

Local Law Filing

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County City Town Village
(Select one:)

of CLAYVILLE, NEW YORK

Local Law No. 2 of the year 20¹¹

A local law PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THE NEW YORK
(Insert Title)
STATE UNIFORM FIRE PREVENTION AND BUILDING CODE FOR THE VILLAGE OF
CLAYVILLE

Be it enacted by the BOARD OF TRUSTEES of the
(Name of Legislative Body)

County City Town Village
(Select one:)

of CLAYVILLE, NEW YORK

as follows:

SECTION 1: PURPOSE AND INTENT

Every city, village, town and county charged, under Subdivision 2 of Section 381 of the Executive Law, with administration and enforcement of the New York State Uniform Fire Prevention and Building Code (the "Uniform Code") shall provide for such administration and enforcement of the code by local law, ordinance, or other appropriate regulation.

This local law provides for the administration and enforcement of the Uniform Code (including all adopted Codes), State Energy Conservation Construction Code (the Energy Code), the Codes of the Village of Clayville, the Village of Clayville Zoning Law, 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, other state law, or other section of this local law, all buildings, structures, and premises, regardless of use or occupancy, are subject to the provisions in this local law.

SECTION 2: 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 thereof.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

CODE ENFORCEMENT OFFICIAL

- A. The Office of "Code Enforcement Official/Zoning Officer" is hereby created. The position of the Code Enforcement Official/Zoning Officer shall be recommended by the Village Board of Trustees, and approved by the Mayor of the Village of Clayville. The Code Enforcement Official shall be administered by the Mayor, or an appointee of the Clayville Village Board.
- B. Requirements, duties, and responsibilities of the Village of Clayville Code Enforcement Officer are delineated in Section 3.

SECTION 3: CODE ENFORCEMENT OFFICER, DUTIES AND POWERS

- a.) The Code Enforcement Officer shall be appointed in accordance with the New York State Civil Service Law and the personnel policies of the Village of Clayville.
- b.) The Code Enforcement Officer shall possess background experience related to building construction or fire prevention and shall, within the time set forth 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 Code Enforcement Officer shall obtain certification from the State Fire administrator pursuant to the Executive Law and the regulations promulgated there under.
- c.) In the event that the Code Enforcement Officer is unable to serve as such for any reason, an individual shall be appointed by the Village Board, and approved by the Mayor to serve as Acting Code Enforcement Officer. The Acting Code Enforcement Officer shall, during the term of his or her appointment, exercise all powers and fulfill all duties conferred upon the Code Enforcement Officer by this local law.
- d.) The compensation for the Code Enforcement Officer and Inspectors shall be fixed by the Village Board.
- e.) The Code Enforcement Officer shall administer and enforce all the provisions of the Uniform Code, the Energy Code, the Zoning Law of Village of Clayville, and the Codes of the Village of Clayville, including this local law. The Code Enforcement Official shall also administer and review Building Permits as they pertain to the Village of Clayville Zoning Laws. The Code Enforcement Officer shall have the following powers and duties:
- (1) to receive, review, and approve or disapprove applications for Building Permits, Certificates of Occupancy and Certificates of Compliance, Temporary Certificates and Operating Permits, and the plans, specifications and construction documents submitted with such applications;
 - (2) upon approval of such applications, to issue Building Permits, and Certificates of Occupancy, Certificates of Compliance, Temporary Certificates and Operating Permits, and to include (in Building Permits and Certificates of Occupancy, Certificates of Compliance, Temporary Certificates and Operating Permits) such terms and conditions as the Code Enforcement Officer may determine to be appropriate including, but not limited to, the posting of a bond, letter of credit, or certified check in a reasonable amount as determined by the Clayville Village Board;
 - (3) to conduct construction inspections, inspections to be made prior to the issuance of Certificates of Occupancy, Certificates of Compliance, Temporary Certificates and Operating Permits, Fire 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 subdivision (a) of section 15 (Violations) of this local law;

(7) to maintain records;

(8) to collect fees as set by the Village Board;

(9) to pursue administrative enforcement actions and proceedings;

(10) in consultation with the Village's attorney, to pursue such legal actions and proceedings needed to enforce the Uniform Code, the Energy Code, the Zoning Code and the Codes of the Village of Clayville including this local law, or to abate or correct conditions not in compliance with the afore mentioned codes.

(11) to exercise all other powers and fulfill all other duties conferred upon the Code Enforcement Officer by this local law.

SECTION 4: DEFINITIONS

In this local law in addition to the definitions set forth in the Uniform Code and the Codes of the Village of Clayville, the Village further adopts the following definitions:

"Building Permit" shall mean a permit issued pursuant to section 5 of this local law. 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 Occupancy" and "Certificate of Compliance" shall mean a certificate issued pursuant to Section 6 of this local law.

"Clayville Village Board of Trustees" shall also serve as the "Clayville Zoning Board."

