



CITY OF BEACON, NEW YORK
COURTROOM 1 MUNICIPAL
PLAZA AND VIA ZOOM

Mayor Lee Kyriacou
Councilmember Amber J. Grant, At Large
Councilmember George Mansfield, At Large
Councilmember Terry Nelson, Ward 1
Councilmember Air Rhodes, Ward 2
Councilmember Jodi M. McCredo, Ward 3
Councilmember Dan Aymar-Blair, Ward 4
City Administrator Chris White

**September 27, 2021
7:00 PM
City Council Agenda**

Roll Call

Workshop Agenda Items

1. Notice of Meeting Location September 27, 2021
2. Police Department Swearing In Ceremony: Sergeant Affdecrin Vargas, Police Officer Justin Goldfine, and Police Officer Stephen Donovan 15
3. Accessory Apartments 15
4. Proposed Local Law Regarding Good Cause Eviction 15
5. Proposed Hire of Motor Equipment Operator 5
6. Proposed Amendment of the Official Map to Remove, Abandon and Discontinue the Unimproved Paper Streets Known as Morse Street, Ryans Avenue and Be Vier Avenue 15
7. Proposed Appointment of Montos Vakirtzis to the Zoning Board of Appeals 5
8. Proposed Resolution to Certify Base Percentages and Proportions for the 2021 Assessment Roll Pursuant to Article 19 of the Real Property Tax Law 10

Executive Session Items:

1. Contract Negotiations

City of Beacon City Council Agenda
09/27/2021

Title:

Notice of Meeting Location September 27, 2021

ATTACHMENTS

[Notice of Meeting Location September 27, 2021](#)



NOTICE OF PUBLIC MEETING LOCATION

PLEASE TAKE NOTICE that the City of Beacon City Council will be holding the City Council Workshop of September 27, 2021 in the Courtroom at 1 Municipal Plaza, Beacon, NY 12508. The meeting will simultaneously be streamed via Zoom. The public can attend in the Courtroom, or access the meeting via Zoom at

<https://us02web.zoom.us/j/86937404713?pwd=NjR3ekRhdkZyby85UmQzdVgxaVB2Zz09>

Webinar ID: 869 3740 4713 Passcode: 519338. To the extent internet access is not available, the public can attend via telephone by dialing + 1 929 205 6099 and entering the Webinar ID: 869 3740 4713 Passcode: 519338.

PLEASE TAKE FURTHER NOTICE, that the City Council Workshop of September 27, 2021 at 7:00 pm can be accessed live at <https://www.youtube.com/channel/UCvPpigGwZDeR7WYmw-SuDxg>

City of Beacon City Council Agenda
09/27/2021

Title:

Police Department Swearing In Ceremony: Sergeant Affdecrin Vargas, Police Officer Justin Goldfine, and Police Officer Stephen Donovan

ATTACHMENTS

City of Beacon City Council Agenda
09/27/2021

Title:

Accessory Apartments

ATTACHMENTS

Memorandum from the City Attorney's Office Regarding Accessory Apartments

City of Beacon City Code Section 24.1 Regarding Accessory Apartments

Town of Cortlandt Section of City Code Regarding Accessory Apartments

Town of Newburgh Section of City Code Regarding Accessory Apartments

Town of Pound Ridge Section of City Code Regarding Accessory Apartments

Town of Wappinger Section of City Code Regarding Accessory Apartments

MEMORANDUM

TO: Mayor Kyriacou and Members of the City Council
of the City of Beacon

FROM: Keane & Beane, P.C.

RE: Accessory Apartment Local Law

DATE: September 24, 2021

The City Council is considering adopting amendments to the City Code to encourage the development of accessory apartments to promote renter and owner affordability in the City of Beacon. Accessory apartments are currently permitted in all R1, all RD and in the T Zoning Districts by special use permit approval from the Planning Board. An accessory apartment is defined in the City Code as “a small rental housing unit, subject to the conditions in § 223-24.1, allowed on single-family properties in residential districts and designed to meet the special housing needs of single persons, couples, other small households, the young, the elderly, persons of low and moderate income, or property owner relatives.” A copy of City Code § 223-24.1 is attached hereto.

This memorandum outlines questions the City Council should consider regarding the regulation of accessory apartments in the City of Beacon.

1. Does the City want to permit the development of accessory apartments in all R1, all RD and the T Zoning Districts or for all single-family dwellings as-of-right so as to no longer require special use permit approval from the Planning Board?
2. City Code § 223-24.1.D currently restricts the size of an accessory apartment as follows:

The minimum floor area for an accessory apartment within a detached single-family dwelling shall be 400 square feet. The maximum floor area shall be 650 square feet, but in no case shall the floor area of the apartment exceed 30% of the total floor area of the dwelling building in which it is located. For an accessory apartment located in an accessory building, the minimum floor area shall be 300 square feet, and the maximum shall be 600 square feet, except that the Planning Board may permit a smaller or larger accessory apartment where appropriate in an existing accessory building

constructed prior to August 1, 1989. There shall be no more than one accessory apartment permitted per single-family lot. However, in the case of a lot which contains an existing accessory building or buildings that comply with the minimum required setbacks required for a principal building in the zoning district in which the lot is located and that were constructed prior to August 1, 1989, one accessory apartment shall be permitted in each such accessory building in addition to the one permitted in the detached single-family dwelling; the area of such lot shall be at least 100% larger than the minimum lot area required in the district in which the lot is located for each accessory apartment in excess of the first one.

Does the City want to amend the minimum and maximum square footage to a more flexible range, for example 200 - 1,000 square feet, or allow the 30% requirement increase to 50%?

3. City Code § 223-14.1 currently requires that at least one off-street parking space shall be provided for each accessory apartment. Does the City want to eliminate this requirement or permit the Planning Board to waive the required space when deemed appropriate?
4. Does the City want to eliminate or reduce setback requirements for accessory apartments?
5. Does the City want to continue to require the owner of the single-family lot upon which an accessory apartment is located to occupy at least one of the dwelling units (i.e. the main house or the accessory apartment) on said lot as set forth in City Code § 223-24.1.B?
6. Does the City want to allow accessory apartments in connection with two-family dwellings? The City Code currently only allows accessory apartments to be established in connection with single-family homes.
7. Does the City want to continue to impose the requirement that exterior appearance of any accessory apartment located in a detached single-family dwelling be designed to look like that of the single-family residence as set forth in City Code § 223-24.1E?
8. Does the City want to establish a maximum number of bedrooms permitted in an accessory apartment?
9. Does the City want to limit the number of accessory apartments permitted per lot?

10. Does the City want to exempt accessory dwelling units from the maximum cumulative square footage for all accessory structures as set forth in the Schedule of Regulations for Accessory Buildings on Residential Lots?

11. Does the City want to eliminate the two-year inspection and renewal requirement for accessory dwelling units in City Code § 223-24.1G?

Please find attached hereto provisions from other municipal codes concerning accessory apartments to assist the City Council's review and provide a comparison of regulations.

Chapter 223. Zoning

Article III. General Regulations

§ 223-24.1. Accessory apartments.

[Added 11-20-1989]

- A. Purpose and intent. It is the purpose and intent of allowing accessory apartments on single-family properties in all residence districts to provide the opportunity and encouragement for the development of small, rental housing units designed to meet the special housing needs of single persons, couples, other small households, the young, the elderly, persons of low and moderate income and relatives of families presently living in Beacon. It is the further purpose and intent of this provision to allow the more efficient use of the City's existing stock of dwellings and accessory buildings, to provide economic support for present resident families of limited income and to otherwise help to protect and preserve property values.
- B. Owner occupancy required. The owner of the single-family lot upon which an accessory apartment is located shall occupy at least one of the dwelling units on said lot.
- C. Location on the lot. An accessory apartment may be located either in a detached single-family dwelling or in an accessory building on such a single-family lot.
- D. Apartment size. The minimum floor area for an accessory apartment within a detached single-family dwelling shall be 400 square feet. The maximum floor area shall be 650 square feet, but in no case shall the floor area of the apartment exceed 30% of the total floor area of the dwelling building in which it is located. For an accessory apartment located in an accessory building, the minimum floor area shall be 300 square feet, and the maximum shall be 600 square feet, except that the Planning Board may permit a smaller or larger accessory apartment where appropriate in an existing accessory building constructed prior to August 1, 1989. There shall be no more than one accessory apartment permitted per single-family lot. However, in the case of a lot which contains an existing accessory building or buildings that comply with the minimum required setbacks required for a principal building in the zoning district in which the lot is located and that were constructed prior to August 1, 1989, one accessory apartment shall be permitted in each such accessory building in addition to the one permitted in the detached single-family dwelling; the area of such lot shall be at least 100% larger than the minimum lot area required in the district in which the lot is located for each accessory apartment in excess of the first one.
[Amended 6-15-2020 by L.L. No. 7-2020]
- E. Exterior appearance. If an accessory apartment is located in a detached single-family dwelling, the entry to such unit and its design shall be such that, to the degree reasonably feasible, the exterior appearance of the building will remain that of a single-family residence.
- F. Off-street parking. A minimum of one off-street parking space shall be provided for each accessory apartment in addition to the off-street parking required for other uses existing on the lot.
[Amended 6-15-2020 by L.L. No. 7-2020]
- G. Renewal inspections. Each accessory apartment shall be inspected by the Building Department every two years in order to determine whether the apartment remains in compliance with this

section. Upon a satisfactory inspection report, the accessory apartment owner shall be reissued a certificate of occupancy. In the event that the inspection indicates that the apartment is no longer in compliance, the certificate of occupancy shall be revoked until the violations are cured.

[Added 9-3-1996 by L.L. No. 9-1996^[1]]

[1] *Editor's Note: Section 2 of this local law also provided that it "shall apply to all accessory apartments that are issued a permit from the enactment of § 223-24, 11-20-1989, forward."*

Chapter 307. Zoning

Article XI. Additional Special Permit Standards and Conditions for Specific Uses

§ 307-45. Accessory apartments.

A. Purpose.

- (1) The purpose of this section is to allow accessory apartments by special permit on single-family properties in zoning districts where single-family dwellings are permitted, except where enforceable deed covenants prohibit the same, in order to provide the opportunity and encouragement for the development of small rental housing units designed, in particular, to meet the special housing needs of single persons and couples of low and moderate income, both young and old, and of relatives of families presently living in the Town of Cortlandt. Further, it is the purpose of this section to allow the more efficient use of the Town's stock of dwellings and accessory buildings; to provide economic support for present resident families of limited income; to protect and preserve property values; and to preserve the character and appearance of single-family neighborhoods.
- (2) To achieve these goals, the following standards and conditions apply.

B. Standards and conditions.

- (1) No more than one accessory apartment per lot may be permitted, nor shall the total number of dwelling units on any lot exceed two.
- (2) No accessory apartment may be permitted in a two-family dwelling.
- (3) No special permit for an accessory apartment within a single-family dwelling shall be issued unless three years have elapsed from the date of issuance of a certificate of occupancy for the dwelling or unless no certificate of occupancy is required pursuant to Local Law No. 6-1992 of the Town of Cortlandt^[1] for such dwelling.
[1] Editor's Note: See Ch. 149, Code Administration and Enforcement.
- (4) No special permit for an accessory apartment in an accessory building may be issued, except in R-80 and R-40 Districts where such accessory building existed prior to April 21, 1979. (April 21, 1979, is the date of Town-wide aerial photography.)
- (5) The owner of the lot upon which the accessory apartment is located shall occupy one of the dwelling units on the premises as his principal residence.
- (6) The special permit shall be issued to the owner of the premises. The owner/applicant shall be required to file on the subject property a declaration of covenants at the Westchester County Clerk's office prior to the issuance of a special permit for an accessory apartment. This declaration shall be in favor of the Town of Cortlandt and shall state that:
 - (a) The special permit for an accessory apartment or any renewal of said special permit shall terminate upon the death of the owner or upon the transfer of title to said premises or

upon the owner no longer occupying the premises as his principal residence.

- (b) The new owner of the premises shall have to apply to the Zoning Board of Appeals for a special permit to continue the accessory apartment.
- (7) Should there be a change in ownership or a change in the residence of the owner, the special permit use for the accessory apartment shall become null and void.
- (8) Dimensional requirements. The following regulations shall apply:
 - (a) Accessory apartments within single-family dwellings:
 - [1] Minimum size of single-family dwelling: 1,600 square feet.
 - [2] Minimum size of accessory apartment: 400 square feet.
 - [3] Maximum size of accessory apartment: 25% of the habitable floor space of the principal dwelling or 600 square feet, whichever is less, unless in the opinion of the Zoning Board of Appeals a greater or lesser amount of floor area is warranted by the specific circumstances of the particular building.
 - (b) Accessory apartments in accessory structures:
 - [1] Minimum size of accessory building to be expanded for an accessory apartment: 200 square feet.
 - [2] Minimum size of accessory apartment: 400 square feet.
 - [3] Maximum size of accessory apartment: two bedrooms.
 - [4] Minimum side and rear yards: as required for the principal dwelling, except that the Zoning Board of Appeals may vary front, rear and side yard requirements.
- (9) Exterior appearance. If an accessory apartment is located in the principal dwelling, the entry to such unit and its design shall be such that, to the degree reasonably feasible, the appearance of the building will remain as a single-family residence. In cases where alterations are to be made to accommodate the accessory apartment, elevation drawings may be required to be submitted with the application for a special permit.
- (10) Off-street parking. Off-street parking shall be provided in conformance with the requirements of Article **VIII**.
- (11) There shall be no renting of rooms in either the accessory apartment or in the principal dwelling.
- (12) The accessory apartment shall meet the standards of the New York State Uniform Fire Prevention and Building Code for habitable space.

Chapter 185. Zoning

Article VI. Supplementary Regulations Applicable to Certain Uses

§ 185-38. Accessory apartments.

[Amended 8-27-2008 by L.L. No. 4-2008]

A. Purposes.

- (1) Accessory apartments are permitted as accessory uses as provided in the Table of Use and Bulk Requirements for each district, subject to a separate building permit and certificate of occupancy issued by the Building Inspector and the criteria and standards set forth below. Accessory apartments fulfill the following objectives of the Town:
 - (a) To provide housing for senior citizens.
 - (b) To increase the stock of affordable housing in the Town.
 - (c) To improve the feasibility of maintaining large existing homes.

B. Criteria. The following criteria shall apply to every accessory apartment:

- (1) The property owner must reside on the premises.
- (2) The accessory apartment shall have no more than two bedrooms.
- (3) The integrity of the principal residence will not be compromised by the addition of the accessory apartment.
- (4) The principal dwelling shall be not less than five years old.

