

DRAFT 4/14/26

LOCAL LAW NO. _4_ OF 2026

**VILLAGE BOARD OF TRUSTEES
VILLAGE OF RYE BROOK**

**LOCAL LAW TO AMEND CHAPTER 107
OF THE CODE OF THE VILLAGE OF RYE BROOK**

A LOCAL LAW to amend Chapter 107, Section 2, Subsection B of the Code of the Village of Rye Brook concerning removal of glass for Demolition of Buildings and Structures.

BE IT ENACTED by the Board of Trustees of the Village of Rye Brook as follows:

Section 1. Chapter 107, Section 2, Subsection B, Item 3 of the Rye Brook Village Code, is hereby amended as follows:

§ 107-2. Demolition permit; issuance, terms and conditions.

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B. Terms and conditions of permit.

- (1) All demolition work shall be performed in accordance with all approved plans and land use approvals, any approved amendments thereto and field changes authorized and approved by the Building Inspector, or his or her designee.
- (2) Prior to demolition, the contractor shall (a) erect the approved site protection measures around the construction site, as per the approved demolition plan, and (b) contact the Building Department to schedule a pre-inspection of the site pursuant to § 107-5A.
- (3) Prior to commencing demolition, all exterior and interior glass (windows, glazed doors, glass block, mirrors, etc.) shall be removed by hand; except, at the sole discretion of the Building Inspector, commercial buildings may be exempt from the requirement of removing glass by hand where the Building Inspector determines the building is located a sufficient distance from adjacent properties or that sufficient safeguards are proposed to protect against the scattering of glass debris.
- (4) In the case of the demolition of an existing building which has a common or party wall with one or more adjoining buildings, the owner of the building to be demolished shall be responsible for and bear all costs in relation to the safeguarding

of said adjacent wall.

- (5) Where beams, girders and joists are removed from party walls, the resulting pockets in said walls shall be cleaned out and filled with solid masonry. Necessary repairs shall be made to put the party wall in a safe condition. This work shall be done at the expense of the property owner having said demolition performed.
- (6) Where such demolition work is to be made and no immediate construction is intended at the site within 30 days of completion of demolition, as evidenced by diligent pursuit of a building permit during such time frame, the adjacent wall, whether of the party-type or otherwise, shall be left in an acceptable condition as far as appearance is concerned. Such maintenance shall consist of painting, installation or repair of walls, copings and flashings, waterproofing of joints, waterproof coatings, installation or repair to termite shields, treatment of soil or other suitable means. In addition to the repair of all joists, pockets and similar openings, the owner of the demolished building will be required to remove all old plaster, wallpaper and other decorative material in addition to any loose work, trim or other unrecorded material, subject to the approval of the Building Inspector, or his or her duly authorized designee.
- (7) During the demolition work, debris must be systematically and regularly removed from the site and not be allowed to accumulate.
- (8) Demolition of any building or structure shall be carried on and between the hours set forth in § 158-4.
- (9) Salvage materials that are a structural part of the building or structure shall not be removed except as part of the actual demolition of said building or structure. No explosives may be used in connection with demolition, of buildings or structures in the Village of Rye Brook unless a blasting permit is first obtained as provided in Chapter 87 of the Code of the Village of Rye Brook.
- (10) In the event that the building or structure to be demolished contains any asbestos or any other hazardous material, the owner and/or contractor shall notify the Building Inspector, or his or her duly authorized designee, of its presence prior to any demolition. The asbestos or other hazardous material shall be removed from the building or structure in an environmentally sound manner by a contractor licensed by the appropriate governmental authorities to perform such removal and in strict compliance with all federal, state, county and Village regulations governing such materials and their removal. Within three days of the completion of said removal, the owner or contractor shall provide the Building Inspector, or his or her duly authorized designee, with a satisfactory air sample test result of the demolition site. No further demolition shall occur until such a satisfactory air sample is provided to these officials.
- (11) All demolition work shall comply with all applicable federal, state, and local regulations. New York State regulations pertaining to demolition operations at or near underground facilities as set forth in 12 NYCRR 53.

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Section 2. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 240 of the Rye Brook Village Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification.

It is the intention of the Village of Rye Brook and it is hereby enacted that the provisions of this Local Law shall be included in the Village Code of the Village of Rye Brook; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Charter affected thereby.

Section 4. Severability.

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt therefrom.

Section 5. Effective Date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State.