

**LOCAL LAW 9 - 2026**

**A Local Law to Amend Section 342-46 of the Code of the Village of Mamaroneck Re: Battery Energy Storage Systems and to Amend Section 342-3 of the Code of the Village of Mamaroneck Re: Terms defined.**

**BE IT ENACTED by the Board of Trustees of the Village of Mamaroneck as follows:**

**Section 1.**

Chapter 342, Article VII, Section 342-46 of the Code of the Village of Mamaroneck is hereby added to and amended to read as follows:

“§ 342-46 Battery Energy Storage Systems.

A. Definitions. Battery Energy Storage System (“BESS”), shall refer to one or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, but not a stand-alone 12-volt car battery, an electric motor vehicle, or batteries utilized in small, portable consumer products.

B. Applicability. All battery energy storage systems (“BESS”) must be designed and installed in accordance with all applicable provisions of the New York State Uniform Fire Code, Building Code, and Energy Code, and the Village of Mamaroneck Code as may be amended from time to time and applicants must provide adequate documentation to demonstrate how the proposed system meets these requirements.

(1) Small scale, behind the meter installations that fall within the storage limitations of Subsection B (2), below, shall comply all applicable Federal, State, and Local Laws and Codes, and shall obtain a Village of Mamaroneck building and electrical permit.

(2) Storage limitations for specific placement of batteries. Individual battery units shall have a maximum rating of 20 kWh. The aggregate (more than one battery) rating that may be permitted for “behind the meter” installations is identified below:

- (a) 40 kWh within utility closets and storage utility spaces.
- (b) 80 kWh in attached or detached garages and detached accessory structures.
- (c) 80 kWh on exterior walls.
- (d) 80 kWh outdoors on the ground (on an approved poured concrete pad).

(3) Battery energy storage system installations exceeding 80 kWh are prohibited in the Village of Mamaroneck.”

**Section 2.**

Chapter 342, Article II, Section 342-3 of the Code of the Village of Mamaroneck is hereby amended to read as follows:

**BASEMENT**

That space of a building that is partly below grade but which has more than half of its height, measured from floor to ceiling, above the average established curb level or finished grade of the ground adjoining the building.

**BATTERY ENERGY STORAGE SYSTEM**

One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, but not a stand-alone 12-volt car battery, an electric motor vehicle, or batteries utilized in small, portable consumer products.

**BEER**

A fermented beverage of any name or description manufactured from malt, wholly or in part, or from any substitute therefor.

**Section 3.**

If any section, subsection, clause, phrase or other portion of this local law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, the portion of the law declared to be invalid will be deemed a separate, distinct and independent portion and the declaration will not affect the validity of the remaining portions hereof, which will continue in full force and effect.

**Section 4.**

This law is adopted pursuant to the authority granted by Municipal Home Rule Law § 10(1)(e)(3). It supersedes the provisions of the Village Law, including those provisions which provide for the approval of a land use application on the basis of the passage of time, and the Code of the Village of Mamaroneck, including those provisions which authorize or require the approval of a land use application, to the extent that they are inconsistent with this local law.

**Section 5.**

This local law will take effect immediately upon its filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27.