C. Standards. An accessory apartment may be permitted in any residence district as an accessory use to a single-family dwelling and in any existing single family dwelling within the Business (B) District and the Interchange Business (IB) District, provided that:

- (1) No more than one accessory apartment is permitted on a single lot.
- (2) The lot meets the requirements of the zoning district for a single-family dwelling.
- (3) At least one off-street parking space must be provided for the accessory apartment in addition to the minimum two per dwelling unit required for single-family and two-family dwellings by **§ 185-13**.
- (4) Adequate water supply and sewage disposal facilities are available as certified by a New York State licensed professional engineer, except such certification is not required if the building is connected to municipal water and sewer services or if the Building Inspector determines that the adequacy of the facilities can be demonstrated by other satisfactory methods.

- (5) The accessory apartment contains at least 450 square feet and not more than 700 square feet of gross floor area. If the gross floor area exceeds the limit of 700 square feet, the building shall be deemed to be a two-family dwelling.
- (6) Construction of the accessory apartment shall not result in any decrease of the front yard setback of any building.
- (7) The maximum allowable occupancy for an accessory apartment shall be five resident persons.

D. Procedure; permit procedure.

- (1) An accessory apartment shall require separate building permit approval from the Building Inspector for construction and a separate certificate of occupancy for occupancy.
- (2) Accessory apartments which received and conform to a special permit approval from the Zoning Board of Appeals prior to June 1, 2008 in accordance with Article **VIII** of this chapter shall be deemed to conform to this § **185-38**.

Chapter 113. Zoning

Article V. Residential District Regulations

§ 113-39. "Accessory apartments."

[Amended 5-2-2002 by L.L. No. 1-2002]

- A. In an effort to increase housing options in the Town of Pound Ridge, the Town has concluded that enactment of legislation designed for this purpose is desirable and necessary. It is the specific purpose and intent of allowing "accessory apartments" in the R-2A and R-3A one-family residential "districts" to provide the opportunity and encouragement to owners of "one-family dwellings" within those "districts" to develop small, rental housing units designed to meet the special housing needs of single persons and couples. It is also the purpose and intent of this provision to promote the more efficient use of the Town's existing inventory of "dwellings" and "accessory buildings," thereby protecting and preserving property values; providing economic support for present property owners and promoting the other objectives of this section. The following specific standards and requirements are set forth for the permitted establishment and use of such "accessory apartments."
- (1) "Accessory apartments" may be located in R-2A and R-3A **Residential Districts**.
 - (2) The owner of the lot on which the "accessory apartment" is located must occupy either the principal residence or the "accessory apartment."
 - (3) There shall be no more than one "accessory apartment" per "lot" regardless of the amount of excess acreage.
 - (4) All new "accessory apartments," whether located within a principal residence "building" or in a conforming "accessory building," shall be subject to site plan review by the Planning Board.
 - (5) The minimum size of an "accessory apartment," whether located within a principal residence or in an "accessory building," shall be 300 square feet. In no case shall it exceed 1,200 square feet.
 - (6) The size of an "accessory apartment" must not exceed 30% of the "gross floor area," exclusive of unfinished "basement," attic and garage, of the principal residence.
 - (7) Whether located in a principal residence "building" or in an "accessory building," there shall be no more than two bedrooms in an "accessory apartment."
 - (8) Prior to the issuance of a building permit for the establishment of an "accessory apartment" either in a "principal building" or an "accessory building," approval of the proposed plan for septic disposal and water supply, prepared and signed by a sanitary engineer licensed by the State of New York, shall be obtained from the Westchester County Department of Health and confirmed by the Planning Board.
 - (9) Whether in a principal residence or located in an "accessory building," where any proposed "accessory apartment" (including any septic, water or other systems and services used for such "accessory apartment") is proposed to be located in whole or in part within the Town

minimum one-hundred-fifty-foot wetlands activity setback area, the applicant must demonstrate to the satisfaction of the Water Control Commission that the proposed use will have no negative impact upon the surrounding wetlands. Indications of negative impact will result in the automatic denial of the "accessory apartment" application.

- (10) During its site plan review, the Planning Board shall determine the adequate on-site vehicle parking requirements for any proposed "accessory apartment" and such parking requirements shall be clearly shown on the approved site plan. A minimum of two parking spaces is required. Under no circumstances may the Planning Board approve on-street vehicle parking for the occupants of the principal residence or any approved "accessory apartment."
- (11) One curb cut shall access both the principal and the accessory residence. No "double cut" driveways will be permitted.
- (12) Within 30 days of receipt of a completed application which conforms to all standards as set forth above, the Building Inspector shall conduct an on-site inspection of the proposed "accessory apartment" location to confirm the physical details of the site as it relates to the proposed application.

B. "Accessory apartments" located in principal residence "buildings."

- (1) "Accessory apartments" may be located within existing space of a conforming principal residence "building," provided both the apartment and the principal building are in conformance with all applicable health codes, building codes, zoning codes, fire codes and this chapter.
- (2) In the case of an "accessory apartment" located within existing space of a conforming principal residence "building," minimal footprint increases shall be permitted to accommodate a separate entrance and/or the addition of a staircase, where appropriate. Such minimal footprint increases must be approved by the Building Inspector and be included as part of the site plan review by the Planning Board.
- (3) "Accessory apartments" within a principal residence "building" shall not exceed a maximum of 1,200 square feet or 30% of the "principal building," whichever is less. The minimum size of an "accessory apartment" within a principal residence is 300 square feet.
- (4) If an "accessory apartment" is located in a principal residence "building," the entry to the "accessory apartment" unit and its design shall be such that the appearance of the principal residence "building" shall remain as a single-family residence.
- (5) "Accessory apartments" may also be added to a principal residence "building," provided both the "principal building" and the apartment are in conformance with all applicable health codes, building codes, zoning codes, fire codes and this chapter.
- (6) "Accessory apartments" added to a principal residence shall not exceed a maximum of 1,200 square feet or 30% of the "principal building," whichever is less. The minimum size of an "accessory apartment" added to a principal residence is 300 square feet.
- (7) If an "accessory apartment" is added to a principal residence "building," the entry to the "accessory apartment" unit and its design shall be such that the appearance of the principal residence "building" shall remain as a single-family residence.

C. "Accessory apartments" located in conforming "accessory buildings."

- (1) Any "accessory building," which is proposed for use as an "accessory apartment," shall comply in all respects with all applicable building codes and setback standards for the "district" in which it is located.
- (2) "Accessory apartments" are permitted in accessory structures existing as of January 1, 2023, providing the accessory use is maintained within the "accessory building" with the apartment

and providing both the apartment and the "accessory building" are in conformance with all applicable health codes, building codes, zoning codes, fire codes and this chapter.

[Amended 12-14-2017 by L.L. No. 4-2017]

- (3) To provide an "accessory apartment" in a conforming "accessory building" the accessory building may be increased in area by no more than 115% and increased in footprint by no more than 15%. Alternatively, the "accessory apartment" may increase the footprint of the "accessory building" by no more than 100% and increase the area by no more than 100%. In either case, the resulting apartment is not to exceed 1,200 square feet and in no case to exceed 30% of the size of the principal residence "building," whichever is less. As part of the required site plan review, the Planning Board will decide whether the proposed "accessory apartment" will comprise a vertical or horizontal addition in order to maintain the existing character of the site.
- (4) The minimum size of 300 square feet and the maximum size of 1,200 square feet applies to apartments in, or added to, "accessory buildings."

D. Registration, application circulation, conformance.

- (1) All "accessory apartments" must be registered with the Building Department under this chapter.
- (2) Site plan approval by the Planning Board is required for all "accessory apartment" applications.
- (3) Violations: See § **113-95**.

Chapter 240. Zoning

Article VIII. Supplementary Special Permit Use Regulations

§ 240-53. Accessory apartments.

[Amended 9-24-2001 by L.L. No. 5-2001; 4-14-2003 by L.L. No. 4-2003; 6-27-2005 by L.L. No. 6-2005]

- A. Legislative intent. It is the specific purpose and intent of this provision to provide the opportunity for the development of small dwelling units designed, in particular, to meet the special housing needs of relatives of families living in the Town of Wappinger and the housing needs of persons who are 55 years of age and older. Furthermore, it is the purpose and intent of this section to allow the more efficient use of the Town's existing stock of dwellings, to protect and preserve property values and to maintain the one-family character of the one-family residence districts of the Town of Wappinger without the overutilization of the land, consistent with the Town Comprehensive Plan.
[Amended 5-27-2014 by L.L. No. 6-2014]

- B. Standards. Accessory apartments shall comply with the following standards:

- (1) Minimum lot area: not applicable.
- (2) Required occupancy. The owner of the property upon which the accessory apartment is located shall occupy the principal or accessory dwelling unit on the premises as his/her primary residence. An occupant of at least one of the dwelling units on the property shall be the father, mother, son, daughter, brother, sister, grandparent, grandchild, father-in-law or mother-in-law of an occupant of the other dwelling unit on the property. Notwithstanding the above, if said relative vacates the dwelling unit, the owner-applicant may apply for a transfer of the certificate of occupancy and/or certificate of compliance for the accessory apartment for occupancy by a nonfamilial person who is 55 years of age or older, subject to compliance with the following requirements:
[Amended 5-27-2014 by L.L. No. 6-2014]
 - (a) The owner of the property upon which the accessory apartment is located shall occupy the principal or accessory dwelling unit on the premises as his/her primary residence.
 - (b) The nonfamilial person who is 55 years of age or older may occupy the principal or accessory dwelling unit with or without one other person who is at least 21 years old.
 - (c) Said nonfamilial occupants shall have the use of not more than two on-site parking spaces.
 - (d) The minimum lot size of the property shall be at least 80,000 square feet.
- (3) Number of accessory apartments. Only one accessory apartment shall be permitted on any lot.
- (4) Maximum size. An accessory apartment shall be subordinate in area to the principal dwelling. The accessory apartment shall not exceed 35% of the gross floor area of said principal dwelling and in no event shall exceed 1,000 square feet of gross floor area.
[Amended 5-27-2014 by L.L. No. 6-2014; 5-14-2018 by L.L. No. 6-2018]

- (5) Minimum size. The minimum gross floor area for an accessory apartment shall be 300 square feet.
 - (6) Maximum occupancy. The accessory apartment shall be limited in occupancy to three persons.
 - (7) Principal use. The principal use of the premises must be that of a detached one-family dwelling.
 - (8) Age of one-family dwelling. A one-family dwelling must be in existence for at least five years prior to an application for an accessory apartment.
[Amended 5-14-2018 by L.L. No. 6-2018]
 - (9) Access.
[Amended 5-14-2018 by L.L. No. 6-2018]
 - (a) In the event that an accessory apartment is provided with an externally located entrance separate from that of the one-family dwelling in which it is located, such entrance shall be located on the side or rear of the one-family dwelling.
 - (b) Any outside stairways and/or fire escapes for the accessory apartment shall be at the rear or side of the building.
 - (10) Exterior appearance. To the degree reasonably feasible, the exterior appearance of the building will remain that of a one-family residence.
 - (11) Utilities. Unless the premises is serviced by a community sewer or water system, approval of the Dutchess County Health Department shall be obtained prior to issuance of a building permit, certificate of occupancy and/or certificate of compliance.
 - (12) Maintenance and continued compliance. An accessory apartment shall be permitted only where all structures on the premises are in compliance with the Uniform Code and Zoning Code. The Building Inspector shall not issue a certificate of occupancy and/or certificate of compliance until the accessory apartment complies with all sections of the Uniform Code of the State of New York and the Town Code and until violation(s) of the Uniform Code and Town Code, if any, have been corrected.
 - (13) Parking. Off-street parking shall be provided in accordance with Article **X** of this chapter.
- C. An applicant failing to meet any of the above conditions may apply to the Zoning Board of Appeals for a variance.
- D. Application. An application for an accessory apartment must contain sufficient information to demonstrate compliance with each of the standards set forth in § **240-53B** as determined by the Zoning Administrator, including but not limited to the following information:
[Amended 5-27-2014 by L.L. No. 6-2014]
- (1) A floor plan of each habitable floor of the building, with all interior dimensions, including windows and doors, and with an assignment of spaces to the proposed dwelling units, including types of rooms.
 - (2) Plans shall be prepared in sufficient size and detail to enable the Building Inspector to determine compliance with the requirements for an accessory apartment.
 - (3) Clear and convincing proof of a family relationship or other requirements, as applicable, as stipulated in § **240-53B(2)**.
 - (4) The declaration of covenants and restrictions stipulated in § 240-531.
 - (5) An application review fee as set forth in § **122-16N(9)(a)** of the Code.

- E. Certificate of occupancy. Upon certification by the Zoning Administrator that the applicant has complied with all conditions of this chapter, the Building Inspector shall be authorized to issue a certificate of occupancy for an accessory apartment.
- F. Renewal inspections. Each accessory apartment shall be reviewed and/or inspected by the Zoning Administrator every year in order to determine whether the apartment remains in compliance with this chapter. Upon the determination of such compliance, the Zoning Administrator shall issue a certificate of occupancy and/or certificate of compliance. The Zoning Administrator may require an affidavit, certification and/or other acceptable proof from the owner of the apartment verifying the continued existence of the family relationship or other requirements stipulated by § **240-53B(2)**. In the event that the inspection determines that the apartment is no longer in compliance with this chapter, the certificate of occupancy and/or certificate of compliance shall be revoked. The certificate of occupancy and/or certificate of compliance, once issued, shall be valid for a period of one year, provided that the owner-applicant complies with the terms of this chapter. In the event of noncompliance with this chapter, the certificate of occupancy and/or certificate of compliance shall be revoked, and the time periods established in § **240-53** for discontinuing accessory apartments shall apply. In the case of nonfamilial occupancy, as described in § **240-53B(2)** herein, an annual renewal inspection fee as set forth in § **122-16N(9)(b)** of the Code shall be paid to the Town.
[Amended 5-27-2014 by L.L. No. 6-2014]
- G. Change in ownership. Upon a change in ownership or a change in the residence of the owner-applicant, the certificate of occupancy and/or certificate of compliance for the accessory apartment shall terminate. A new owner-applicant may apply for permission to maintain an accessory apartment pursuant to this chapter. The new owner-applicant shall submit an application as authorized by this chapter and provide the Zoning Administrator with clear and convincing proof of the family relationship required in § **240-53B(2)**. In the event that the new owner-applicant decides not to live in the structure or is not otherwise able to continue the use of the accessory apartment as authorized by this chapter, the owner-applicant shall have 60 days to remove the stove(s), oven(s), sink(s) and refrigerator(s) in the kitchen of the accessory apartment and to convert the premises back solely into a one-family dwelling unit.
[Amended 5-27-2014 by L.L. No. 6-2014]
- H. Change in family relationship. Upon a change in the family relationship as required in § **240-53B(2)**, the certificate of occupancy and/or certificate of compliance for the accessory apartment shall terminate 60 days after such change. Notwithstanding the above, the owner-applicant may apply pursuant to § **240-53D** for a transfer of the certificate of occupancy and/or certificate of compliance, provided that the owner establishes compliance with the family relationship or other requirements stipulated in § **240-53B(2)**. The owner-applicant shall provide the Zoning Administrator with clear and convincing proof of such family relationship or other requirements stipulated in this chapter. In the event that the new owner-applicant cannot establish the family relationship or other requirements stipulated in this chapter, the owner-applicant shall have 60 days to remove the stove(s), oven(s), sink(s) and refrigerator(s) in the kitchen of the accessory apartment and to convert the premises back solely into a one-family dwelling unit.
[Amended 5-27-2014 by L.L. No. 6-2014]
- I. Declaration of covenants and restrictions. The owner-applicant shall be required to execute a declaration of covenants and restrictions to be recorded in the Dutchess County Clerk's Office and indexed against the subject property, prior to the issuance of a certificate of occupancy and/or certificate of compliance for the accessory apartment. The declaration of covenants and restrictions shall be in favor of the Town of Wappinger and shall state that:
[Amended 5-27-2014 by L.L. No. 6-2014]
- (1) Upon the death of the undersigned or the survivor of the undersigned or upon the transfer of title to said premises or upon the undersigned no longer occupying the premises as his or her principal residence, the new owner shall apply to the Zoning Administrator for a transfer of the certificate of occupancy and/or certificate of compliance in accordance with § **240-53G** of the Town of Wappinger Zoning Law.