"Code Enforcement Officer" shall mean the Code Enforcement Officer and/or assistant Code Enforcement Officer and/or the Zoning Enforcement Officer responsible for the enforcement of the Code of the Village of Clayville, the Uniform Code and the Energy Code appointed or approved pursuant to subdivision (a & b) of section 3 of this local law.

"Common Area" shall mean any area within a building that the public or tenants have access to or an area that accommodates electrical service equipment, furnaces, boilers or a common storage area

"Notice of Violation" shall mean an order issued in the form of a letter by the Code Enforcement Officer pursuant to subdivision (a) of Section 15 of this local law.

"Energy Code" shall mean the State Energy Conservation Construction Code, as currently in effect and as hereafter amended from time to time.

"Operating Permit" shall mean a permit issued pursuant to Section 11 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.

"Permit Holder" shall mean 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.

"Stop Work Order" shall mean an order issued by the Code Enforcement Officer pursuant to section 8 of this local law.

"Temporary Certificate of Occupancy" shall mean a certificate issued pursuant to subdivision (i) of section 6 of this local law.

"Uniform Code" shall mean the New York State Uniform Fire Prevention and Building Code, as currently in effect and as hereafter amended from time to time.

"Village" shall mean The Village of Clayville, New York.

"Village Board" shall mean the Village of Clayville Board of Trustees.

"Zoning Board of Appeals" shall mean a board composed of five (5) citizens who are residents of the Village of Clayville, who serve in the role of hearing appeals regarding questions related to zoning rules, after such questions have been brought before the Clayville Village Board of Trustees acting as the Village Zoning Board. Zoning Board of Appeals members shall be appointed by the Mayor.

"Zoning Law" shall mean the Zoning Law of the Village of Clayville.

SECTION 5: BUILDING PERMITS

Permits Required:

BUILDING Permits.

Except as hereinafter provided, no person, firm, corporation, association or partnership shall commence the construction, enlargement, alteration, improvement, removal, relocation or demolition of any building or structure or any portion thereof, without first having obtained a permit from the Code Enforcement Official.

a.) Building Permits Required. Except as otherwise provided in subdivision (f) of this section, a Building Permit **SHALL** be required for any work which must conform to the Uniform Code, the Energy Code and the Codes of the Village of Clayville, 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. Additionally, a Building Permit is required for installation of all fences, installation of retaining walls exceeding five (5) feet in height, excavation, grading and clearing for any building or use. No Person shall commence any work for which a Building Permit is required without first having obtained a Building Permit from the Codes Enforcement Officer.

b.) The Code Enforcement Officer shall act upon all applications for Building Permits within 30 days. Notice of refusal to issue any permit shall be given to the applicant or to his or her authorized representative in writing and shall state the reasons for such refusal

c.) The Code enforcement Officer may issue temporary permits for structures incidental to a building permit. Such permits shall expire after one year.

d.) At the discretion of the Code Enforcement Officer or the Officer's designee, the permittee shall be required to have on the lot a receptacle of one cubic yard minimum size to provide temporary (in excess of 24 hours) storage of construction and demolition debris, except tree and brush stumps. The receptacle shall be provided with a tarp or other cover. The receptacle must be removed from the lot, as well as all trees, brush, stumps and other debris within 30 days of completion of construction.

e.) The applicant for any Building Permits shall, if required by the Code Enforcement Officer, submit a plot plan showing sufficient data on proposed site grading, final proposed ground elevations and the discharge location of any proposed sump pump, surface water runoff, or roof gutter drains, all of which shall be approved by the Code Enforcement Officer, including recommendations and plans submitted for such review, by a Certified Engineer hired by the applicant, prior to the issuance of any such permit(s).

f.) **EXCEPTIONS.** No Building. shall be required for work in any of the following categories:

(1) installation of swings and other playground equipment associated with a one or two family dwelling or multiple single-family dwellings (townhouses);

(2) installation of swimming pools associated with a one- or two-family dwelling or multiple single-family dwellings (townhouses) where such pools are designed for a water depth of less than 24 inches and are installed entirely above ground;

(3) construction of temporary motion picture, television and theater stage sets and scenery;

(4) installation of window awnings supported by an exterior wall of a one- or two- family dwelling or multiple single-family dwellings (townhouses); provided that such awnings shall be inspected at the discretion of the Code Enforcement Officer to ensure the installation conforms to the manufacturers installation instructions.

(5) installation of partitions or movable cases less than 5'-9" in height;

(6) painting, wallpapering, tiling, carpeting, or other similar finish work;

(7) installation of listed portable electrical, plumbing, heating, ventilation or cooling equipment or appliances;

(8) replacement of any equipment provided the replacement does not alter the equipment's listing or render it inconsistent with the equipment's original specifications; or

(9) repairs, provided that such repairs **DO NOT** involve (I) the removal or cutting away of a load bearing wall, partition, or portion thereof, or of any structural beam or load bearing component; (II) the removal or change of any required means of egress, or the rearrangement of parts of a structure in a

manner which affects egress; (III) the enlargement, alteration, replacement or relocation of any building system; or (IV) the removal from service of all or part of a fire protection system for any period of time.

g.) Exception 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 subdivision (f) of this section shall not be deemed an authorization for work to be performed in violation of the Uniform Code, the Energy Code, Zoning Code, or Codes of the Village of Clayville.

