

Chapter 238. Housing Standards

Article VIII. Property Maintenance

§ 238-43. Requirements.

All residential premises throughout the Village, whether or not covered by other provisions of this chapter, shall be maintained in conformity with the provisions of this section so as to assure the desirable residential character of the property and all residential neighborhoods.

- A. Surface and subsurface water shall be appropriately drained to protect buildings and structures and to prevent the accumulation of water. Gutters, culverts, catch basins, drain outlets, stormwater sewers, approved combined storm and sanitary sewers or other satisfactory drainage systems shall be utilized where deemed necessary by the Building Inspector.
- B. Fences and other minor constructions shall be maintained in good repair at all times.
- C. Steps, walks, driveways, parking areas and other paved areas shall be maintained so as to afford safe passage at all times.
- D. Yards and courts shall be kept clean and free of physical hazards and debris.
- E. All lawns, common areas and recreation areas shall be maintained in a clean and neat condition and grass shall be cut periodically to restrict growth in excess of four inches in total height. No portion of an established lawn area shall be damaged or destroyed by overuse or by the parking or driving of motor vehicles on such established lawn area. In addition, it shall be unlawful to cover such established lawn areas with carpet, tarps, sand, gravel or other material in a manner that damages or destroys the lawn without written permission of the Building Inspector. No portion of any established lawn area shall be used for the parking of motor vehicles.
[Amended 5-29-2007 by L.L. No. 10-2007]
- F. Exterior surfaces of buildings and structures, including but not limited to fences that are not inherently resistant to deterioration, shall be periodically treated with a protective coating of paint or other suitable preservative. All surfaces shall be maintained free of deterioration, including but not limited to broken or missing glass, loose or missing shingles or siding, crumbling brick, stone and mortar and peeling, scaling or deteriorated paint.
[Amended 4-26-1993 by L.L. No. 5-1993]
- G. In rental units and buildings only, floors, walls, ceilings and fixtures shall be maintained in a clean and sanitary condition.
- H. Accessory structures shall be maintained so as to be free of conditions detrimental to safety or health and shall be kept in good repair. Painted surfaces shall be painted as required to maintain the original finish.
- I. Grounds, buildings and structures shall be maintained free of insects, vermin, rodent harborage and infestation. Methods used for exterminating insects, vermin and rodents shall conform to generally accepted practice.
- J. From May 1 to October 1, entrances to all residential rental buildings and units shall be provided with self-closing-type devices or screens, and windows and other openings used for ventilation shall be appropriately screened.
- K. Adequate sanitary facilities and methods shall be used for the collection, storage, handling and disposal of garbage and refuse.

- L. In multiple dwellings, it shall be prohibited to store or accumulate garbage or refuse in public halls and stairways.
- M. All dwelling units in multiple dwellings and all rooming units in boardinghouses shall be permanently identified by affixing numbers and/or letters to the door or door frame of each such unit. Such numbers and/or letters shall be not less than three inches in height; and said numbers or letters may be painted, plastic or metal.
[Added 10-11-1976 by L.L. No. 32-1976]
- N. All materials used for the purpose of roofing any dwelling must be of a type approved by the New York State Uniform Fire Prevention and Building Code. No plywood, OSB or plastic covering shall be used as a permanent finished roofing except in an emergency and then only for a period not to exceed 90 days.
[Added 6-26-1995 by L.L. No. 11-1995]
- O. Temporary containers.
[Added 11-8-2021 by L.L. No. 9-2021]

(1) As used in this article, the following terms shall have the meanings indicated:

CONSTRUCTION CONTAINER

Any container for the collection of construction equipment or other construction material, supplies or items, not to include debris containers under Chapter 365.

TEMPORARY STORAGE CONTAINER

A portable shed or storage container, storage unit, shed-like container or other portable structure that can or may be used for storage of personal property of any kind and which is located for such purposes outside an enclosed building, other than an accessory structure and specifically including those storage facilities generally referred to as a portable on-demand storage unit (PODS).

(2) Temporary storage container permits.

- (a) No person shall place or utilize a temporary storage container in the Village without first obtaining a container permit from the Village Clerk. Application for the permit shall be made on forms approved by the Village Clerk. The permit fee shall be set by resolution of the Board of Trustees.
- (b) The term of the container permit shall be 30 days with one thirty-day extension permitted.

(3) Construction container permits.

- (a) No person shall place or utilize a construction container in the Village without first obtaining a container permit from the Village Clerk. Application for the permit shall be made on forms approved by the Village Clerk. The permit fee shall be set by resolution of the Board of Trustees.
- (b) The term of the container permit shall be the lesser of two weeks or the term of the associated building permit. Extensions of the term are permitted upon applicant's showing of good cause.

(4) Container regulations.

- (a) Only one temporary storage container shall be located on any one property at any given time.
- (b) Temporary storage containers shall be limited to a maximum size of nine feet in height, 10 feet in width and 20 feet in length.
- (c) Containers shall not be located in any portion of the front yard, other than on a driveway or other paved surface or entirely behind the front facade line of the primary structure. When placed on a driveway, containers must be placed at the farthest practicably accessible point from the street.
- (d) Temporary storage containers and construction containers are prohibited from being placed in or on public or private streets or rights-of-way.
- (e) Containers shall not be located in a manner that blocks or obstructs the vision or sight of vehicles and pedestrians traveling on public or private roadways, sidewalks or parking lots.

- (f) The applicant shall be responsible for ensuring that the container is installed and maintained in a good and safe condition, free from evidence of deterioration, weathering, discoloration, graffiti, rust, ripping, tearing or other holes or breaks, or any condition creating a hazard to the general public or unsightly condition on the property.
- (g) Containers shall be conspicuously marked with the name and address of the supplier and have affixed thereon a copy of the written Village permit authorizing the use and placement of the unit.
- (h) No temporary storage container shall be used for habitable purposes or to store solid waste, construction debris, demolition debris, recyclable materials, business inventory, commercial goods, goods for use other than at the property where the temporary storage container is located (i.e., used for retail sales) or any other illegal or hazardous material.