- (2) The new owner of the premises shall have to apply to the Zoning Administrator for a transfer of the certificate of occupancy and/or certificate of compliance to continue the accessory apartment within 30 days of closing and transfer of title.
- (3) Upon a change in the family relationship required by § **240-53B(2)**, the owner shall apply to the Zoning Administrator for a transfer of the certificate of occupancy and/or certificate of compliance in accordance with § **240-53H** of the Town of Wappinger Zoning Law. In this case, the owner of the premises shall have to apply to the Zoning Administrator for a transfer of the certificate of occupancy and/or certificate of compliance to continue the accessory apartment within 30 days of the change in family relationship.
- (4) As a condition for permission to maintain an accessory apartment, the Building Inspector and/or the Zoning Administrator shall have the right to inspect the premises upon reasonable notice to the owner.

City of Beacon City Council Agenda
09/27/2021

Title:

Proposed Local Law Regarding Good Cause Eviction

ATTACHMENTS

Proposed Local Law Regarding Good Cause Eviction

Albany Good Cause Eviction Local Law

LOCAL LAW # ____ OF [LOCALITY] TO PROHIBIT EVICTION WITHOUT GOOD CAUSE

JUSTIFICATION:

SUMMARY:

A local law amending to prohibit the collection of rents during any period of noncompliance with [section of local law requiring registration and housing standards] and prohibiting evictions from occurring during any period of noncompliance with [section of local law requiring registration and housing standards] and further prohibiting evictions from occurring during any period of noncompliance with or unresolved cases concerning any local and state Housing Laws; and further adding a new article [local law requiring registration and housing standards] of [LOCALITY] prohibiting evictions without good cause.

COLLECTION OF RENTS:

No landlord, building manager, owner, agent, or other person in charge -- referred to as “landlord” hereafter -- shall collect rents during any period of noncompliance with [section of local law requiring registration and housing standards] which would otherwise be due and owing for the rental of premises unless and until the landlord shall have complied with the provisions herein. Nothing herein shall be construed to prevent a landlord, upon receipt of the rental property registration, from receiving the equitable value of the occupancy of the premises from the earliest date of occupancy, but in no event shall a landlord recover in excess of the agreed rent. Failure on the part of the tenant to pay the equitable value of the occupancy of the premises from the earliest date of occupancy until the landlord’s receipt of the rental property registration may not be used as a basis for eviction.

Evictions

Further, no landlord, building manager, owner, agent, or other person in charge -- referred to as “landlord” hereafter -- shall file for an eviction during any period of noncompliance with [section of local law requiring registration and housing standards]. A landlord of multiple rental properties or units in the [Locality] shall not file for an eviction of residents at any one property during any period of noncompliance with [section of local law requiring registration and housing standards] at any one of their rental properties. Failure on the part of the tenant to pay the equitable value of the occupancy of the premises during any period of landlord’s noncompliance with [section of local law requiring registration and housing standards] may not be used as a basis for eviction.

Further, any landlord with open/unresolved cases concerning hazardous or immediately hazardous housing code violations or immediately hazardous or major construction code violations in any of their rental properties, shall not file for an eviction of tenants at any one of their properties.

Effective Date This article shall take effect upon final passage, public hearing, and filing with the Secretary of State and shall apply to actions and proceedings commenced on or after such effective date.

LOCAL LAW # ____ OF [LOCALITY] ADDING A NEW SECTION TO [SECTION OF LOCAL LAW REQUIRING REGISTRATION AND HOUSING STANDARDS] OF THE CODE: [HOUSING STANDARDS] ENTITLED PROHIBITION OF EVICTIONS WITHOUT GOOD CAUSE

Short Title. This article shall be cited as the “Prohibition of Eviction Without Good Cause Law.”

DEFINITIONS

- A. The term “housing accommodation,” as used in this article, shall mean any residential premises located in the _____.
- B. The term “landlord,” as used in this article, shall mean any owner, lessor, sublessor, assignor, or other person receiving or entitled to receive rent for the occupancy of any housing accommodation or an agent of any of the foregoing.
- C. The term “tenant” as used in this article shall mean a tenant, sub-tenant, lessee, sublessee, assignee, an occupant of a rooming house or hotel as defined in section seven hundred eleven of the Real Property Actions and Proceedings Law or any other person entitled to the possession, use or occupancy of any housing accommodation.
- D. The term “rent” as used in this article shall mean any consideration, including any bonus, benefit or gratuity demanded or received for or in connection with the possession, use or occupancy of housing accommodations or the execution or transfer of a lease for such housing accommodations.
- E. The term “disabled person” as used in this article shall mean a person who has any condition which substantially limits one or more of such person’s major life activities, and which are expected to be either permanent or to last for more than six months; or a person who is regarded to have such an impairment.

APPLICABILITY:

This article shall apply to all housing accommodations except:

- A. Owner-occupied premises with less than two units;
- B. Premises where the possession, use or occupancy of which is solely incident to employment and such employment is being lawfully terminated; and

C. Premises otherwise subject to regulation of rents or evictions pursuant to state or federal law to the extent that such state or federal law requires “good cause” for termination or non-renewal of such tenancies.

NECESSITY FOR GOOD CAUSE:

No landlord shall, by action to evict or to recover possession, by exclusion from possession, by failure to renew any lease, or otherwise, remove any tenant from housing accommodation except for good cause as defined in section [number here] of this article.

GROUND FOR REMOVAL OF TENANTS

A. No landlord shall remove a tenant from any housing accommodation, or attempt such removal or exclusion from possession, notwithstanding that the tenant has no written lease or that the lease or other rental agreement has expired or otherwise terminated, except upon order of a court of competent jurisdiction entered in an appropriate judicial action or proceeding in which the petitioner or plaintiff has established one of the following grounds as good cause for removal or eviction:

(1) The tenant has failed to pay rent due and owing, provided, however, that the rent due and owing, or any part thereof, did not result from a rent increase or pattern of rent increases which, regardless of the tenant's prior consent, if any, is unconscionable or imposed for the purpose of circumventing the intent of this article. In determining whether all or part of the rent due and owing is the result of an unconscionable rent increase or pattern of rent increases, the Court may consider, among other factors, i) the rate of the increase relative to the tenant's ability to afford said increase, ii) improvements made to the subject unit or common areas serving said unit, iii) whether the increase was precipitated by the tenant engaging in the activity described at section 223-b (1(a)-(c) of the Real Property Actions and Proceedings Law, iv) significant market changes relevant to the subject unit, and v) the condition of the unit or common areas serving the unit, and it shall be a rebuttable presumption that the rent for a dwelling not protected by rent regulation is unconscionable or imposed for the purpose of circumventing the intent of this article if said rent has been increased in any calendar year by a percentage exceeding five percent;

(2) The tenant is violating a substantial obligation of their tenancy, other than the obligation to surrender possession, and has failed to cure such violation after written notice that the violation cease within ten days of receipt of such written notice, provided however, that the obligation of tenancy for which violation is claimed was not imposed for the purpose of circumventing the intent of this article;

(3) The tenant is committing or permitting a nuisance in such housing accommodation, or is maliciously or by reason of negligence damaging the housing accommodation; or the tenant's

conduct is such as to interfere with the comfort of the other tenants or occupants of the same rental property;

(4) Occupancy of the housing accommodation by the tenant is in violation of or causes a violation of law and the landlord is subject to civil or criminal penalties therefore; provided however that the [LOCALITY'S BUILDINGS DEPARTMENT OR WHOEVER DOES HOUSING CODE INSPECTIONS] has issued an order requiring the tenant to vacate the housing accommodation. No tenant shall be removed from possession of a housing accommodation on such ground unless the court finds that the cure of the violation of law requires the removal of the tenant and that the landlord did not, through neglect or deliberate action or failure to act, create the condition necessitating the order to vacate. In instances where the landlord does not undertake to cure conditions of the housing accommodation causing such violation of the law, the tenant shall have the right to pay or secure payment in a manner satisfactory to the court, to cure such violation provided that any tenant expenditures shall be applied against rent to which the landlord is entitled. In instances where removal of a tenant is absolutely essential to their health and safety, the removal of the tenant shall be without prejudice to any leasehold interest or other right of occupancy the tenant may have and the tenant shall be entitled to resume possession at such time as the dangerous conditions have been removed. Nothing herein shall abrogate or otherwise limit the right of a tenant to bring an action for monetary damages against the landlord to compel compliance by the landlord with all applicable laws;

(5) The tenant is using or permitting the housing accommodation to be used for an illegal purpose;

(6) The tenant has unreasonably refused the landlord access to the housing accommodation for the purpose of making necessary repairs or improvements required by law or for the purpose of showing the housing accommodation to a prospective purchaser, mortgagee, or other person having a legitimate interest therein;

(7) The landlord seeks in good faith to recover possession of a housing accommodation located in a building containing fewer than twelve units because of immediate and compelling necessity for their own personal use and occupancy as their principal residence, or the personal use and occupancy as principal residence of their partner, spouse, parent, child, stepchild, father-in-law or mother-in-law, when no other suitable housing accommodation in such building is available. This paragraph shall permit recovery of only one housing accommodation and shall not apply to a housing accommodation occupied by a tenant who is sixty-two years of age or older or who is a disabled person;

(8) The landlord seeks in good faith to recover possession of any or all housing accommodations located in a building with less than five units to personally occupy such housing accommodations as their principal residence;

(9) Where the tenant has refused in bad faith to enter into a written lease which has been offered in good faith to the tenant by the landlord, subject to the following.

- a. The proposed written lease must have been offered to the tenant in writing on at least two occasions at least two weeks apart, which such written offer to include,
 - (i) an original and one copy of the proposed written lease, executed by the landlord or their designee;
 - (ii) notice of the landlord's intention to pursue eviction within 120 days pursuant to this article if the tenant rejects the proposed written lease and/or does not enter into said lease within forty-five days of the initial offer;
 - (iii) clear instructions to the tenant concerning the manner in which the tenant is to communicate to the landlord acceptance or rejection of the written lease; and
 - (iv) Notice of any proposed increase equal to or greater than 3.5% shall be provided in compliance with RPL sect 226-C
- b. The proposed written lease shall not supersede an existing, active lease to which the landlord and the tenant are parties;
- c. The terms of the proposed written lease may not;
 - (i) be unreasonable and/or mandate or proscribe activities not rationally related to the regulation of activities which would create a nuisance at the property or cause discomfort to the tenants or occupants of the same or adjacent buildings or structures as described at section A(3) above; or
 - (ii) substantially alter the terms any of any existing lease;
- d. The proposed written lease shall not be offered for the purposes of circumventing this article;
- e. The tenant shall be entitled to dismissal of any eviction petition brought for the tenant's refusal to enter into a lease according to these terms if
 - (i) the tenant consents to enter into the proposed written lease presented in the first offer pursuant to subsection 10(a) at any time prior to the execution of the warrant of eviction regardless of landlord's willingness to accept said consent at the time it is communicated; and/or
 - (ii) prior to the commencement of the eviction proceeding the tenant attempted in good faith to negotiate the terms of the proposed written lease and that the landlord refused in bad faith to engage in such negotiation; and/or
 - (iii) the tenant's failure to enter into the proposed written lease was due to a good faith failure to comprehend the terms of the proposed written lease;
 - (iv) the tenant is a victim of domestic violence as defined by NY Social Service Law §459-A and is unable to safely enter into the proposed written lease due to good faith concerns for the tenant's personal safety; and/or
 - (v) the proposed written lease includes an increase in rent or increase in the tenant's responsibility for recurring payments associated with the tenancy

which is unreasonable or imposed for the purposes of circumventing the intent of this article per subsection (A)(1), above.

f. That any proceeding for eviction pursuant to this subsection shall have been commenced within 120 days of the proposed written lease first having been offered to the tenant.

B. A tenant required to surrender a housing accommodation by virtue of the operation of paragraph (7), (8), or (9) of subsection (A) of this section shall have a cause of action in any court of competent jurisdiction for damages, declaratory, and injunctive relief against a landlord or purchaser of the premises who makes a fraudulent statement regarding a proposed use of the housing accommodation. In any action or proceeding brought pursuant to this provision a prevailing tenant shall be entitled to recovery of actual damages, and reasonable attorneys' fees.

C. Nothing in this section shall abrogate or limit the tenant's right, pursuant to section seven hundred fifty-one of the Real Property Actions and Proceedings Law, to permanently stay the issuance or execution of a warrant or eviction in a summary proceeding, whether characterized as a nonpayment, objectionable tenancy, or holdover proceeding, the underlying basis of which is the nonpayment of rent, so long as the tenant complies with the procedural requirements of section seven hundred fifty-one of the Real Property Actions and Proceedings Law.

INTIMIDATION

A. It shall be a rebuttable presumption that the eviction is not for good cause if there is a history of landlord intimidation of the tenant.