Applications for a Building Permit

h.) Applications for a Building shall be made in writing on a form provided by or otherwise acceptable to the Code Enforcement Officer. 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 Code Enforcement Officer deems sufficient to allow a determination by the Code Enforcement Officer that the intended work complies with all applicable requirements of the Uniform Code, the Energy Code and the Code of the Village of Clayville. The application shall include or be accompanied by the following information and documentation:

- (1) a description of the proposed work;
- (2) the tax map number and the street address of the premises where the work is to be performed;
- (3) the occupancy classification of any affected building or structure;
- (4) where applicable, a statement of special inspections prepared in accordance with the provisions of the Uniform Code; and
- (5) at least 2 sets of construction documents (drawings and/or specifications) which (I) define the scope of the proposed work; (II) are prepared by a New York State registered architect or licensed professional engineer where so required by the Education Law; (III) indicate with sufficient clarity and detail the nature and extent of the work proposed; (IV) substantiate that the proposed work will comply with the Uniform Code, the Energy Code and the Code of the Village of Clayville; and (V) where applicable, provide a licensed survey that shows any existing and proposed buildings and structures on the site, the location of any existing or proposed well or septic system, the location of the intended work, and the distances between the buildings and structures and the lot lines.

i.) Construction documents. Construction documents will not be accepted as part of an application for a Building and unless they satisfy the requirements set forth in subdivision (h) of this section. Construction documents which are accepted as part of the application for a Building and shall be marked as accepted by the Code Enforcement Officer in writing or by stamp. One set of the accepted construction documents shall be retained by the Code Enforcement Officer, and one set of the accepted construction documents shall be returned to the applicant to be kept at the work site so as to be available for use by the Code Enforcement Officer. The Code Enforcement Official may *waive* the requirement of plans and specifications when the work to be done involves minor alterations or is otherwise unnecessary.

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.

j.) Issuance of Building Permits. 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, Energy Code, Zoning Code and the Codes of the Village of Clayville. The Code Enforcement Officer shall issue a Building Permit if the proposed work is in compliance with the applicable requirements of the Uniform Code, Energy Code and the Codes of the Village of Clayville.

k.) Buildings Permits to be displayed. Buildings Permits shall be visibly displayed at the work site and shall remain visible until the authorized work has been completed.

l.) 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 Code Enforcement Officer of any change occurring during the course of the work. The Building Permit shall contain such a *directive*. If the Code Enforcement Officer 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.

m.) Time limits. Buildings shall expire 12 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 Code Enforcement Officer. The renewal rate shall be 25% of the original building permit cost and only one renewal is allowed.

n.) Demolition permits. Demolition permits are required whenever work is to be undertaken to dismantle any portion of any building, and shall be performed *in conformance with all applicable local, state and federal laws*. Demolition permits shall expire 30 days from the date of issuance and only four (4) permits shall be issued per calendar year per structure.

o.) Work hours. Any work being performed within the Village of Clayville shall not commence earlier than 7 AM and continue later than 7PM except work wholly contained within the structure.

p.) Revocation or suspension of Building Permits. If the Code Enforcement Officer, 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, the Energy Code, the Zoning Code, or the Codes of the Village of Clayville, the Code Enforcement Officer shall revoke the Building Permit or suspend the Building Permit until such time as the Permit Holder demonstrates that: (1) all work then completed is in compliance with all applicable provisions of the Uniform Code, the Energy Code, the Zoning Code, and the Codes of the Village of Clayville and (2) all work then proposed to be performed shall be in compliance with all applicable provisions of the Uniform Code, the Energy Code and the Codes of the Village of Clayville.

q.) Fee. The fee specified in or determined in accordance with the provisions set forth in section 17 (Fees) of this local law 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.

r.) Required Information: Liability Policy. The plans and specifications or statements shall be accompanied with the full name and address of the owner or owners of record of the structure. For the purpose of this code, any person, firm or corporation holding the fee title to real property, or his or their duly authorized agent or attorney or the guardian, conservator or trustee, shall be regarded as the owner. Unless otherwise expressly waived in writing by the Code Enforcement Officer, the owner or contractor shall be required to have a liability policy in an amount determined by the Clayville Village Board of Trustees for comprehensive general liability coverage with a per location and per project endorsement which names the Village as an additional insured or co- insured during the period of time the permit is in use, or until the permit expires or is revoked by the Code Enforcement officer. The Clayville Village Board of Trustees shall promulgate an official Codes Department policy detailing potentially dangerous or hazardous conditions and or materials which will also require insurance pursuant to this section.

