

A local law amending § 42-5.1 of the Village Code of Nassau, relating to demolition permits, amending the requirements for such permits, and further granting certain powers to the Code Enforcement Officer in relation to such permits.

Be it enacted by the Board of Trustees of the Villages of Nassau as follows:

§ 1 §42-5.1 of the Nassau Village Code is amended to read as follows:

§ 42-5.1. Demolition permits.

- A. No demolition of any structure in excess of 200 square feet shall occur until the CEO has issued a demolition permit.
- B. Requirements. All applications for demolition permits shall be in writing, signed by the owner or agent, on forms furnished by the Village Clerk's Office, with photo documentation of the structure proposed to be demolished. A complete application for a demolition permit must include:
 - (1) The full name and address of the owner and the applicant and, if either shall be a corporation, the name and address of the responsible officer.
 - (2) The description of the site on which the demolition work is to be done.
 - (3) A brief description of the proposed demolition.
 - (4) The estimated cost of the proposed demolition.
 - (5) An agreement to comply with this chapter and all other laws, ordinances and regulations including those that include hazardous materials (e.g., asbestos), may be applicable.
 - (6) The applicant's proposal for capping natural gas lines, water lines, water wells, sewage lines or systems, if any.
 - (7) The applicant's proposal, including a description of materials, to fill in any dug wells, septic system and/or cellar or other subsurface areas to grade level, if needed.
 - (8) Such other information as may reasonably be required by the Code Enforcement Officer to establish compliance of the proposed work with the requirements of the applicable building law rules and regulations.

- (9) The signature of the owner or authorized agent.
- (10) Plans and specifications. Each application for a demolition permit shall be accompanied by three (3) sets of plans and specifications showing the structure to be demolished, the method and manner of demolition which demonstrate compliance with Sections 608.1, 608.2, 608.3 and 8012 of the regulations implemented under the New York State Uniform Fire Prevention and Building Code as the same may be amended or supplemented from time to time. Such plans and specifications shall further include the plans for disposing of the building debris and rehabilitating the site, whether as a part of the construction of additional structures or landscaping of the unimproved site. All demolition plans shall also include one of the following:
- A redevelopment plan for the property that provides for a replacement or rebuilt structure for the regulated structure being demolished or relocated, indicating in sufficient detail the nature, appearance and location of all replacement or rebuilt structures; or
 - For property to remain vacant, a site restoration plan. A site restoration plan may include a description for reseeded, planting, landscaping or grading that is proposed to be completed.
 - A treatment plan for any walls of adjacent buildings exposed as a result of the demolition.
- C. The Code Enforcement Officer shall determine if any special use permit or site plan approval is required when replacement or construction of a new structure or use is proposed. If demolition is proposed in conjunction with a project that requires Planning Board review, the application shall consider both actions.
- D. The Code Enforcement Officer may require proof of examination for and remediation of asbestos or other hazardous materials, and may require an inspection.
- E. All demolition sites shall be noticed in such a manner as to provide proper warning and protection to the public.
- F. Amendments. Amendments, if any, to the application or to the plans and specifications accompanying the same shall be filed with a Code Enforcement Officer and approval shall be received from the Code Enforcement Officer prior to the commencement of such change of work.
- G. Display. The demolition permit must be prominently displayed on the

property or premises to which it pertains.

- H. Expiration. A demolition permit issued pursuant to this chapter shall expire six (6) months from the date of issuance. The permit may, on written request, be renewed for one (1) successive six- month period.
- I. Completion. Upon completion of the demolition pursuant to the plans and specifications and before the construction of any structure, the Code Enforcement Officer shall issue a certificate of completion of the demolition.
- J. Authority. The Code Enforcement Officer shall have the same authority to inspect, issue stop-work orders and otherwise review the demolition with the same powers as if a building permit had been granted instead of a demolition permit.

§ 2 This local law shall take effect immediately.