B. For the purpose of this Section, intimidation shall be defined as the use of aggressive methods by the landlord in an attempt to pressure or harass a tenant. It can be, but is not limited, to:

- (1) **Illegal Entry:** Entering the premises occupied by a tenant without advance notice, tenant approval, or without prior warning, shall be considered intimidation. Emergencies are an exception to this rule;
- (2) **Discontinuing Essential Services and Utilities:** Discontinuing heat, hot water, sewage, and electricity violates the warranty of habitability, allowing the tenant to have the right to basic necessities, and shall be considered intimidation;
- (3) **Refusing to Make Repairs or Perform Maintenance:** A landlord may attempt to make living conditions at the property uncomfortable by refusing to make necessary repairs or perform maintenance furnaces, stoves, cooling system, roof, etc. Landlords may fail or delay to correct hazardous conditions including mold, lead paint, or dust and debris. It shall be considered intimidation to not address these issues;
- (4) **Unreasonable Rent Increases:** Unreasonably increasing rent, without proper notice, as described on Section B (3)(1) of this Local Law, shall be considered intimidation;

- (5) Changing the Locks: A landlord may change the locks on common area doors or on the actual entry doors to the tenant's unit to get the tenant to move out. It shall be considered intimidation from the landlord if these actions are taken.
- (6) Buyout: A landlord may try to have the tenant accept a sum of money in exchange for the tenant to move out of the premises. However, repeated attempts to buy out the tenant after the tenant's refusal shall be considered intimidation.
- (7) Verbal and/or Physical Threats: A landlord may attempt to intimidate a tenant over the phone, in person or in writing through texts, emails, or written letters. Additionally, a landlord may try to intimidate a tenant by physically blocking an exit from a room, shouting at the tenant, threatening to disclose the tenants status as an undocumented immigrant, or even putting their hands on the tenant. Verbal or physical threats shall be considered intimidation.
- (8) The tenant should document any alleged incident of intimidation that occurs including the date, time, and nature of the intimidation. The tenant should keep any evidence of the harassment, including a voicemail, text message, email, letter, photo, or video that captures the incident. The adjudicator may also rely on the credible testimony of the tenant if evidence is not available.

Preservation of existing requirements of law.

No action shall be maintainable and no judgment of possession shall be entered for housing accommodations pursuant to this article, unless the landlord has complied with any and all applicable laws governing such action or proceeding and has complied with any and all applicable laws governing notice to tenants including, without limitation, the manner and the time of service of such notice and the contents of such notice.

Waiver of rights void.

Any agreement by a tenant heretofore or hereinafter entered into in a written lease or other rental agreement waiving or modifying their rights as set forth in this article shall be void as contrary to public policy.

SEVERABILITY

If any provision of this act, or any application of any provision of this act, is held to be invalid, that shall not affect the validity or effectiveness of any other provision of this act, or of any other

Good Cause Eviction Local Law Submitted by Council Member Dan Aymar-Blair

application of any provision of this act, which can be given effect without that provision or application; and to that end, the provisions and applications of this act are severable.

Effective Date This article shall take effect upon final passage, public hearing, and filing with the Secretary of State and shall apply to actions and proceedings commenced on or after such effective date.

COMMON COUNCIL OF THE CITY OF ALBANY
SUPPORT LEGISLATION

APRIL 5, 2021

LOCAL LAWS

- F of 2021** **LOCAL LAW AMENDING PART 2 (COURTS AND LEGAL PROCEDURES) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO EVICTION PROCEEDINGS**
- G of 2021** **LOCAL LAW AMENDING ARTICLE IX (BUILDING CONSTRUCTION & REGULATION) OF PART 2 (BUILDING CONSTRUCTION) OF CHAPTER 133 (BUILDING CONSTRUCTION) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO THE POWER OF THE CHIEF BUILDING OFFICIAL TO ACT IN EMERGENCIES**
- H of 2021** **LOCAL LAW AMENDING CHAPTER 133A (BUILDING CONSTRUCTION AND HOUSING: SPECIAL PROVISIONS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO ISSUANCE OF NOTICES OF VIOLATIONS, PENALTIES, AND ENFORCEMENT OF STOP WORK AND UNSAFE AND UNFIT ORDERS UNDER THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE AND ALBANY CITY CODE**
- I of 2021** **LOCAL LAW REPEALING PARTS 4 (RESIDENTIAL OCCUPANCY PERMIT) AND 5 (RENTAL DWELLING REGISTRY) OF CHAPTER 231 (HOUSING) OF THE CODE OF THE CITY OF ALBANY AND ENACTING A NEW PART 4 OF SUCH CHAPTER ENTITLED “RENTAL OCCUPANCY PERMIT AND RENTAL DWELLING RESIDENCY” IN RELATION TO THE CITY’S RESIDENTIAL OCCUPANCY PERMIT AND RENTAL DWELLING REGISTRY PROGRAMS**
- J of 2021** **LOCAL LAW AMENDING CHAPTER 371 (WATER AND WATERWAYS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO INSTALLATION AND REPAIR OF SERVICE LINES AND REPLACEMENT OF LEAD SERVICE LINES**

RESOLUTIONS

- 32.41.21R** **A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ALBANY CALLING ON THE MAYOR OF THE CITY OF ALBANY AND OUR COUNTY, STATE, AND FEDERAL PARTNERS TO IMPLEMENT MORE INCENTIVES FOR AFFORDABLE**

**HOMEOWNERSHIP AND GRANTS FOR HOMEOWNER
MAINTENANCE ASSISTANCE**

- 33.41.21R A RESOLUTION OF THE COMMON COUNCIL CONSENTING TO
THE ELIMINATION OF TWO FULL TIME POSITIONS AND THE
CREATION OF TWO OTHERS, WHICH WILL AFFECT SALARY
TOTALS FOR THE 2021 BUDGET (OFFICE OF THE
TREASURER)**
- 34.21.21R A RESOLUTION OF THE COMMON COUNCIL CONSENTING TO
THE ELIMINATION OF ONE FULL TIME POSITION AND THE
CREATION OF ANOTHER, WHICH WILL AFFECT SALARY
TOTALS FOR THE 2021 BUDGET (DEPARMENT OF BUILDINGS
AND REGULATORY COMPLIANCE)**
- 35.41.21R A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
ALBANY CONDEMNING ALL FORMS OF ANTI-ASIAN RACISM**

Council Member Balarin introduced the following:

LOCAL LAW F OF 2021

LOCAL LAW AMENDING PART 2 (COURTS AND LEGAL PROCEDURES) OF CHAPTER 30 (COURTS AND LEGAL PROCEDURES) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO EVICTION PROCEEDINGS

The City of Albany, in Common Council convened, does hereby ordain and enact:

Section 1. Article XXII (Rules of Practice of the City Court of Albany) of Part 2 (City Court Act) of Chapter 30 (Courts and Legal Procedures) of Part I (Administrative Legislation) of the Code of the City of Albany is hereby amended by adding a Section 30-323, to read as follows:

§30-323 Special rules for eviction proceeding

Filing of Residential Occupancy Permit Required. No action for eviction may be commenced without the Petitioner's having submitted to the Court a copy of the most recently-issued Residential Occupancy Permit issued according to Part 4 of Chapter 231 of this Code for the rental dwelling unit of which the Petitioner is seeking possession or an allegation that deregistration and suspension of said Residential Occupancy permit was done in violation of this Chapter.

Section 2. Part 2 (City Court Act) of Chapter 30 (Courts and Legal Procedures) of Part I (Administrative Legislation) of the Code of the City of Albany is hereby amended by adding an Article XXIII, entitled "Prohibition of Eviction Without Good Cause," to read as follows:

Article XIII Prohibition of Eviction Without Good Cause

§ 30-324 Short Title.

This article shall be cited as the "Prohibition of Eviction Without Good Cause Law."

§30-325 Definitions.

- A. The term "housing accommodation," as used in this article, shall mean any residential premises located in the City of Albany.
- B. The term "landlord," as used in this article, shall mean any owner, lessor, sublessor, assignor, or other person receiving or entitled to receive rent for the occupancy of any housing accommodation or an agent of any of the foregoing.
- C. The term "tenant" as used in this article shall mean a tenant, sub-tenant, lessee, sublessee, assignee, manufactured home tenant as defined in paragraph one of subsection (A) of section two hundred thirty-three of this chapter, an occupant of a rooming house or hotel as defined in section seven hundred eleven of the Real Property Actions and Proceedings Law or any other person entitled to the possession, use or occupancy of any housing accommodation.

- D. The term “rent” as used in this article shall mean any consideration, including any bonus, benefit or gratuity demanded or received for or in connection with the possession, use or occupancy of housing accommodations or the execution or transfer of a lease for such housing accommodations.
- E. The term “disabled person” as used in this article shall mean a person who has an impairment which results from anatomical, physiological or psychological conditions, other than addiction to alcohol, gambling, or any controlled substance, which are demonstrable by medically acceptable clinical and laboratory diagnostic techniques, and which are expected to be permanent and which substantially limit one or more of such person's major life activities.

§ 30-326 Applicability.

This article shall apply to all housing accommodations except:

- A. Owner-occupied premises with less than four units;
- B. Premises sublet pursuant to section two hundred twenty-six-b of the Real Property Law or otherwise, where the sublessor seeks in good faith to recover possession of such housing accommodation for their own personal use and occupancy;
- C. Premises where the possession, use or occupancy of which is solely incident to employment and such employment is being lawfully terminated; and
- D. Premises otherwise subject to regulation of rents or evictions pursuant to state or federal law to the extent that such state or federal law requires “good cause” for termination or non-renewal of such tenancies.

§ 30-327 Necessity for good cause.

No landlord shall, by action to evict or to recover possession, by exclusion from possession, by failure to renew any lease, or otherwise, remove any tenant from housing accommodation except for good cause as defined in section three hundred twenty-eight of this article.

§ 30-328 Grounds for removal of tenants

- A. No landlord shall remove a tenant from any housing accommodation, or attempt such removal or exclusion from possession, notwithstanding that the tenant has no written lease or that the lease or other rental agreement has expired or otherwise terminated, except upon order of a court of competent jurisdiction entered in an appropriate judicial action or proceeding in which the petitioner or plaintiff has established one of the following grounds as good cause for removal or eviction:
- (1) The tenant has failed to pay rent due and owing, provided, however, that the rent due and owing, or any part thereof, did not result from a rent increase or pattern of rent increases which, regardless of the tenant's prior consent, if any, is unconscionable or imposed for the purpose of circumventing the intent of this

article. In determining whether all or part of the rent due and owing is the result of an unconscionable rent increase or pattern of rent increases, the Court may consider, among other factors, i) the rate of the increase relative to the tenant's ability to afford said increase, ii) improvements made to the subject unit or common areas serving said unit, iii) whether the increase was precipitated by the tenant engaging in the activity described at section 223-b (1(a)-(c) of the Real Property Actions and Proceedings Law, iv) significant market changes relevant to the subject unit, and v) the condition of the unit or common areas serving the unit, and it shall be a rebuttable presumption that the rent for a dwelling not protected by rent regulation is unconscionable or imposed for the purpose of circumventing the intent of this article if said rent has been increased in any calendar year by a percentage exceeding five percent;

- (2) The tenant is violating a substantial obligation of their tenancy, other than the obligation to surrender possession, and has failed to cure such violation after written notice that the violation cease within ten days of receipt of such written notice, provided however, that the obligation of tenancy for which violation is claimed was not imposed for the purpose of circumventing the intent of this article;
- (3) The tenant is committing or permitting a nuisance in such housing accommodation, or is maliciously or by reason of negligence damaging the housing accommodation; or the tenant's conduct is such as to interfere with the comfort of the landlord or other tenants or occupants of the same or adjacent buildings or structures;
- (4) Occupancy of the housing accommodation by the tenant is in violation of or causes a violation of law and the landlord is subject to civil or criminal penalties therefor; provided however that the City of Albany has issued an order requiring the tenant to vacate the housing accommodation. No tenant shall be removed from possession of a housing accommodation on such ground unless the court finds that the cure of the violation of law requires the removal of the tenant and that the landlord did not, through neglect or deliberate action or failure to act, create the condition necessitating the order to vacate. In instances where the landlord does not undertake to cure conditions of the housing accommodation causing such violation of the law, the tenant shall have the right to pay or secure payment in a manner satisfactory to the court, to cure such violation provided that any tenant expenditures shall be applied against rent to which the landlord is entitled. In instances where removal of a tenant is absolutely essential to their health and safety, the removal of the tenant shall be without prejudice to any leasehold interest or other right of occupancy the tenant may have and the tenant shall be entitled to resume possession at such time as the dangerous conditions have been removed. Nothing herein shall abrogate or otherwise limit the right of a tenant to bring an action for monetary damages against the landlord to compel compliance by the landlord with all applicable laws;
- (5) The tenant is using or permitting the housing accommodation to be used for an illegal purpose;

- (6) The tenant has unreasonably refused the landlord access to the housing accommodation for the purpose of making necessary repairs or improvements required by law or for the purpose of showing the housing accommodation to a prospective purchaser, mortgagee, or other person having a legitimate interest therein;
- (7) The landlord seeks in good faith to recover possession of a housing accommodation located in a building containing fewer than twelve units because of immediate and compelling necessity for their own personal use and occupancy as their principal residence, or the personal use and occupancy as principal residence of their partner, spouse, parent, child, stepchild, father-in-law or mother-in-law, when no other suitable housing accommodation in such building is available. This paragraph shall permit recovery of only one housing accommodation and shall not apply to a housing accommodation occupied by a tenant who is sixty-two years of age or older or who is a disabled person;
- (8) The landlord seeks in good faith to recover possession of any or all housing accommodations located in a building with less than five units to personally occupy such housing accommodations as their principal residence;
- (9) The owner-landlord has in good faith entered into a contract for the sale of the housing accommodation and such contract requires that the housing accommodation be transferred free and clear of any and all residential tenancy obligations as a condition of such sale where the owner-landlord has no shared financial or other interest with the potential buyer other than the sale of the housing accommodation in question and submitted sufficient proof to the court thereof; or
- (10) Except where notice is issued pursuant this subsection for the purpose of circumventing the intent of this article, where the owner-landlord has notified the tenant in writing of the owner-landlord's intention not to renew a written lease not less than five months in advance of the non-renewal date and the tenant consents, provided that at the time of filing of an eviction proceeding the landlord has in good-faith entered into an enforceable lease agreement with a different party in an arms-length transaction for the premises occupied by the tenant. The non-renewal notice provided for in this section must include language advising the tenant of their right to renew their tenancy and thereby reject the non-renewal, that tenant's consent must be provided in writing and that the tenant may not be subjected to retaliation for such rejection. The tenant's consent may be withdrawn any time prior to the owner-landlord's entrance into new lease agreement for the subject premises.
- B. A tenant required to surrender a housing accommodation by virtue of the operation of paragraph (7), (8), or (9) of subsection (A) of this section shall have a cause of action in any court of competent jurisdiction for damages, declaratory, and injunctive relief against a landlord or purchaser of the premises who makes a fraudulent statement regarding a proposed use of the housing accommodation. In any action or proceeding brought pursuant

to this provision a prevailing tenant shall be entitled to recovery of actual damages, and reasonable attorneys' fees.