SECTION 6: CERTIFICATE OF OCCUPANCY

a.) No building, use or structure hereafter erected, relocated or altered as to outside dimensions shall be used, changed in use or occupied until a certificate of occupancy or compliance shall have been issued by the Code Enforcement Officer stating that the use, land or structure complies with all applicable provisions of this chapter. For previously existing construction, the Code Enforcement Officer may, on request, issue a certificate of occupancy or certificate of compliance if the Code Enforcement Officer determines that the use of the building in question meets the requirements of this chapter. The Code Enforcement Officer may issue a temporary certificate of occupancy or temporary certificate of compliance at the Code Enforcement Officer's discretion. NOTE: The Village of Clayville, and the Village Board of Trustees, and the Codes Enforcement Officer shall not be held responsible for deviation from approved Building Plans, and shall be held harmless for any and all deviations from approved construction documents.

b.) A certificate of occupancy, or certificate of compliance shall be issued only if:

- 1) the proposed use of the building or land conforms to the provisions of this chapter
- 2) conforms to the plot plan
- 3) conforms to approved plans
- 4) as built drawings, are provided, if applicable
- 5) conforms to the purpose and description for which the permit was issued
- 6) building and or site work is complete to outward appearance in accordance with the building permit issued
- 7) the building or structure is properly supplied with water
- 8) the building or structure is properly supplied with approved sanitary disposal facilities
- 9) all improvements shown on the site plan are installed to the satisfaction of the Code Enforcement Officer, or when applicable sufficient performance guaranty has been posted in the form of a certified check, letter of credit, or bond for improvements not yet completed.

c.) Any building or land which has been granted a special use permit, site plan approval, or variance by the Planning Board or Zoning Board of Appeals. Every certificate of occupancy or certificate of compliance for which special use permit or site plan approval or variance has been granted shall contain a detailed statement of any conditions to which the same is subject and include, by attachment, a copy of such Planning Board or Zoning Board of Appeals decision.

d.) Performance Guaranty. No certificate of occupancy or compliance shall be issued until all improvements shown on the site plan are installed or sufficient performance guaranty has been posted for improvements not yet completed. The sufficiency of such performance guaranty shall be determined by the Clayville Village Board of Trustees acting as Planning Board in consultation with the Code Enforcement Officer.

e.) The Code Enforcement Officer shall promptly make or cause to be made an inspection of each building or site for which application for a certificate of occupancy or certificate of compliance has been made and shall grant or deny such certificate within 10 days from the date of application.

f.) For any building that is part of a Village-approved project requiring the construction or extension of a public road in addition to the regulations stated in this section at paragraph (b) above, no certificate of occupancy or certificate of compliance shall be issued until all infrastructure improvements with the proposed easements and or rights-of-way are installed, approved, certified by the Engineer of Record hired by the developer or Building Permit Holder, and accepted and approved by the Code Enforcement Officer.

g.) At the time a certificate of occupancy is applied for, and the developer is unable to complete the installation of the top course or other approved infrastructure improvements within the proposed easement and or rights of way, and those deficiencies are determined by a certified engineer, hired by the developer or Building Permit Holder, to be noncritical to the occupancy of the building, safety of the traveling public and the proper operation and maintenance of the highway and other public infrastructure, the developer, at the request of the Codes Enforcement Officer, shall execute an agreement with the Village of Clayville and provide surety in the form of a certified check, bond, or letter of credit in an amount equal to two times the value of the deficiencies determined by a Certified Engineer hired by the Permit Holder and approved by the Codes Enforcement Officer. 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 Code Enforcement Officer, at the expense of the applicant for the Certificate of Occupancy and or Certificate of Compliance, shall be provided to the Code Enforcement Officer prior to the issuance of the Certificate of Occupancy and or Certificate of Compliance:

- (1) a written statement of structural observations and or a final report of special inspections, and
- (2) flood hazard certifications.

h.) Contents of Certificates of Occupancy and or Certificates of Compliance. A Certificate of Occupancy and or Certificate of Compliance shall contain the following information:

- (1) the Building and number;
- (2) the date of issuance of the Building Permit;

- (3) the address and tax map number of the property;
- (4) the name of the property owner of record;
- (5) if the Certificate of Occupancy and 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 and or Certificate of Compliance is issued;
- (6) the use and occupancy classification of the structure;
- (7) the type of construction of the structure;
- (8) the assembly occupant load of the structure, if applicable;
- (9) if an automatic sprinkler system is provided, a notation as to whether the sprinkler system is required;
- (10) any special conditions imposed in connection with the issuance of the Building Permit
- (11) the decision of the Planning Board or Zoning Board of Appeals as may relate to the subject property regarding a special use permit, site plan approval or variance; and
- (12) the signature of the Code Enforcement Officer issuing the Certificate of Occupancy and or Certificate of Compliance and the date of issuance.

