

## VILLAGE OF SPRING VALLEY

A local law amending Chapter 192, Property Maintenance, of the Code of the Village of Spring Valley.

### Local Law “X” of 2026

Be it enacted by the Village Board of Trustees of the Village of Spring Valley as follows:

#### **Section 1. Authority.**

This local law is adopted pursuant to the authority granted to local governments by Article IX of the New York State Constitution and Section 10 of the Municipal Home Rule Law of the State of New York.

#### **Section 2. Amendment.**

Section 192-1 of the Code of the Village of Spring Valley, entitled “Residential premises”, is hereby amended and renamed as follows:

Section 192-1. General requirements.

~~Residential~~ All premises shall be maintained in conformity with the provisions of this ~~Article~~ Chapter and the regulations duly established by the Board of Trustees, as amended from time to time, on file with the Clerk of the Village, so as to assure the desirable ~~residential~~ character of the property. In the event of a conflict between this Chapter, The Uniform Fire Prevention and Building Code, or any other portion of this Code, the higher standard shall prevail.

Section 192-2 of the Code of the Village of Spring Valley, entitled “Open areas”, is hereby amended as follows:

Every owner, tenant, lessee and occupant of a premises shall maintain the open areas of such premises in proper condition. This obligation shall include the following acts:

- A. Drainage of surface and subsurface water. ~~shall be appropriately drained~~ to protect buildings and structures and to prevent the development of stagnant ponds. Gutters, culverts, catch basins, drain inlets, stormwater sewers, approved combined storm and sanitary sewers or other satisfactory drainage systems shall be utilized where deemed necessary by the Building Department of the Village or Village Engineer, and such systems shall be maintained in good working order.
- B. Maintenance of fences and other minor constructions in a safe and substantial condition. Fences and other minor constructions shall be securely grounded and maintained free from holes, missing or broken pieces or materials and peeling paint. In the event that such conditions exist, such fence or minor construction shall be removed, replaced or repaired.

- C. Maintenance of public steps, walks, driveways, sidewalks, parking spaces and similar paved areas fronting or abutting such premises free from all obstructions and in a safe condition for public travel at all times ~~so as to afford safe passage under normal use and weather conditions.~~
- D. Maintenance of all yards and courts clean and free of physical hazards, infestation of rodents or insects and junked vehicles.
- E. Cutting and trimming of grass and grass plots so that the average height of the grass on the lot shall not exceed six inches. Heavy undergrowth and accumulations of plant growth which are noxious or detrimental to health or safety shall be eliminated in accordance with the removal procedures of Chapter 79, Brush, Hedges, Weeds and Trees. removed.
- F. ~~Lawns and other unpaved areas.~~ No motor vehicle may park on the lawn or other unpaved portions of any private property within the Village of Spring Valley.

Section 192-3 of the Code of the Village of Spring Valley, entitled "Buildings and Structures", is hereby amended as follows:

Every owner, tenant, lessee and occupant of a premises shall maintain the buildings and structures on such premises in good condition. This obligation shall include the following acts:

- A. Periodically treating the exterior ~~wood~~ surfaces of buildings and structures that are not inherently resistant to deterioration ~~shall be periodically treated~~ with a protective coating of paint or other suitable preservative, and maintaining the exterior of the building or structure free from rot, cracks, and peeling or chipping paint.
- B. Maintaining the floors, walls, ceilings, furnishings and fixtures of ~~residential~~all buildings in a clean and sanitary condition.
- C. Maintaining accessory structures ~~shall be maintained so as to be~~ in such manner that such structures are free of conditions detrimental to health and safety.
- D. The interior surfaces of walls throughout every part of every multifamily dwelling, whether in public or in tenant-occupied parts, shall be painted, prepared or paneled and the ceilings kalsomined or painted at the owner's expense. The walls and ceilings shall be repainted or repaired by the owner whenever necessary to keep said surfaces in a sanitary condition, in the opinion of the Building Inspector and inspectors and/or assistants, but in a case of surfaces which are to be renovated by painting or by a similar technique, such renovation shall be performed at least once during any three-year period, unless sooner required by the Building Department in the manner set forth hereinabove. No wallpaper or similar wall covering shall be placed upon such a wall or ceiling surface unless all existing wallpaper or wall covering shall be first removed therefrom and such wall or ceiling thoroughly cleaned and repaired.
- E. Maintenance of all exterior walls, roofs, doors, windows, chimneys and all openings around such doors, windows, chimneys and other parts of a building so as to keep water from

penetrating or entering the building or to prevent undue heat loss from occupied areas. Materials which have been damaged or show evidence of dry rot, paint peeling or chipping or other deterioration shall be repaired or replaced and refinished in a workmanlike manner. In the event of undue heat loss, appropriate corrective measures shall be undertaken. Exterior walls, roofs and other parts of a building structure shall be maintained free from improperly secured and loose and unsecured objects and materials, which objects and materials shall be either be properly secured, removed, repaired or replaced.

- F. Maintenance of vacant buildings and the yards adjoining such vacant buildings to ensure that the building and its adjoining yards remain safe and secure and do not present a hazard to adjoining property or to the public. The Building Department may require the performance of corrective steps and measures as may be required from time to time to ensure such safety.
- G. Maintenance of buildings and structures in such condition so that they shall not become an unoccupied hazard.