- C. Nothing in this section shall abrogate or limit the tenant's right, pursuant to section seven hundred fifty-one of the Real Property Actions and Proceedings Law, to permanently stay the issuance or execution of a warrant or eviction in a summary proceeding, whether characterized as a nonpayment, objectionable tenancy, or holdover proceeding, the underlying basis of which is the nonpayment of rent, so long as the tenant complies with the procedural requirements of section seven hundred fifty-one of the Real Property Actions and Proceedings Law.

§ 30-329 Preservation of existing requirements of law.

No action shall be maintainable and no judgment of possession shall be entered for housing accommodations pursuant to this article, unless the landlord has complied with any and all applicable laws governing such action or proceeding and has complied with any and all applicable laws governing notice to tenants including, without limitation, the manner and the time of service of such notice and the contents of such notice.

§ 30-330 Waiver of rights void.

Any agreement by a tenant heretofore or hereinafter entered into in a written lease or other rental agreement waiving or modifying their rights as set forth in this article shall be void as contrary to public policy.

§ 30-331 Severability.

If any provision of this act, or any application of any provision of this act, is held to be invalid, that shall not affect the validity or effectiveness of any other provision of this act, or of any other application of any provision of this act, which can be given effect without that provision or application; and to that end, the provisions and applications of this act are severable.

§ 30-332 Effective Date

This article shall take effect upon final passage, public hearing, and filing with the Secretary of State and shall apply to actions and proceedings commenced on or after such effective date.

Section 3. This local law shall take effect upon final passage, public hearing and filing with the Secretary of State.

**APPROVED AS TO FORM THIS
6TH DAY OF MARCH, 2021**

Corporation Counsel

To: Danielle Gillespie, City Clerk

From: Laura Gulfo, Esq., Assistant Corporation Counsel
Robert Magee, Esq., Deputy Corporation Counsel
Brett Williams, Esq., Senior Assistant Corporation Counsel

Re: Request for Common Council Legislation
Supporting Memorandum

Date: March 1, 2021

Sponsor: Council Member Balarin

LOCAL LAW F OF 2021

TITLE

LOCAL LAW AMENDING PART 2 (COURTS AND LEGAL PROCEDURES) OF CHAPTER 30 (COURTS AND LEGAL PROCEDURES) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO EVICTION PROCEEDINGS

GENERAL PURPOSE OF LEGISLATION

Section 1:

The purpose of this proposal is to make evictions in City Court more efficient by requiring the filing of an ROP a requirement of commencing an eviction proceeding.

ACC §30-323(A) – Special Rules for Eviction Proceedings, Filing of Residential Occupancy Permit Required – requires that a party seeking to recovery property in the course of an eviction proceeding to file a copy of the active ROP with the City Court along with the petition for eviction.

Section 2:

To prohibit residential evictions within the City of Albany without good cause.

The following additions are made to Chapter 30 of the Albany City Code:

§30-324 Short Title: Adds short title which shall be cited as the “Prohibition of Eviction Without Good Cause Law.”

§30-325 Definitions: Adds definitions of “housing accommodation,” “landlord,” “tenant,” “rent,” and “disabled person.”

§30-326 Applicability: Adds exceptions to the applicability of the law, which, in general, applies to all housing accommodations.

§30-327 Necessity for good cause: Prohibits landlords from removing tenants from housing accommodations except for good cause, as defined in §30-328.

§30-328 Grounds for removal of tenants: Subsection 1 illustrates, in detail, the nine grounds that landlords may establish to meet the “good cause” standard for lawful eviction; landlords are required to satisfy only one of these grounds. Subsection 2 provides tenants with a cause of action (seeking damages, declaratory, and injunctive relief as well as reasonable attorney’s fees) against landlords or purchasers of the housing accommodation who have made fraudulent statements regarding the proposed use of housing accommodation. Subsection 3 reiterates tenants’ protections under the real property actions and proceedings law (“RPAPL”) §751 to permanently stay an eviction, the underlying basis for which is the nonpayment of rent.

§30-329 Preservation of existing requirements of law: Provides a tenant with a basis to pursue dismissal of an eviction proceeding where the landlord has failed to comply with all applicable laws governing such a proceeding, including, but not limited to, the laws governing notice to tenants and the provisions under the New York State Housing Stability and Tenant Protection Act (“HSTPA”) of 2019.

§30-330 Waiver of rights void: Voids, as contrary to public policy, any agreement wherein a tenant has waived or modified rights afforded under this article.

§30-331 Severability: Allows severability of provisions of this article in that if any provision is held to be invalid, said holding shall not affect the validity or effectiveness of any other provision of this article.

§30-332 Effective Date: Provides that this article shall take effect immediately and shall apply to actions and proceedings commenced on or after the effective date.

NECESSITY FOR LEGISLATION

Section 1:

Eviction proceedings are usually delayed while it is determined whether an ROP is active for the building in question. This will save significantly on administrative costs by making the filing of an active ROP part of what the landlord files at the outset of the eviction proceedings. This also protects tenants whose rent is subject to a levy by the City for repair costs. Though the Building Department does not do this, it may in the future and if it does it will be important to ensure that tenants subject to a levy are protected.

Section 2:

The New York State Housing Stability and Tenant Protection Act (“HSTPA”) passed in 2019 provide protections for tenants that have the effect of delaying the initiation of an eviction proceeding. Excluded from the HSTPA is any requirement for the landlords or property owners to provide a justification for said eviction or removal of tenants from housing accommodations in the City of Albany. This legislation seeks to bridge that gap. Good cause eviction law shall prohibit a landlord from removing a tenant from a housing accommodation without an order from a judge who decides whether or not the eviction is for a good cause. The proposed legislation identifies nine grounds which a landlord may cite when pursuing an eviction or removal of a tenant from a housing accommodation; a landlord must only satisfy one of the nine available grounds. Briefly, those nine grounds

contemplate (a) tenant's failure to pay rent, with consideration to a rental increase, if any; (b) tenant's violation of an obligation of the tenancy and failure to cure said violation; (c) nuisance in the housing accommodation either caused or permitted by the tenant; (d) tenant's occupancy of the housing accommodation, which is in violation or causes a violation of law and the landlord is subject to civil or criminal penalties, with considerations; (e) tenant uses or permits the housing accommodation to be used for an illegal purpose; (f) tenant's unreasonable refusal to allow the landlord access to the housing accommodation for the purpose of making necessary repairs or improvements required by law or for the purpose of showing the housing accommodation, subject to notice requirements under the HSTPA; (g) landlord's good faith recovery of the housing accommodation in a building with fewer than twelve units, subject to conditions; (h) landlord's good faith recovery of the housing accommodation in a building with fewer than five units for the landlord's personal occupancy, such as their principal residence; and (i) landlord's good faith contract for the sale of the housing accommodation wherein the housing accommodation shall be transferred free and clear of all residential tenancy obligations as a condition of the sale.

To satisfy one of these grounds in an eviction proceeding, the landlord is required to first identify the ground or grounds pursuant to which the landlord seeks removal of the tenant, which will likely require statements from the landlord filed with the complaint or petition in court. As such, this legislation provides tenants with a cause of action for damages, including reasonable attorney's fees, if the landlord has submitted or made fraudulent statements regarding the proposed use of the housing accommodation.

This proposed legislation is generally applicable to housing accommodations within the City of Albany. Notably, however, this proposed legislation excludes owner-occupied units with less than four units, i.e. the property owner's primary residence. Other housing accommodations excluded are sublease arrangements where the sublessor, in good faith, seeks to recover possession for their own personal use and occupancy; and premises where the possession, use, or occupancy which is solely incidental to employment and the employment is lawfully terminated.

FISCAL IMPACT

None.

Council Member Conti introduced the following:

LOCAL LAW G OF 2021

LOCAL LAW AMENDING ARTICLE IX (BUILDING CONSTRUCTION & REGULATION) OF PART 2 (BUILDING CONSTRUCTION) OF CHAPTER 133 (BUILDING CONSTRUCTION) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO THE POWER OF THE CHIEF BUILDING OFFICIAL TO ACT IN EMERGENCIES

Be it enacted, by the Common Council of the City of Albany as follows:

Section 1. Section 133-55 (Power to act in emergencies) of Article IX (Building Construction and Regulation) of Part 2 (Building Construction) of Chapter 133 (Building Construction) of Part II (General Legislation) of the Code of the City of Albany is hereby amended to read as follows:

§ 133-55 - Power to act in emergencies.

- A. Whenever the [~~Commissioner~~] Chief Building Official finds that a violation of this Part 2 exists which, in [~~his~~] their opinion, requires immediate action to abate a direct hazard or an immediate danger to the health, safety or welfare of the occupants of a building or of the public, the [~~Commissioner~~] Chief Building Official may, without prior notice or hearing, take any action authorized herein which is reasonably necessary to abate or remove the condition.
- B. Such action may include but is not limited to demolition of the building or structure, vacating the occupants of the premises and of surrounding premises, closing of public or private streets or rights-of-way, termination of utility service, erection of barricades and other protections and the performance of physical work on the premises.
- C. Recovery of any cost incurred with respect to the abatement of an emergency by the [~~Commissioner~~] Chief Building Official shall take place pursuant to the provisions of this Part 2, and the [~~Commissioner of Buildings~~] Chief Building Official is hereby authorized and empowered to employ such labor and furnish such materials and take such steps as in [~~his~~] their judgment may be necessary to make the building safe.
- D. The value of the work done and the materials furnished in doing said work, or any part thereof, under and by direction of the Department of Buildings, as provided for in the last section, shall, when properly certified by the [~~Commissioner of Buildings~~] Chief Building Official, be audited and paid by the City in the same manner as other claims against the City are audited and paid, and the amount so paid [~~shall be and remain a lien against the property upon which the work is done~~] shall constitute a debt recoverable from the owner and a lien upon the building and lot, and upon the rents and other income thereof, and shall be collected by the City from the owner of such property in the same manner as taxes are collected, and the City may institute an action at law against such owner, owners or

Matter in brackets and [~~striketrough~~] to be deleted. Matter underlined is new material.

occupants to recover the cost thereof. The remedy by action at law shall be in addition to the right to assess the cost as a lien against the property.

Section 2. This ordinance shall take effect upon final passage, public hearing, and filing with the Secretary of State.

**APPROVED AS TO FORM THIS
6TH DAY OF MARCH, 2021**

Corporation Counsel

To: Danielle Gillespie, City Clerk

From: Robert Magee, Deputy Corporation Counsel
Laura Gulfo, Assistant Corporation Counsel
Brett Williams, Esq., Sr. Assistant Corporation Counsel

Re: Request for Common Council Legislation
Supporting Memorandum

Date: March 2, 2021

Sponsor: Council Member Conti

LOCAL LAW G OF 2021

TITLE

A LOCAL LAW AMENDING ARTICLE IX (BUILDING CONSTRUCTION & REGULATION) OF PART 2 (BUILDING CONSTRUCTION) OF CHAPTER 133 (BUILDING CONSTRUCTION) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO THE POWER OF THE CHIEF BUILDING OFFICIAL TO ACT IN EMERGENCIES

GENERAL PURPOSE OF LEGISLATION

This ordinance clarifies the authority of the Chief Building Official to act in the event of violations of the New York State Uniform Fire Prevention and Building Code which constitute an imminent safety threat.

This ordinance changes the title of the official with the authority to act in the event of such violations from “Commissioner” to Chief Building Official” and de-genders the language describing this individual.

This ordinance also changes the language describing the obligation of the property owner to reimburse the City for the costs of work performed according to this chapter to make it easier for the City to recover such debt after the fact.

NECESSITY FOR LEGISLATION AND CHANGES TO EXISTING LAW

The changes made by this ordinance will better reflect the description of the Chief Building Official employed elsewhere in the City Code, particularly in the recent amendment to Chapter 375, the Unified Sustainable Development Ordinance. It also provides the City with greater flexibility in designating the Chief Building Official and addresses gender-bias in the wording of existing laws.

FISCAL IMPACT(S)

None.

Matter in brackets and ~~[striketrough]~~ to be deleted. Matter underlined is new material.

Council Member Anane introduced the following:

LOCAL LAW H OF 2021

LOCAL LAW AMENDING CHAPTER 133A (BUILDING CONSTRUCTION AND HOUSING: SPECIAL PROVISIONS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO ISSUANCE OF NOTICES OF VIOLATIONS, PENALTIES, AND ENFORCEMENT OF STOP WORK AND UNSAFE AND UNFIT ORDERS UNDER THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE AND ALBANY CITY CODE

Be it enacted, by the Common Council of the City of Albany as follows:

Section 1. Chapter 133A (Building Construction and Housing: Special Provisions) of Part II (General Legislation) of the Code of the City of Albany is hereby amended as follows:

Article I General Provisions

§ 133A-1 Scope.

This chapter shall establish the procedures applicable to the manner of service of notices of violation, by whatever designation, ~~[provided in] by the Chief Building Official or their designee for the violation any provision of Chapter 133[;] (Building Construction), [and Chapter 231, Housing, in the context of the enforcement of the requirements of those chapters of the] Chapter 171 (Electricity), Chapter 375 (Unified Sustainable Development Ordinance), orders issued pursuant to Article 2B of the NYS Executive Law, Chapter 261 (Plumbing) State Uniform Fire Prevention and Building Code and of any other local or state law which the Chief Building Official is empowered to enforce.~~ This chapter further shall establish the penalties applicable to a conviction of a violation of any of the provisions of ~~[Chapter 133 and Chapter 231] the aforementioned laws, chapters, directives, and codes~~ for which no other penalty is expressly provided therein.

Article II Service of Notices

§ 133A-2 Violations; Notices of violations of code; service of papers.

- A. ~~[Service of notice. All notices issued pursuant to the provisions of Chapter 133 or Chapter 231 to restrain or remove any violation or to enforce compliance with any provision or requirement of such chapters may be served by:~~
- ~~(1) — Delivering to or leaving a copy of the same with any person or persons violating, or who may be liable under any of the several provisions of such chapters;~~
 - ~~(2) — By registered or certified mail to the most current address on file in the Rental Dwelling Registry under § 231-143, if any;~~

Matter in brackets and ~~[striketrough]~~ to be deleted. Matter underlined is new material.