i.) Temporary Certificate of Occupancy. The Code Enforcement Officer shall be permitted to issue a Temporary Certificate 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 Code Enforcement Officer issue a Temporary Certificate unless the Code Enforcement Officer determines:

(1) that the building or structure, or the portion thereof covered by the Temporary Certificate, meets the requirements as set forth *in 6(b)* above so as to permit temporary occupancy. A Temporary Certificate shall be effective for a period of *time*, not to exceed 6 months, which shall be determined by the Code Enforcement Officer and specified in the Temporary Certificate. During the specified period of effectiveness of the Temporary Certificate, the Permit Holder shall undertake to bring the building or structure into full compliance with all applicable provisions of the Uniform Code, the Energy Code and the Codes of the Village of Clayville.

j.) Revocation or suspension of certificates. If the Code Enforcement Officer determines that a Certificate of Occupancy and or Certificate of Compliance or a Temporary Certificate was issued in error because of incorrect, inaccurate or incomplete information, and if the relevant deficiencies are not corrected to the satisfaction of the Code Enforcement Officer within such period of time as shall be specified by the Code Enforcement Officer, the Code Enforcement Officer may revoke or suspend such certificate.

k.) Fee. The fee specified in or determined in accordance with the provisions set forth in section 17 (Fees) of this local law must be paid at the time of submission of an application for a Certificate of Occupancy and/or Certificate of Compliance or for Temporary Certificate.

A. No building erected subject to the New York State Uniform Fire Prevention and Building Code shall be used or occupied, except to the extent authorized hereunder, until a certificate of occupancy has been issued. No building similarly enlarged, extended, or altered, or upon which work has been performed which requires the issuance of a building permit shall be occupied or used more than 30 days after the completion of the alteration or work unless a certificate of occupancy has been issued. No change shall be made in the nature of the occupancy of an existing building unless a certificate of occupancy authorizing the change has been issued. The owner or his agent shall make application for a certificate of occupancy.

B. A temporary certificate of occupancy may be issued if the building or structure or a designated portion of a building or structure is sufficiently complete that it may be put to the use for which it is intended. A temporary certificate of occupancy shall expire six months from the date of issuance or at an earlier date if so specified. A temporary certificate of occupancy may, at the discretion of the Code Enforcement Official and upon payment of an additional fee as specified for a temporary certificate of occupancy, be renewed. The Code Enforcement Official may place special conditions on Temporary Certificates of Occupancy .

SECTION 7: CONSTRUCTION INSPECTIONS

Inspections during construction:

Work for which a building permit has been issued hereunder shall be inspected for approval prior to enclosing or covering any portion thereof and upon completion of each stage of construction, including building location, site preparation, excavation, foundation, framing, electrical, plumbing, and heating and air conditioning. It shall be the responsibility of the owner, applicant, or his agent to inform the inspector that the work is ready for inspection and to schedule such inspection. If entrance to make an inspection is refused or cannot be obtained, the Village Board, after being notified by the inspector of the situation, may revoke the permit or seek legal action to enforce such inspection.

a.) Work to remain accessible and exposed. Work shall remain accessible and exposed until inspected and accepted by the Code Enforcement Officer or by an Inspector authorized by the Code Enforcement Officer. The Permit Holder shall notify the Code Enforcement Officer 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) footings and foundation;
- (3) preparation for concrete slab;
- (4) framing;
- (5) building systems, 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) Energy Code compliance; and
- (10) a final inspection after all work authorized by the Building Code has been completed.

c.) 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 where the work fails to comply with the Uniform Code, Energy Code or Codes of the Village of Clayville. Work not in compliance with any applicable provision of the Uniform Code, Energy Code or Codes of the Village of Clayville shall remain exposed until such work shall have been brought into compliance with all applicable provisions of the Uniform Code, the Energy Code, and the Codes of the Village of Clayville, then re-inspected, and found satisfactory as completed.

d.) Fee. The fee specified in or determined in accordance with the provisions set forth in section 17 (Fees) of this local law must be paid prior to or at the time of the issuance of the Building Permit.

SECTION 8: STOP WORK ORDERS

Whenever the Code Enforcement Official is made aware that the work on any building or structure is being performed in violation of the provisions of the applicable building laws, ordinances, rules or regulations, or not in conformity with the provisions of an application, or in an unsafe and dangerous manner, he shall notify the owner of the property, or the owner's agent, to stop a" work and suspend all building activities until the stop work order has been rescinded. Such order and notice shall appear in writing, shall state the conditions under which the work may be resumed and may be served upon a person to whom it is directed either by delivering it personally to him, *or by posting the same upon a conspicuous portion of the building* where the work is being performed and sending a copy of the same to him by registered mail at the address set forth in the application for the building permit.

a.) Authority to issue. The Code Enforcement Officer is authorized to issue Stop Work Orders pursuant to this section. The Code Enforcement Officer may issue a Stop Work Order to " cease and desist:

- (1) any work that is determined by the Code Enforcement Officer to be contrary to any applicable provision of the Uniform Code, Energy Code or Code, Clayville Zoning Code, Codes of the Village of Clayville, 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 Code Enforcement Officer, 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.

