

7.1.3 Conduct training prior to any potential exposure;

7.1.4 Conduct training at least annually or as conditions change;

7.1.5 Conduct training in English and other languages as required

7.1.6 Provide warning signs and labels; and

7.1.7 Utilize current training aids.

7.2 Training Program: Employee training shall include:

7.2.1 A review of 1910.1030;

7.2.2 Discussions of bloodborne diseases;

7.2.3 Modes of transmission;

7.2.4 Review of the exposure control plan;

7.2.5 Recognition of tasks that may involve exposure;

7.2.6 Procedures for handling contaminated waste;

7.2.7 Right to have the HEP B vaccination;

7.2.8 Procedure for recording an incident; and

7.2.9 Post exposure evaluation.

7.2.10 First Aid / CPR and AED

Bloodborne Pathogens: Exposure Control Plan

8.4 The attending physician will provide a written opinion to Village of Ardsley concerning the following:

8.4.1 Specific findings or diagnoses which are related to the employee's ability to receive the HBV vaccination.

8.4.2 A statement that the employee has been informed of the results of the medical evaluation and that the employee has been told about any medical conditions resulting from exposure to blood or other potentially infectious materials which require further evaluation or treatment.

8.4.3 Any other findings and diagnoses shall remain confidential.

8.4.4 For each evaluation under this section, the company will obtain and provide the employee with a copy of the attending physician's written opinion within 15 days of the completion of the evaluation.

9.0 SHARPS INJURY LOG

A sharps injury log will be maintained at Village of Ardsley to record all percutaneous injuries from contaminated sharps. All entries on the sharps injury log will be recorded in a manner that maintains the confidentiality of the injured employee.

(NOTE: This requirement applies only to employers required to maintain a log of occupational injuries and illnesses under 29 CFR 1904. Maintenance of this sharps injury log is covered in 29 CFR 1904.6.)