- (3) ~~If none is on file, to the most current address on file in the City Department of Assessment and Taxation; or~~
- (4) ~~If such person or persons cannot be served by any of the aforesaid methods, after diligent search shall have been made for him or them, then such notice or order may be served by posting the same in a conspicuous place upon the premises where such violation is alleged to exist, or to which such notice may refer, or which may be deemed unsafe or dangerous, which shall be equivalent to personal service of said notice upon all parties for whom such search shall have been made; or~~
- (5) ~~By any other method of service authorized pursuant to Article 3 of the Civil Practice Law and Rules.]~~

Notices of Violation. Whenever it shall appear to the satisfaction of the Chief Building Official or their designee that the condition of any building, structure, or parcel, or part thereof is in violation of any of the provisions of this code, the Uniform Fire Prevention and Building Code, other laws or rules enforced by the department and orders of the Chief Building Official issued pursuant thereto, the Chief Building Official is hereby authorized to serve upon the person or persons responsible for the violation, including but not limited to the owner of any such building or structure, or the architect, contractor or any other person in charge thereof, either as owner or agent, a notice of violation, in writing, which shall:

- (1) Set forth the parcel upon which the violation was discovered;
- (2) Specify the condition or conditions of such parcel, including all improvements thereon, which is in violation of the provisions of this code;
- (3) Direct that the violation be discontinued within such time prescribed in the notice as determined by the Chief Building Official or their designee as reasonable for such discontinuance under the circumstances;
- (4) Bear the official seal of the City of Albany and/or Buildings Department;
- (5) Include contact information for the Buildings Department; and
- (6) Provide notice to the subject of the notice of violation of the penalties of non-compliance with said notice as set forth in this chapter.

- B. ~~[Notice by mail to owners residing out of state. If the person or persons or any of them to whom said notice is directed do not reside in the State of New York and have no known place of business therein, the same may be served by delivering to, and leaving with, such person or persons, or either of them, a copy of said notice, or if said person or persons cannot be found within said state after diligent search, then by posting a copy of the same in the manner as aforesaid and depositing a copy thereof in a post office in the City of Albany, enclosed in a sealed wrapper addressed to said person or person at his or their last known place of residence, with the postage paid thereon; and said posting and mailing a~~

Matter in brackets and ~~[striketrough]~~ to be deleted. Matter underlined is new material.

~~copy of said notice shall be equivalent to personal service of said notice.] Service of notice.~~
All notices issued pursuant to the provisions of Chapter 133 or Chapter 231 to restrain or remove any violation or to enforce compliance with any provision or requirement of such chapters may be served by:

- (1) Delivering to and leaving a copy of the same with any person or persons violating, or who may be liable under any of the several provisions of such chapters; or
- (2) Registered or certified mail to the most current address on file in the Rental Dwelling Registry under section 231-143 of this Code; or
- (3) Registered or certified mail to an address provided to the Department of Buildings in the preceding three years as a contact address for the property and/or owner allegedly in violation; or
- (4) Registered or certified mail to the most current address on file in the City Department of Assessment and Taxation; or
- (5) Registered or certified mail to the official address for the service of process provided by the owner to the New York State Department of State; or
- (6) If such person or persons cannot be served by any of the aforesaid methods, after diligent search shall have been made for him or them, then by posting the same in a conspicuous place upon the premises where such violation is alleged to exist, or to which such notice may refer, or which may be deemed unsafe or dangerous, which shall be equivalent to personal service of said notice upon all parties for whom such search shall have been made; or
- (7) Any other method of service authorized pursuant to Article 3 of the Civil Practice Law and Rules.

C Failure to comply with notice. Any person who shall fail to comply with a written notice of violation of the Chief Building Official or their designee within the time fixed for compliance therewith, and any owner of any such building or structure, or the architect, contractor or any other person in charge thereof, either as owner or agent who have not complied with any lawful order, notice, directive, permit or certificate of the Chief Building Official or their designee made thereunder shall be guilty of a violation punishable as set forth in section 133A-3 (A) of this Code.

D. Aggravated failure to comply with notice. Any person who shall fail to comply with a written notice of a violation of the Chief Building Official or their designee within the time fixed for compliance therewith, and any owner of any such building or structure, or the architect, contractor or any other person in charge thereof, either as owner or agent who have not complied with any lawful order, notice, directive, permit or certificate of the Chief Building Official or their designee made thereunder shall be guilty of a violation punishable as set forth in section 133A-3 (B) of this Code where such failure to comply is committed

Matter in brackets and ~~[strike through]~~ to be deleted. Matter underlined is new material.

with a wanton disregard for the health and safety of the occupants of the subject building or the public at large.

Article III Penalties

§ 133A-3 Penalties for offenses.

A. ~~[Building Code]~~ General Penalties

- (1) When a person is ~~[convicted of]~~ found liable for failing to comply with any provision of ~~[Chapter 133 or of]~~ this Code that the Chief Building Official is empowered to enforce, the Uniform Fire Prevention and Building Code ~~[(hereinafter "Uniform Code")]~~, or other laws or rules enforced by the department and orders of the Chief Building Official issued pursuant thereto, such person shall be subject to a fine of not more than \$1,000 per day of violation ~~[or imprisonment not exceeding one year, or both such fine and imprisonment]~~.
- (2) The term "person," as used in this section, shall include the owner, occupant, mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee, agent or any other person, firm or corporation directly or indirectly in control of the building or part thereof.
- (3) Each day of violation shall be deemed to constitute a separate offense.
- (4) Fines levied shall constitute civil forfeitures to the City of Albany.

B. ~~[Housing Code]~~ Elevated Penalties

- ~~[(1) Any person convicted of a violation of the Housing Code (inclusive of noncompliance of administrative requirements), as defined under Part 3 or Part 4 of Chapter 231, shall be punished according to the following schedule:~~
- ~~(a) First offense: a fine of not less than \$250 nor more than \$400 per day the violation remains unabated or five days' imprisonment, or 50 hours of community service, or any combination thereof.~~
 - ~~(b) Second offense for the same violation regarding the same person and property committed within three years after the first offense: a fine of not less than \$500 nor more than \$800 per day the violation remains unabated, or 10 days' imprisonment or 100 hours of community service, or any combination thereof.~~
 - ~~(c) Third offense for the same violation regarding the same person and property committed within three years after the first offense: a fine of not less than \$1,000 nor more than \$1,600 per day the violation remains unabated, or 15 days' imprisonment, or 150 hours of community service, or any combination thereof.~~

Matter in brackets and ~~[striketrough]~~ to be deleted. Matter underlined is new material.

- (d) ~~The dispositions of matters prosecuted under this section shall be reported to the Common Council in the quarterly report.~~
- (2) ~~All persons convicted of a violation of the Housing Code, as defined under Part 5 of Chapter 231, shall be fined not less than \$250 nor more than \$1,600.~~
- (3) ~~The term "person," as used in this section, shall include the owner, occupant, mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee, agent or any other person, firm or corporation directly or indirectly in control of building or part thereof.~~
- (4) ~~Each day of violation shall be deemed to constitute a separate offense.~~
- (5) ~~Fines levied shall constitute civil forfeitures to the City of Albany.~~
- (6) ~~Any unpaid fines of an owner of premises shall be subject to the placement and recordation of a lien by the City of Albany against such premises.]~~
- (1) When a person is convicted of failing to comply with any provision of this Code with a wanton disregard for the health and safety of the occupants of the subject building or the public at large, the Uniform Fire Prevention and Building Code, other laws or rules enforced by the Department and orders of the Chief Building Official issued pursuant thereto, such person shall be subject to a fine of not more than \$1,000 per day of violation or imprisonment not exceeding one year, or both such fine and imprisonment.
- (2) The term "person," as used in this section, shall include the owner, occupant, mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee, agent or any other person, firm or corporation directly or indirectly in control of the building or part thereof.
- (3) Each day of violation shall be deemed to constitute a separate offense.
- (4) Fines levied shall constitute civil forfeitures to the City of Albany.

Section 2. Chapter 133A (Building Construction and Housing: Special Provisions) of Part II (General Legislation) of the Code of the City of Albany is hereby further amended by adding a new Article IV, to be entitled "Peremptory Orders and Fees," which will read as follows:

Article IV Peremptory Orders and Fees

§ 133A-4 Peremptory Orders and fees.

- A. Stop Work Orders. Whenever the Chief Building Official or their designee finds that work or activity is being or has been performed in violation of this Code, the Uniform Fire

Matter in brackets and ~~[striketrough]~~ to be deleted. Matter underlined is new material.

Prevention and Building Code, other laws or rules enforced by the department and orders of the Chief Building Official issued pursuant thereto, the Chief Building Official or their designee may issue a stop work order.

- (1) Issuance. Upon issuance of a stop work order by the Chief Building Official or their designee, all work shall immediately stop unless otherwise specified. Such order may require all persons to forthwith vacate the premises pursuant to subsection (B) of this section and may also require such work to be done as, in the opinion of the Chief Building Official or their designee, may be necessary to remove any danger therefrom. The police department or other law enforcement agency or officer shall, upon the request of the Chief Building Official or their designee, assist the Buildings Department in the enforcement of a stop work order. The stop work order may be given verbally or in writing to the owner, lessee or occupant of the property involved, or to the agent of any of them, or to the person or persons executing the work. A verbal order shall be followed promptly by a written order and shall include the reason for the issuance of the stop work order.
 - (2) Unlawful continuance. No person with knowledge or notice of a stop work order shall allow, authorize, promote, continue or cause to be continued any work covered by the stop work order, except such work that may be required by order of the Chief Building Official or their designee.
 - (3) Rescission. Upon application, the Chief Building Official or their designee shall rescind the stop work order when the condition that gave rise to its issuance has been corrected and either all civil penalties or criminal fines assessed for any violation of such order have been paid or, where a violation is pending, security for the payment of such penalties or fines has been posted in accordance with department rules, or where the stop work order was issued in error or conditions are such that it should not have been issued. The Chief Building Official may require the payment of a fee in the amount of the expense of additional inspection and administrative expense related to such stop work order except where doing so would impose such a fee on party making a good faith and legal request for service.
 - (4) Tampering. It shall be unlawful to tamper with, remove or deface a written posted stop work order from the location where it was affixed by the Chief Building Official or their designee unless and until the Chief Building Official or their designee has so permitted its removal. The owner or other person in control of the location shall ensure that the stop work order remains posted until rescinded by the Chief Building Official. The Chief Building Official may require the payment of a fee in the amount of the expense of additional inspection and administrative expense related to the re-posting of such stop work order.
- B. Unsafe and Unfit Orders. Whenever any building, structure, place or premises or portion thereof is or may be perilous to life or property by reason of the nature or condition of its contents, its use, the overcrowding of persons therein, defects in its construction, or deficiencies in fire alarm, fire extinguishing equipment or fire escape equipment, or by

Matter in brackets and ~~[striketrough]~~ to be deleted. Matter underlined is new material.

reason of any condition in violation of law or order of the Chief Building Official or their designee, the Chief Building Official or their designee may declare that the same, to the extent that the Chief Building Official or their designee may specify, is unsafe and unfit and may order the same to be removed, sealed, abated, repaired, altered or otherwise improved.

(1) Issuance. Upon issuance of an unsafe and unfit order by the Chief Building Official or their designee, the owner, lessee or occupant of the property involved, or to the agent of any of them, or to the person or persons responsible for the condition giving rise to the unsafe and unfit order shall undertake to immediately remedy the condition giving rise to the unsafe and unfit order in the manner determined by the Chief Building Official or their designee to be reasonably necessary to remove the danger at the subject property including vacating the property and ensuring it remains vacant. Such order may require all persons to forthwith vacate the premises pursuant to the provisions of this section. The police department or other law enforcement agency or officer shall, upon the request of the Chief Building Official or their designee, assist the Buildings Department in the enforcement of an unsafe and unfit order. The unsafe and unfit order may be given verbally or in writing to the owner, lessee or occupant of the property involved, or to the agent of any of them, or to the person or persons responsible for the condition giving rise to the unsafe and unfit order however, the Chief Building Official or their designee shall undertake to post a warning at the subject property reasonably calculated to advise those who would enter the building of the existence of the unsafe and unfit order.

(a) Order to Vacate. In case any order to remedy a condition that is or may be imminently perilous, dangerous or detrimental to life, public safety or property, issued by the Chief Building Official or their designee is not complied with, or the Chief Building Official or their designee determines that an emergency exists requiring such action, the Chief Building Official or their designee may order and immediately cause any building, structure, place or premises or portion thereof to be vacated. The vacate order may be given verbally or in writing to the owner, lessee or occupant of the property involved, or to the agent of any of them, or to the person or persons executing the work.

(b) Enforcement of vacate order. All vacate orders issued pursuant to this section shall be posted upon the premises and made available to the public. The police department shall provide all reasonable assistance to the Buildings Department and other authorized officers and employees necessary to carry out the provisions of this section. A copy of the vacate order may be filed with the Albany County Clerk. Such filing shall be notice of the vacate order to any subsequent owner and such owner shall be subject to such order.

(c) Unlawful continuance. No person with knowledge or notice of an unsafe and unfit order shall allow, authorize, promote, continue or cause to be

continued any activity prohibited by the unsafe and unfit order, except such work that may be required by order of the Chief Building Official or their designee.

- (2) Rescission. Upon application, the Chief Building Official or their designee shall rescind the unsafe and unfit order when the condition that gave rise to its issuance has been corrected and either all civil penalties or criminal fines assessed for any violation of such order have been paid or, where a violation is pending, security for the payment of such penalties or fines has been posted in accordance with department rules, or where the unsafe and unfit order was issued in error or conditions are such that it should not have been issued. The Chief Building Official may require the payment of a fee in the amount of the expense of additional inspection and response by City of Albany personnel and administrative expense, including expenses related to the relocation and/or rehousing of individuals affected by the unsafe and unfit order related to such unsafe and unfit order except where doing so would impose such a fee on party making a good faith and legal request for service.
- (3) Tampering. It shall be unlawful to tamper with, remove or deface a written posted unsafe and unfit order from the location where it was affixed unless and until the Chief Building Official or their designee has so permitted its removal. The owner or other person in control of the location shall ensure that the unsafe and unfit order remains posted until rescinded by the Chief Building Official. The Chief Building Official may require the payment of a fee in the amount of the expense of additional inspection and response by City of Albany personnel and administrative expense related to the re-posting of such stop work order.

Section 3. This ordinance shall take effect upon final passage, public hearing, and filing with the Secretary of State.