(4) any work that is being conducted without proof of the required general liability insurance coverage as required in accordance with the provisions set forth in Section 5 (r) of this local law.

b.) Content of Stop Work Orders. Stop Work Orders shall (1) be in writing, (2) be dated and signed by the Code Enforcement Officer, (3) state the reason or reasons for issuance, and (4) if applicable, state the conditions which must be satisfied before work will be permitted to resume.

c.) Service of Stop Work Orders. The Code Enforcement Officer 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 registered mail. The Code Enforcement Officer may cause the Stop Work Order, or a copy thereof, to be posted and 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 posting, or by First Class Mail, or by Registered Mail; provided, however, any 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.

e.) Remedy not exclusive. The issuance of a Stop Work Order shall not be the exclusive remedy available to address any event described in subdivision (a) of this section, 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 section 15 (Violations) of this local law or under any other applicable local law, State or Federal law. Any such other remedy or penalty may be pursued at any time as may be prescribed by law.

SECTION 9: NOTIFICATION REGARDING FIRE OR EXPLOSION

The chief of any fire department or company providing fire fighting services for a property within the Village of Clayville, shall promptly notify the Code Enforcement Officer of any fire or explosion involving any structural damage, fuel burning appliance, chimney or gas vent.

SECTION 10: EMERGENCY ACTION

If the Code Enforcement Officer is notified that a violation exists which requires immediate action to avoid a direct hazard or imminent danger to the health, safety or welfare of any person the Code Enforcement Officer shall direct that such violation be immediately remedied by the property owner or occupant at his/her sole expense or shall take or initiate direct action through approval of the Village of Clayville Board of Trustees, to abate the hazard or danger. Any costs incurred by the Village of Clayville for such action shall be paid for by the property owner, occupant or person responsible for the violation. The Code Enforcement Officer shall keep on file an affidavit stating with fairness and accuracy the items of expense and date of execution of action taken and is furthermore authorized to institute a suit, if necessary, against the person(s) liable for such expenses in order to recover said costs.

SECTION 11: OPERATING PERMITS

a.) Operation Permits required. Operating Permits shall be required for conducting the activities or using the categories of buildings listed below:

- (1) manufacturing, storing or handling hazardous materials in quantities exceeding those listed in Tables 2703.1.1 (1), 2703.1.1 (2), 2703.1.1 (3) or 2703.1.1 (4) in the publication entitled "Fire Code of New York State" and incorporated by reference in 19 NYCRR section 1225.1 ;
- (2) hazardous processes and activities, including but not limited to, commercial and industrial operations which produce combustible dust as a byproduct, fruit and crop ripening, and waste handling;
- (3) use of pyrotechnic devices in assembly occupancies;
- (4) buildings containing one or more areas of public assembly with an occupant load of 100 persons or more; and
- (5) 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 this Village.
- (6) Any person who proposes to undertake any activity or to operate any type of building listed in this subdivision shall be required to obtain an Operating Permit prior to commencing such activity or operation.

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 Code Enforcement Officer. Such application shall include such information as the Code Enforcement Officer deems sufficient to permit a determination by the Code Enforcement Officer that "quantities, materials, and activities conform to the requirements of the Uniform Code.

If the Code Enforcement Officer 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 Code Enforcement Officer, at the expense of the applicant.

c.) Inspections. The Code Enforcement Officer or an Inspector authorized by the Code Enforcement Officer shall inspect the subject premises prior to the issuance of an Operating Permit.

d.) Multiple Activities. In any circumstance in which more than one activity listed in subdivision (a) of this section is to be conducted at a location, the Code Enforcement Officer may require a separate Operating Permit for each such activity, or the Code Enforcement Officer may, in his or her discretion, issue a single Operating Permit to apply to all such activities.

e.) Duration of Operating Permits. Operating Permits shall renewed or reissued every two years, or more frequently if the contents of storage is changed or otherwise altered as specified in Section 11 (a) above.

f.) Revocation or suspension of Operating Permits. If the Code Enforcement Officer determines that any activity or building for which an Operating Permit was issued does not comply with any applicable provision of the Uniform Code, Energy Code and the Code of the Village of Clayville, such Operating Permit shall be revoked or suspended.

g.) Fee. The fee specified in or determined in accordance with the provisions set forth in section 17 (Fees) of this local law must be paid at the time submission of approval and issuance of an Operating Permit, for an amended Operating Permit, or for reissue or renewal of an Operating Permit.

SECTION 12. FIRE SAFETY AND PROPERTY MAINTENANCE INSPECTIONS

a.) Inspections: Fire safety and property maintenance inspections of buildings and structures may be performed by the Code Enforcement Officer or an Inspector designated by the Code Enforcement Officer at the following intervals:

(1) Fire safety and property maintenance inspections of buildings or structures which contain an area of public assembly shall be performed at least once every twelve (12) months.