Section 192-5 of the Code of the Village of Spring Valley, entitled “Garbage and refuse”, is hereby amended to add subsections C-H as follows:

- C. No garbage, offal, household waste, restaurant waste, business or commercial waste or refuse of any kind or character, including but not limited to newspapers, cans, bottles, boxes, cartons, wrappings, wastepaper or offensive material, shall be deposited, stored or held in such a place or in such a way as to create a nuisance detrimental to health; nor shall any such garbage, offal, household waste, restaurant waste, business or commercial waste or refuse of any kind or character, including but not limited to newspapers, cans, bottles, boxes, cartons, wrappings, wastepaper or offensive material, be deposited, stored or held outside the principal building or structure except pursuant to regulations duly established by the Board of Trustees. No person, firm or corporation shall deposit, store or hold any garbage, offal, household waste, restaurant waste, business or commercial waste or refuse of any kind or character, including but not limited to newspapers, cans, bottles, boxes, cartons, wrappings, wastepaper or any offensive material, contrary to the provisions of this chapter.
- D. Such garbage cans and such containers shall be of metal, or of other material of equal durability if approved by the Board of Trustees, and shall be watertight and shall be equipped with close-fitting tops of similar material completely enclosing the same, which shall be securely closed and fastened at all times.
- E. In such business district as is now or hereafter defined and designated in Chapter 255, Zoning, of the Village, such garbage cans and containers shall be clearly marked with the name of the owner, store or establishment for the use of which they were provided, and such garbage cans and containers shall at all times be sufficient in number and capacity to contain the maximum amount of garbage, offal, waste, refuse, cans, bottles, boxes, wrappings, wastepaper and offensive material originating in or in connection with the building, store or establishment for which they were provided.

- F. In such business district, if at any time the service regularly rendered for the removal of such garbage and rubbish is not sufficiently frequent to permit the removal of garbage and rubbish without accumulating to an extent greater than the capacity of the garbage cans, containers or bins provided for the purpose, it shall be the duty of the owner, tenant or occupant of the building, store or establishment to provide additional or supplementary garbage or rubbish removal service which will be adequate for such purpose.
- G. The following regulations shall apply to the care of sidewalks and other areas in or adjacent to the business district as now or hereafter defined by the Village Code.
- a. It shall be the duty of the owner, tenant, occupant and person in charge of every store, parking space, building and establishment in the Village to keep the sidewalks, curbs, gutters, parking areas and approaches thereto adjoining said premises free from garbage, rubbish and litter at all times.
  - b. The owner, tenant, occupant and person in charge of every store, parking area, building and other establishment shall sweep such sidewalk or cause the same to be swept and shall remove any garbage, rubbish and litter and sweepings which may be found upon such sidewalks, curbs, gutters, parking areas and approaches and the areas adjacent thereto as often as may be necessary for such purpose.
  - c. All sweepings shall be placed in the containers specified in this chapter and shall be stored, held and disposed of as therein provided.
  - d. In no event shall any sweepings be swept into the street or the gutters thereof or into a parking space or the approaches thereto or upon the property of another or upon the sidewalk adjoining the building, store or establishment of another person.
  - e. The foregoing regulations shall apply regardless of the source or origin of such garbage, rubbish and litter.
- H. The Board of Trustees, from time to time, by resolution, may adopt or amend rules and regulations for the disposal of garbage, refuse, rubbish and recyclable materials from properties within the Village, including the location and types of containers for such purposes. Any violation of such rule or regulation shall be punishable as a violation of this section.

Section 192-6 of the Code of the Village of Spring Valley, entitled “Dumping and littering”, is hereby amended as follows:

~~Any person entering in or upon a premises or part thereof who shall deposit litter or dump upon said premises or deface any part or parts thereof shall be guilty of an offense and punishable under this Article in a court of competent jurisdiction pursuant to a summons issued by the Building Inspector or his authorized agent or by a police officer or upon an information filed by any person in control of such area, in whole or in part.~~

- A. No person shall dump or place upon the lands of another, without the previous consent of the owner of such lands, any garbage, refuse, ashes, waste, cans, bottles, boxes, papers, leaves, grass clippings, weeds, garden refuse, rubbish, branches, limbs, junked or abandoned vehicles or any other discarded materials of any kind whatsoever.
- B. No person shall permit any lot or plot or part thereof to be used for the storage, dumping or abandonment of any combustible materials, junk, metal, bricks, stone, concrete, concrete blocks, pavement, paving, plaster, lumber or any other kind of building material, automobiles, automobile bodies, automobile chassis or parts or portions thereof, tanks, barrels, containers, machines, machinery, engines, utensils or appliances, any of which or any parts of which are entirely or in part made of metal, or any other abandoned article.

**Section 3. State Environmental Quality Review Act.**

Pursuant to 6 NYCRR 617.5(c)(26) and (33), this Local Law is classified as a Type II Action as it involves the adoption of regulations, policies, procedures, and local legislative decisions in connection with routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment.

**Section 4. Effective Date.**

This Local Law shall be effective immediately upon filing with the Secretary of State.