**APPROVED AS TO FORM THIS
6TH DAY OF MARCH, 2021**

Corporation Counsel

To: Danielle Gillespie, City Clerk

From: Robert Magee, Deputy Corporation Counsel
Laura Gulfo, Assistant Corporation Counsel
Brett Williams, Senior Assistant Corporation Counsel

Re: Request for Common Council Legislation
Supporting Memorandum

Date: March 6, 2021

Sponsor: Council Member Anane

LOCAL LAW H of 2021

TITLE

LOCAL LAW AMENDING CHAPTER 133A (BUILDING CONSTRUCTION AND HOUSING: SPECIAL PROVISIONS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO ISSUANCE OF NOTICE OF VIOLATIONS, PENALTIES, AND ENFORCEMENT OF STOP WORK AND UNSAFE AND UNFIT ORDERS UNDER THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE AND ALBANY CITY CODE

GENERAL PURPOSE OF THE LEGISLATION

Changes to §133A-1 & 2

This language clarifies the form of notices of violation issued by the Department of Buildings & Regulatory Compliance, the manner in which they are issued, updates this section to explicitly provide for the enforcement of the Unified Sustainability Ordinance by the Buildings Department, and creates an aggravated violation which reserves the possibility of jail for extreme malfeasance.

§133A-1, Notices of Violation, Scope: The existing language constrained the use of this section to the NYS Building Code and certain provisions of the city code. This broadens its application and allows the use of this notice of violation for the enforcement of all laws which the Chief Building Official is empowered to enforce.

§133A-2(A), Notices of Violation, Violations; Notices of Violation; Service of Papers, Notices Violation: This specifies the parties which may receive or be subject to a notice of violation. The previous wording referred only to “persons responsible” for a violation, which courts have deemed to include only the owner of the building. The proposed change specifies that the notice of violation may be directed to the owner, their agent, contractors, and property managers. It also sets out what a notice of violation ought to include.

§133A-2(B), Notices of Violation, Violations; Notices of Violation; Service of Papers, Service of Notice: This provision sets out how notices of violation are to be issued. The changes here provide flexibility to the Department in determining where to send notices of

violation, allowing them to be sent to the address provided in the ROP, the address provided by the property owner to the assessor's office for contact purpose, the most current address provided by the property owner to the Department, or, where the owner is a corporate entity, to the address on file with the NYS Department of State. The previous language required a search of the rental dwelling registry for the most recent address on the properties rental dwelling registration, which was often out of date or belonged to a previous owner and didn't allow for service upon corporate owner by its registered address for service with the Secretary of State. With this clarification, the provision regarding on how individuals outside of the state must be issued NOVs has been deleted as duplicative.

§133A-2(C), Notices of Violation, Violations; Notices of Violation; Service of Papers, Failure to comply with notice: This provision makes it a violation to fail to comply with a duly issued notice of violation. This refers to the new penalties provision, which includes a possible fine, but no imprisonment.

§133A-2(D), Notices of Violation, Violations; Notices of Violation; Service of Papers, Aggravated failure to comply with notice: This provision makes it a violation to fail to comply with a duly issued notice of violation where failure to comply is done with a wanton disregard for the safety of a building's occupants or the general public. This refers to the new penalties provision, which includes a possible fine and imprisonment.

Changes to § 133A-3

This proposal clarifies the laws to which the penalties at ACC 133A-3 apply and creates two tiers of violation for most violations of laws enforced by the Buildings Department one of which includes the possibility of imprisonment for wanton code violations and a second which does not for typical code violations.

§133A-3(1) Penalties for Offenses, General Penalties: Removes the possibility of imprisonment from the existing penalty language for standard code violations, which is \$1,000 for each day of non-compliance.

§133-A3(2) Penalties for Offenses, Elevated Penalties: This takes the current penalty language, which includes \$1,000 per day fine and the possibility of imprisonment up to one year, and reserves it for wanton violations.

Changes to § 133A-4

The purpose of this proposal is to confirm and codify the NYS Department of Buildings & Regulatory Compliance's ability to issue stop work and unsafe and unfit orders.

This proposal formalizes the process related to the issuance of stop work and unsafe and unfit orders. The previous law at ACC 133-49 and ACC 133-55 could be read to restrict the issuance of stop work orders and unsafe and unfit orders to limited instances and did not specify the Department's administrative remedies in resolving stop work orders. This

proposal sets out, codifies, and supports the Building Department's current practice with respect to stop work orders and unsafe and unfit orders.

§133A-4(A) Stop Work Orders: This specifically empowers the Chief Building Official to issue stop work orders where work is being done or has been done illegally.

§133A-4(A)(1) Stop Work Orders, Issuance: Provides that stop work orders may be issued orally, obligates the subject of the order to cease work, cease occupancy, and comply with the directives of the Chief Building Official to remediate the violation.

§133A-4(A)(2) Stop Work Orders, Unlawful Continuance: This makes the violation of a stop work order a violation unto itself.

§133A-4(A)(3) Stop Work Orders, Rescission: Provides the process by which a stop work order may be rescinded. Specifically, it requires that the responsible party pay necessary fees and fines and receive proper approvals as a condition of lifting a stop work order. This also empowers the Chief Building Official to require the responsible party to pay an administrative fee as a condition of lifting the stop worker equal to the administrative cost of issuing the stop work order.

§133A-4(A)(4) Stop Work Orders, Tampering: Provides that tampering with a stop work order placard prior to the order's rescission or without the Chief Building Official's permission.

§133A-4(B) Unsafe & Unfit Orders: Explicitly empowers the Chief Building Official to issue an unsafe and unfit order in cases involving immediate peril to a property's occupants or the general public.

§133A-4(B)(1) Unsafe & Unfit Orders, Issuance: Provides what the Chief Building Official may direct to ameliorate the condition underlying the order and the parties subject to the Chief Building Official's direction. It also provides the Chief Building Official with the authority to require the responsible party to pay an administrative fee equal to the cost to the city in responding to the condition underlying the order and in issuing the unsafe and unfit order.

§133A-4(B)(1)(a) Unsafe & Unfit Orders, Issuance, Order to Vacate: Provides the manner in which an order to vacate may be issued by the Chief Building Official.

§133A-4(B)(1)(b) Unsafe & Unfit Orders, Issuance, Enforcement: Provides the manner of enforcing a vacate order and empowers the Chief Building Official to file the order with the Albany County Court.

§133A-4(B)(1)(c) Unsafe & Unfit Orders, Issuance, Unlawful Continuance: Provides that failing to comply with an unsafe and unfit order is a separate violation.

§133A-4(B)(2) Unsafe & Unfit Orders, Issuance, Rescission: Sets out the process for lifting an unsafe and unfit order and empowers the Chief Building Official to require the payment of a fee equal to the cost to the City of responding to the condition underlying the order and in enforcing the order.

§133A-4(B)(3) Unsafe & Unfit Orders, Issuance, Tampering: This provision prohibits tampering with an unsafe and unfit notice.

NECESSITY FOR LEGISLATION

(§133A-1 & 2)

The measures here are largely intended as housekeeping designed to better reflect and support the current procedures of the Department and the City Court.

(§ 133A-3)

These changes more appropriately tailor penalties to code violations

(§ 133A-4)

This proposal codifies and supports the Building Department's ability to respond to emergent dangers presented by illegal building work and buildings which present an immediate health and safety threat. It also empowers the Building Department to cover some of the costs imposed by illegal work or egregious failures to maintain buildings, which often require a response from multiple City departments, by providing for an administrative fee to recover those costs.

FISCAL IMPACT

(§ 133A-4)

Insofar as this provides for administrative fees as a condition of lifting a stop work or unsafe and unfit order, it will result in a modest increase

Council Member Fahey introduced the following

LOCAL LAW I OF 2021

LOCAL LAW REPEALING PARTS 4 (RESIDENTIAL OCCUPANCY PERMIT) AND 5 (RENTAL DWELLING REGISTRY) OF CHAPTER 231 (HOUSING) OF THE CODE OF THE CITY OF ALBANY AND ENACTING A NEW PART 4 OF SUCH CHAPTER ENTITLED “RENTAL OCCUPANCY PERMIT AND RENTAL DWELLING REGISTRY” IN RELATION TO THE CITY’S RESIDENTIAL OCCUPANCY PERMIT AND RENTAL DWELLING REGISTRY PROGRAMS

Be it enacted, by the Common Council of the City of Albany as follows:

Section 1. Part 4 (Residential Occupancy Permit) and Part 5 (Rental Dwelling Registry) of Chapter 231 (Housing) of Part II (General Legislation) of the Code of the City of Albany are hereby REPEALED in their entirety, and a new Part 4, entitled “Rental Occupancy Permit and Residential Dwelling Registry,” is hereby added to read as follows:

Part 4 Rental Occupancy Permit and Rental Dwelling Registry

§ 231-128 Title.

This Part 4 shall be known as the “Residential Dwelling Registry and is supplementary and applicable to provisions of Part 2 of Chapter 231 (“the Housing Code”) of the City of Albany.

§ 231-129 Purpose and scope.

The purpose and scope of this part is to provide uniform administration and compliance with the requirements of this Part applicable to the rental dwelling registry. The purpose of this Part is to protect the health, safety and welfare of residents, to protect a diverse housing stock from deterioration and to accomplish the foregoing at the lowest cost to owners and occupants in order to keep housing costs as low as reasonably possible in a manner consistent with compliance with this Code.

The Common Council finds and declares that the registration of rental property is intended to and will ensure the protection of persons and property in all existing residential rental structures and on all premises required to be registered under this Part and ensure that rental property owners and prospective rental property owners are informed of, and adhere to, code provisions governing the use and maintenance of rental properties, including provisions limiting the maximum occupancy for which a rental dwelling unit can be certified.

§ 231-130 Definitions.

For the purposes of this Part, the following terms shall have the meanings set forth in this section, unless different meanings are clearly indicated by the context in which they appear:

EMERGENCY CONTACT

An individual who resides in Albany County or any adjacent county who shall respond either individually or through an agent to the property at all times on thirty minutes’ notice

in the event of emergencies and who, if not the owner, has the authority to act on the owner's behalf and access all areas of a rental dwelling in the event of such emergencies.

RENTAL DWELLING

Any building which contains a rental dwelling unit.

RENTAL DWELLING UNIT

Any room or group of rooms within a rental dwelling which are used or intended to be used by one or more persons for living and sleeping with or without facilities for cooking and eating which is occupied by an individual or household for living and sleeping pursuant to an agreement with a third-party which does not so occupy the room or group of rooms.

§ 231-131 Registration of rental dwellings required.

All rental dwelling units shall be registered according to the provisions in this Part except where the agreement governing the rental unit is between individuals related by lineal consanguinity or directly by marriage.

§ 231-132 Registration of rental dwellings.

- A. Registration. The City shall maintain a registry of all rental dwelling units and rental dwellings containing the following information, which shall be provided to the Department of Buildings and Regulatory Compliance by the owner thereof on forms available from the Department of Buildings and Regulatory Compliance:
- (1) Owner Information. The name, legal residence address and telephone number of the owner or owners, or in the event that the owner is a corporate entity, the names, addresses, and telephone numbers of at least one officer(s), partner(s), and/or member(s) responsible for the property, an address for service of process, and the entity's Employer Identification Number (EIN), if applicable.
 - (2) Further Owner Information. A copy of government-issued identification for, or the driver's license number or social security number of, each owner of the property, or if the owner is a corporate entity, a copy of government-issued identification for, or the driver's license number or social security number of, the officer, partner, or member responsible for the property.
 - (3) Agent Information. The name, contact address, and telephone number of any agent of the owner in control of the rental dwelling.
 - (4) Emergency Contacts. The names, telephone numbers, email addresses, and contact addresses of two emergency contacts for the rental dwelling who shall be designated primary and secondary contacts.
 - (5) Property Information.
 - (a) The address of the rental dwelling.

- (b) The tax map parcel number of the rental dwelling.
 - (c) The number of rental dwelling units in the rental dwelling.
 - (d) A list of units in the rental dwelling as they are referred to at the premises.
- (6) Certification. Certification by the property owner that the registered rental dwelling units are, to the best of the owner's knowledge, safe, habitable, and in compliance with all relevant New York State building codes and the City of Albany Code.

B. Inspection.

- (1) All residential rental dwelling units shall be inspected and certified by the Department of Buildings and Regulatory Compliance (hereinafter "the Department"), which shall determine compliance with, administer and enforce all applicable provisions of this Code and the NYS Fire Prevention & Building Code. The Chief Building Official or their designee may accept such inspections and certifications from uninterested and qualified third-party inspectors where sufficient proof of such inspection is provided. Residential occupancy permits shall be valid for 24 months from the date of issuance.
- (2) Nothing contained herein shall be construed or operate to invalidate an otherwise legally effective permit or certificate issued prior to the effective date of this Part, except that such permit or certificate shall be valid only until the permit or certificate's expiration date, or two years from the effective date of this Part, or a change in the tenancy of the residential rental dwelling unit to which the permit or certificate relates, whichever occurs first.
- (3) Except as otherwise provided herein, it shall be unlawful and a violation of this Part to rent, lease, or otherwise allow the occupancy of any residential rental dwelling unit without the inspection and certification as required herein.
- (4) If, upon inspection, said premises are found not to comply with applicable provisions of this Code or the Uniform Code, the specific reasons for noncompliance shall be specified in writing in a notice and order, in the manner set forth in Chapter 133A of this Code. Occupants or proposed occupants of dwellings shall have the right to inspect the certificate of occupancy of the residential rental dwelling unit, apartment or multiple residence in which they have an interest at no cost.
- (5) When inspecting a dwelling unit within a multiresidential complex, as defined in section 313-12 of this Code, the Department shall inspect and certify compliance with the provisions of section 313-14 of this Code requiring the establishment of solid waste private collection and source separation facilities in such complexes. No residential occupancy permit for a dwelling unit under this Part 4 shall be issued

unless the multiresidential complex is in compliance with section 313-14 of this Code.

- C. **Renewal and Update.** It shall be the obligation of the rental dwelling owner to register the rental dwelling with the Department of Buildings and Regulatory Compliance and it shall be the obligation of the current or succeeding owner or owner's agent to update registration information with the Department of Buildings and Regulatory Compliance within thirty days of any change. There shall be no cost associated with such an update.
- D. **Continuing Compliance.** Upon registration, it shall be the obligation of the rental dwelling owner to ensure that the rental dwelling and all rental dwelling units contained therein comply with all relevant New York State building codes and the City of Albany codes. In the event of such non-compliance a rental dwelling unit may be deregistered and have its residential occupancy permit suspended according to Albany City Code.
- E. Except as otherwise provided herein, it shall be unlawful and a violation of this chapter to rent, lease or otherwise allow the occupancy of any rental dwelling unit without said rental dwelling unit having been registered in accordance with this Part. No owner, agent or person in charge shall collect rents during any period of noncompliance with the provisions of this part which would otherwise be due and owing for the rental of premises unless and until he or she shall have complied with the provisions herein. Nothing herein shall be construed to prevent a landlord, upon receipt of the residential occupancy permit, from receiving the equitable value of the occupancy of the premises from the earliest date of occupancy, but in no event shall a landlord recover in excess of the agreed rent in the form of late fees or other penalties.
- F. All rental dwelling units within a given rental dwelling must have the same registration expiration date. When it becomes necessary to do so, the Department of Buildings and Regulatory compliance may extend the registration period for the purpose of ensuring all rental dwelling units in a rental dwelling have the same registration period so long as the registration fee is pro-rated over the extended registration period or, in the event that there is a delay in registration caused by noncompliance, the registration termination date for a rental dwelling unit shall be the same as that of the already registered rental dwelling units in the rental dwelling.
- G. The passage of an inspection pursuant to this part or the issuance of a residential occupancy permit shall not constitute a waiver of any rights or immunities accorded the City of Albany as a municipal corporation pursuant to the laws of the State of New York or other provision of the Code of the City of Albany, in particular, Chapter 24 of this Code, nor shall the passage of an inspection pursuant to this part constitute a representation that any rental dwelling or rental dwelling unit is free of danger or entirely free of NYS Uniform Fire Prevention and Building Code or Albany City Code violations.