(2) Fire safety and property maintenance inspections of buildings or structures being occupied as dormitories shall be performed at least once every twelve (12) months.

(3) Fire safety and property maintenance inspections of all dwellings of two or more units not included in paragraphs (1) or (2) of this subdivision, and all non-residential buildings, structures, uses and occupancies not included in paragraphs (1) or (2) of this subdivision, shall be performed at least once every thirty-six (36) months.

b.) *Any owner of a building or structure designated for inspection and found to be not in compliance with the Uniform Code, Energy Code or the Codes of the Village of Clayville shall be subject to a notice of violation in accordance with section 15 herein.*

c.) Inspections permitted. In addition to the inspections required by subdivision (a) of this section, 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 Code Enforcement Officer or an Inspector designated by the Code Enforcement Officer at any time upon notice and upon:

(1) the request of the owner of the property to be inspected or an authorized agent of such owner;

(2) receipt by the Code Enforcement Officer of a written statement alleging that conditions or activities failing to comply with the Uniform Code, Energy Code or the Code of the Village of Clayville of this exist; or

(3) receipt by the Code Enforcement Officer of any other information, reasonably believed by the Code Enforcement Officer to be reliable, giving rise to reasonable cause to believe that conditions or activities failing to comply with the Uniform Code, Energy Code or the Codes of the Village of Clayville;

d.) 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.

e.) Fee. The fee specified in or determined in accordance with the provisions set forth in section 17 (Fees) of this local law must be paid prior to or within 30 days of billing for each inspection performed pursuant to this section. Non-payment shall be subject to a notice of violation in accordance with section 15 herein.

f.) Upon determination that a violation of the Uniform Code or this local law exists in, on, or about any building or premises, the Code Enforcement Official shall order in writing the remedying of the condition. Such order shall state the specific provision of the Uniform Code which the particular condition violates and shall grant such time as may be reasonably necessary for achieving compliance before proceedings to compel compliance shall be instituted. Such order shall be served by notification by regular mail, registered or certified mail, or personal service. Copy of such order shall be given to the occupants of the dwelling.

g.) In addition to those penalties prescribed by State law, any person, firm or corporation who violates any provision of the Uniform Code or any rule or regulation of this local law, or the terms or conditions of any Certificate of Occupancy issued by the Code Enforcement Official, shall be liable to a civil penalty of not more than \$200 for each day or part thereof during which such violation continues. The civil penalties provided by this subdivision shall be recoverable in an action instituted in the name of the Village of Clayville Board of Trustees on its own initiative or at the request of the Code Enforcement Official. The Village Board may institute any appropriate action or proceeding to prevent, restrain, enjoin, correct, or abate any violation of, or to enforce, any provision of the Uniform Code or the terms or conditions of any Certificate of Occupancy issued by the Code Enforcement Official.

SECTION 13: DEPARTMENT RECORDS AND REPORTS

A. The Code Enforcement Official shall keep permanent official records of all transactions and activities conducted, including all applications received, plans approved, permits and certificates issued, fees charged and collected, inspection reports, all rules and regulations, notices, and Orders issued. 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.

B. The Code Enforcement Official shall annually submit to the Village Board a written report and summary of all business conducted by the Building Department, including approvals, permits and certificates issued, fees collected, orders and notices promulgated, inspections and tests made, and appeals or litigation pending or concluded.

SECTION 14: RECORD KEEPING

The Code Enforcement Officer 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, drawings specifications and construction documents approved;
- (3) all Building Permits, Certificates of Occupancy and/or 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) Notices of Violation issued;
- (9) all other features and activities specified in or contemplated by sections 5 through 14, inclusive, of this local law, including; and
- (10) all fees charged and collected.

SECTION 15: COMPLAINTS

The Code Enforcement Officer 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, the Codes of the Village of Clayville, including this local law, or any other local law or regulation adopted for administration and enforcement of the Uniform Code, the Energy Code or the Codes of the Village of Clayville. The process to respond to a complaint shall consist of the following:

- a.) perform an inspection of the conditions and/or activities alleged to be in violation, and documenting the results of such inspection;
- b.) if a violation is found to exist, to provide the owner of the affected property and any other person who may be responsible for the violation with written notice of the violation and affording opportunity to abate, correct or cure the violation or proceeding in the manner described in section 17 (Violations) of this local law;
- c.) if appropriate, issuing a Stop Work Order;
- d.) perform an inspection to ensure that any violations have been abated or corrected and prepare a written report reflecting such abatement or correction. Report to be filed with the complaint.

