



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

3 of the year 20 26

Local Law Title: To Amend Chapter 200-83B (30% Rule) of the Ardsley Village Code entitled "Maximum
House Size"

Be it enacted by the Village Board of Trustees of the
(Name of Legislative Body)

☐ County ☐ City ☐ Town ☒ Village
(Select one)

of Ardsley as follows on the attached pages:
(Name of Local Government)

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STATE RECORDS
APR 09 2026
DEPARTMENT OF STATE

Department of State Local Law Index Number: 3 of the year 20 26

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

VILLAGE OF ARDSLEY
VILLAGE BOARD OF THE VILLAGE OF ARDSLEY
LOCAL LAW NO. 03-2026

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

Chapter 200-83B (30%Rule) of the Ardsley Village Code entitled “Maximum House Size” is hereby amended as follows:

Maximum house size. The following table establishes the basic permitted floor area for one-family dwellings on lots of the sizes indicated, irrespective of zoning district, in the Village of Ardsley. Further, the Planning Board is hereby authorized, by special permit and also pursuant to the standards and procedures as set forth in § 200-83D, to allow an increase in the basic permitted floor area for any one-family dwelling and its accessory buildings, not to exceed the maximum amount as shown in the following table:

Lot Area (square feet)	Basic Permitted Floor Area for One-Family Dwellings and Accessory Buildings (square feet)	Maximum Permitted Floor Area for One-Family Dwellings and Accessory Buildings* (square feet)
Less than 7,500	2,400 or 40% of lot area, whichever is greater	2,760 or 46% of lot area, whichever is greater
7,500 to 9,999	3,000 plus 24% of lot area in excess of 7,500 square feet	3,450 plus 28% of lot area in excess of 7,500 square feet
10,000 to 39,999	3,600 plus 8% of lot area in excess of 10,000 square feet	4,150 plus 10% of lot area in excess of 10,000 feet
40,000 or more	6,000 plus 4% of lot area in excess of 40,000 square feet	7,150 plus 5% of lot area in excess of 40,000 square feet

2024

Local Law Filing

(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 ascribed as local law number 3 of 2026 of the (County)(City)(Town)(Village) of Ardsey was duly passed by the Village Board of Trustees on April 6, 2026 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, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____.

(Name of Legislative Body)

(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, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(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.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

* 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.

Local Law Filing

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

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 ____ of the City of _____ having 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.

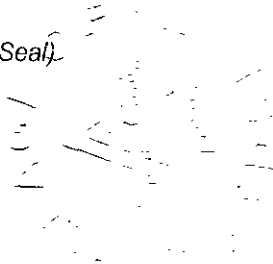
6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed thereto, ascribed as local law number _____ 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 the paragraph _____ above.

(Seal)



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

April 7, 2026

(Date)