SECTION 16: VIOLATIONS

- a.) Notice of Violation. The Code Enforcement Officer is 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, the Codes of the Village of Clayville, including this local law. Upon finding that any such condition or activity exists, the Code Enforcement Officer shall issue a Notice of Violation. The Notice of Violation shall (1) be in writing; (2) be dated and signed by the Code Enforcement Officer; (3) specify the condition or activity that violates the Uniform Code, and/or the Energy Code, the

Codes of the Village of Clayville including this local law; (4) specify the provision or provisions of the Uniform Code, the Energy Code, the Codes of the Village of Clayville including this local law which is/are violated by the specified condition or activity; (5) specify the period of time reasonably necessary for achieving compliance; (6) direct that compliance be achieved within the specified period of time which shall not exceed 30 days; and (7) state that an action or proceeding to compel compliance may be instituted if compliance is not achieved within the specified period of time. The Code Enforcement Officer shall cause the Notice of Violation, or a copy thereof, to be served on the owner of the affected property personally or by registered mail. The Code Enforcement Officer shall be permitted, but not required, to cause the Notice of Violation, 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; provided, however, that failure to serve any person mentioned in this sentence shall not affect the efficacy of the Notice of Violation.

b.) Summons. The Code Enforcement Officer is authorized to cause a Court of competent jurisdiction to issue an Information/Complaint in the event compliance with the Notice of violation is not achieved.

c.) Civil Penalties. In addition to those penalties set forth by State law, any Person who violates any provision of the Uniform Code, the Energy Code, or the Codes of the Village of Clayville including 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 or other notice or order issued by the Code Enforcement Officer pursuant to any provision of this local law, may be liable to a civil penalty of a fine and/or imprisonment as prescribed the Codes of the Village of Clayville, or other pertinent Laws Setting such fines and penalties. Failure to timely remit payment in full of any civil penalty assessed by the Village may result in a judgment in favor of the Village and against the owner of the affected property. Notice of judgment and the amount thereof shall be served on the owner of the affected property personally or by registered mail, or First Class Mail. Said notice shall allow ten (10) days from the date of the notice to cure or otherwise pay the outstanding civil penalty. In the event the civil penalty is not satisfied in full within the prescribed ten (10) day period, the outstanding civil penalty shall be filed in the Office of the Oneida County Clerk as a judgment against the owner of the affected property and shall become a lien upon the lot, tract or parcel of land or property where the violation was found to exist.

d.) Abatement by Village: Lien. In addition to those penalties set forth by State law, any person found guilty of violating any provision of the Uniform Code, Energy Code, or Codes of the Village of Clayville, including this local law or any term or condition of any Building and, Certificate of Occupancy, Certificate of Compliance, Temporary Certificate, Stop Work Order, Operating Permit or other notice or order of the Code Enforcement Officer pursuant to any provision of this local law and who fails, refuses, or neglects to abate the violation(s) within the amount of time ordered by the Court to abate, the Code Enforcement Officer may, after presentment to and approval from the Village Board, undertake to abate the subject violation(s) through use of Village facilities or equipment, or through use of outside independent contractor(s) to do the work necessary to abate all or some of the existing violations. Any costs incurred by the Village to accomplish the abatement can and shall be filed in proper form in the Office of Oneida County Clerk as a judgment against the owner of the affected property and shall become a lien upon the lot, tract or parcel of land or property where the violation was found to exist.

e.) 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, the Codes of the Village of Clayville, including this local

law, or any term or condition of any Building and, Certificate of Occupancy, Certificate of Compliance, Temporary Certificate, Stop Work Order, Operating Permit, Compliance Order, or other notice or order issued by the Code Enforcement Officer 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, the Codes of the Village of Clayville including this local law, or any Stop Work Order, Compliance Order or other order obtained under the Uniform Code, the Energy Code, the Codes of the Village of Clayville including 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.

f.) 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 8 (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 8 (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.

SECTION 17: FEES

A fee schedule shall be established by resolution of the Village Board of this Village. Such fee schedule is set forth in the Codes of the Village of Clayville. Such fee schedule may be amended from time to time by similar 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 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 Code Enforcement Officer described in this local law.

SECTION 18: INTER-MUNICIPAL AGREEMENTS

The Village Board of this Village may, by resolution, 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, the Codes of the Village of Clayville, Part 1203 of Title 19 of the NYCRR, or any other applicable law.

SECTION 19: 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.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 2 of 2011 of the ~~(County)(City)(Town)~~(Village) of Clayville, New York was duly passed by the Village of Clayville Board of Trustees on September 14, 2011, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. 2 of 2011 of the ~~(County)(City)(Town)~~(Village) of Clayville, New York was duly passed by the Village of Clayville Board of Trustees on September 14, 2011, and was (approved)~~(not approved)~~ ~~(repassed after disapproval)~~ by the Mayor and was deemed duly adopted *(Elective Chief Executive Officer*)* on September 14, 2011, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

Susan M. Force

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

(Seal)

Date: 9-30-11

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)

STATE OF NEW YORK
COUNTY OF ONEIDA

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.



Signature
VILLAGE ATTORNEY

Title

~~XXXX~~

~~NY~~ of CLAYVILLE, NEW YORK

~~XXXX~~

Village

Date: 10/4/11