§ 231-133 Fees.

- A. To offset the administrative costs of preparing and maintaining the Rental Dwelling Registry there shall be, except for owner-occupied rental dwellings containing not more than one rental unit owned by one or more natural persons, all of whom are aged 65 years or older, a fee of \$50 for each unit or \$100 for a residential unit which has not had an active Residential Occupancy Permit for more than forty-five days at the time the new Residential Occupancy Permit is applied for.
- B. The following schedule of fees shall apply with respect to the inspection and certification of residential dwelling units:
 - (1) There shall be no fee for an initial inspection to determine compliance with the applicable provisions of this Code, or for a first re-inspection.
 - (2) Any and all subsequent re-inspection(s) necessary to determine compliance with required corrective action or repairs shall be subject to a fee of \$50 per unit inspected.
 - (3) Failure to appear within 15 minutes of a scheduled inspection (“no show”) shall result in a fee of the lesser of \$50 per unit or \$300.
 - (4) Cancellation of a scheduled inspection less than 24 hours before that scheduled inspection (“late cancellation”) shall result in a fee of the lesser of \$50 per unit or \$100.
 - (5) Cancellation of a scheduled inspection less than 24 hours before the scheduled inspection for the unit more than once or after a “no show” (“second cancellation”) shall result in a fee of the lesser of \$75 per unit or \$300.
- C. Fees prescribed under this section for failure to appear at, and cancellation of, a scheduled inspection may be waived at the discretion of the Commissioner or their designee for good cause shown.
- D. Unpaid fees shall be subject to the placement and recording of a lien by the City of Albany against the inspected property.
- E. The fees set forth in this Part may be increased at the discretion of the Department of Buildings and Regulatory Compliance as may be deemed necessary by the Chief Building Official to recover the administrative cost of issuing residential occupancy permits and maintaining the rental dwelling registry provided that so such increase shall exceed five percent in a given calendar year.

§ 231-134 Residential Occupancy Permit.

- A. Upon successful registration of a rental dwelling, the Department of Buildings and Regulatory Compliance shall issue to the owner of the rental dwelling or the owner’s agent or designee a Residential Occupancy Permit.

- B. The Residential Occupancy Permit shall contain the following information:
- (1) A statement indicating that all units in the rental dwelling are subject to the Residential Occupancy Permit or, if certain units have not been registered, a statement indicating which units are not the subject of the Residential Occupancy Permit;
 - (2) The name and contact phone numbers of the building owner's agents and emergency contact(s);
 - (3) The contact information for the City of Albany Police Department, Fire Department, and Department of Buildings and Regulatory Compliance;
 - (4) Contact information for available tenant advocacy resources as determined by the Chief Building Official;
 - (5) The statement: "Retaliation against a tenant by a landlord for a tenant's 'good faith complaint, by or in behalf of the tenant, to a governmental authority of the landlord's alleged violation of any health or safety law, regulation, code, or ordinance' is illegal under New York State Real Property Law § 223-b. Any tenant concerned about such retaliation should consult an attorney.";
 - (6) The statement: "Pursuant to section 231-132 (a) of the Albany City Code it shall be unlawful and a violation of Albany City Code to rent, lease or otherwise allow the occupancy of any rental dwelling unit without said rental dwelling unit having been registered on the City of Albany Rental Dwelling Registry. No owner, agent or person in charge may collect rents while a rental dwelling unit is unregistered.";
 - (7) The rental dwelling's Rental Dwelling Registration expiration date.
- C. The Residential Occupancy Permit shall be posted conspicuously adjacent to the primary egress point in the rental dwelling to which said Residential Occupancy Permit applies or, if there is no such common egress point, at all common egress points.

§ 231-135 Registration renewal and de-registration.

- A. Rental dwelling units shall be re-registered in accordance with this Chapter every twenty-four months or after New York State building codes or Albany City Code compliance has been achieved following de-registration.
- B. Where the Department of Buildings and Regulatory Compliance determines that a rental dwelling and/or rental dwelling unit is in violation of the New York State building codes, the rental dwelling units may be de-registered according the following procedure:

- (1) The Department of Buildings and Regulatory Compliance, after discovering a violation, shall notify the responsible party of the alleged violation(s) in writing.
- (2) If the violation has not been corrected within thirty-days, or fourteen days in the event of violations imposing a threat to the health and safety of building occupants or public at large as determined by the Department of Buildings and Regulatory Compliance, of mailing of said notice, the rental dwelling unit containing the violation or all rental dwelling units affected by the violation may be de-registered by the Chief Building Official or their designee subject to the following conditions:
 - (i) Where the Chief Building Official or their designee determines that a lack of compliance is attributable to a tenant's refusal to allow a rental dwelling owner or their designee sufficient access to an area under the exclusive control of the tenant which must be accessed in order to obtain compliance, the compliance period shall be extended to the fourteenth day of consecutive access after the date the rental dwelling owner secures such access provided that reasonable action is taken to ameliorate the effect of such a violation on tenants other than the tenant denying access. Where the code violation is attributable to the actions of a tenant and affects only the offending tenant, deregistration shall not occur until fourteen days after these conditions no longer obtain.
 - (ii.) If the Department of Buildings and Regulatory Compliance is not able to confirm compliance due to a tenant's explicit or implicit refusal to allow re-inspection of the affected area, the period of compliance shall be extended to the date the Department is granted the ability to perform a re-inspection.
 - (iii.) Where the rental dwelling owner has made a good faith effort to comply within the time allowed, has taken concrete steps towards compliance, and where the underlying violation is not a threat to health and safety, the Department may extend the compliance period for up to sixty additional days.
- (3) Upon the correction of the violation, the rental dwelling unit(s) shall be re-registered on the Rental Dwelling Registry by the owner. If a court of law determines that the rental dwelling unit was de-registered in error, the rental dwelling unit(s) shall be re-registered on the Rental Dwelling Registry by the Chief Building Official or their designee. The expiration of rental dwelling registration following de-registration pursuant to this section shall be same as the period as that of the rental dwelling unit's most recent registration or, if that date has expired, determined according to section 231-132 (F) of this Code. There shall be no fee for re-registration following a determination in a court of law that no violation occurred.

§ 231-136 Penalties for offenses.

Any person who shall knowingly and willfully violate or assist in the violation of this Part, or who fails to comply with a notice and order issued by the Department under this Part shall, upon conviction, be punished as set forth in Chapter 133A of this Code.

Nothing contained in this Part shall preclude the City from enforcing violations of New York State building codes and the Code of the City of Albany independently pursuant to Chapter 133A of this Code.

Section 2. This local law shall take effect upon final passage, public hearing, and filing with the Secretary of State.

**APPROVED AS TO FORM THIS
19TH DAY OF MARCH, 2021**

Corporation Counsel

To: Danielle Gillespie, City Clerk

From: Robert Magee, Esq., Deputy Corporation Counsel
Laura Gulfo, Esq., Assistant Corporation Counsel
Brett Williams, Esq., Senior Assistant Corporation Counsel

Re: Request for Common Council Legislation
Supporting Memorandum

Date: March 19, 2021

Sponsor: Council Member Fahey

LOCAL LAW I of 2021

TITLE

A LOCAL LAW REPEALING PARTS 4 (RESIDENTIAL OCCUPANCY PERMIT) AND 5 (RENTAL DWELLING REGISTRY) OF CHAPTER 231 (HOUSING) OF THE CODE OF THE CITY OF ALBANY AND ENACTING A NEW PART 4 OF SUCH CHAPTER ENTITLED “RENTAL DWELLING REGISTRY” IN RELATION TO THE CITY’S RESIDENTIAL OCCUPANCY PERMIT AND RENTAL DWELLING REGISTRY PROGRAMS

GENERAL PURPOSE OF LEGISLATION

This local law updates the City of Albany’s rental dwelling registry and residential occupancy permit programs.

This legislation updates the existing residential dwelling permit and rental dwelling registry program based on what we have learned, institutionally, from the program over nearly two decades. They will make it easier for tenants, landlords, and the City to track program compliance and make the program more useful for all parties. Finally, it will empower the Buildings Department to impose better-tailored negative consequences on bad actors.

NECESSITY FOR LEGISLATION AND ANY CHANGE TO EXISTING LAW

§ 231-130 Definitions: This section is drawn from §231-138 of the current law. It includes a more specific definition of dwelling unit which clarifies that an apartment with three unrelated occupants is not required to obtain three ROPs. Additionally, it eliminates several definitions which are no longer useful or were never meaningfully used and adds a definition for “emergency contact” as it is later used in the section on what is to be included on an ROP application.

§ 231-131 Registry of Rental Dwellings Required: This requires all units that are rented to obtain an ROP, except where the landlord and tenant are immediate family.

§ 231-132 Registration of Rental Dwellings, Registration: This section specifies what a rental dwelling unit owner must provide in their ROP application. In addition to what was required previously §231-143, this proposal requires that the owner provide a copy of government issued id or a NYS driver’s license number, or social security number. For corporate owners, this

information must be provided by at least one principal along with the corporation's EIN. It also requires that the applicant provide two emergency contacts, though one contact may be the owner if they meet the definition of an emergency contact per §1. Finally, it requires that the applicant certify that the units are safe and habitable.

§ 231-133(2) *Registration of Rental Dwellings, Inspection:* It modifies the original language to allow the Chief Building Official to accept third party inspections for rental occupancy permits from qualified third-party inspectors to address changes in the law since the original passage of the residential occupancy permit/rental dwelling registry ordinance. It includes a provision to encourage the uniform registration of units in large buildings.

§ 231-134 *Fees:* This section increases the fee for ROPs which are issued for the first time to the unit or are applied for more than 45 days after the last ROP expired to from \$50 to \$100. This creates a late fee intended to encourage timely renewal. It maintains fees associated with excess ROP inspections, though it reduces the potential cost of cancelled or no-show inspections by capping fees for those at \$100 for late cancellations and \$300 for failure to show-up at a scheduled inspection or repeated untimely cancellations. It permits the Chief Building Official to increase these fees by 5% per year.

§ 231-135 *Residential Occupancy Permit:* This proposal requires that an ROP be posted at the property and include the property's emergency contact information, the building department's contact information, a statement regarding tenants' rights against retaliation, and contact information for available tenant services organizations as determined by the Chief Building Official.

§ 231-136 *Registration renewal and de-registration:* This proposal reduces the registration period from 30 to 24 months. It also provides the Chief Building Official with the authority to revoke an ROP where a notice of violation has not been complied with, involves violations that present a threat to health and safety, and the owner has failed to make a good faith effort to address the violations.

FISCAL IMPACT

This will increase ROP revenues insofar as it decreases the active ROP period and provides for late fees.

Council Member _____ introduced the following:

LOCAL LAW J of 2021

A LOCAL LAW AMENDING CHAPTER 371 (WATER AND WATERWAYS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO INSTALLATION AND REPAIR OF SERVICE LINES AND REPLACEMENT OF LEAD SERVICE LINES

Be it enacted by the Common Council of the City of Albany as follows:

Section 1. Chapter 371 of the Code of the City of Albany is amended by adding a new Article VIII, entitled “Service Lines,” to read as follows:

Article VIII. Service Lines

§ 371-88 General regulations.

- A. Prior to the installation or repair of service lines, the property owner shall make an application for a permit to the Commissioner. Upon approval of the application, the property owner shall pay all required charges, fees and deposits and obtain the necessary street opening and any other required permits.
- B. Tapping and making connections to the water mains must, in all cases, be done by authorized employees of the Water Department and shall not be done by any other persons, unless acting with the written permission or direction of the Commissioner.
- C. Unless otherwise directed, no new service line shall be made available for use of water until all inactive service lines have been shut off permanently at the corporation at the water main.
- D. Unless otherwise directed, no new service line shall be made available for the use of water until the new line has been tested and disinfected in accordance with Chapter 261 of this Code (The Plumbing Code) and as approved by the Commissioner. The property owner shall pay any charges associated with this procedure.

§ 371-89 Installation.

- A. Unless otherwise specified, new service lines and replacements of existing service lines shall be a minimum of 3/4 inch in diameter. Service lines up to and including two inches in diameter shall be of copper tubing (Type K) with flared/compression joints unless otherwise permitted and service lines greater than two inches in diameter shall be of cast iron or ductile iron cement-lined pipe. There shall be no repair of galvanized iron or lead service lines. Such lines shall be replaced by copper lines unless otherwise permitted.

- B. The property owner shall, at their own expense, do all work necessary for the installation of the service line, including but not limited to the cost of materials and labor, excavation, shoring, backfilling, dewatering, rodding, concrete thrust blocks and surface restoration, in a manner satisfactory to the Commissioner, except for tapping and making connections to the water main.
- C. No tap shall be made until the depth of the trench and dimensions of excavation are such as will allow adequate room for tapping the main and for laying the service line. The permittee shall notify the Commissioner not less than 24 hours in advance, exclusive of weekends and holidays, that the trench is ready for the tap and installation of the service line or fire line.
- D. In general, the trenches excavated for service lines shall be straight and perpendicular to the water main opposite the owner's property. If the main is in an unusual location or because of solid rock, the Commissioner may grant permission to lay the line in another generally accepted manner.
- E. Not more than one premises shall be connected to any one tap and service line. The word "premises" as used herein shall mean:
 - (1) A building under one roof owned or leased by one party and occupied as a residence or for business or commercial purposes.
 - (2) A group or combination of buildings in one common enclosure owned or leased by one party or occupied by one family or one corporation or firm or as a place of business or for manufacturing or industrial purposes or as a hospital or other public institution.
 - (3) One side of a double house having a solid vertical partition wall.
 - (4) A building owned or leased by one party, containing more than one apartment and having one entrance and using one hall in common.
 - (5) A building owned or leased by one party having a number of apartments, offices or lofts, which are rented to tenants.
 - (6) A public building such as a town hall, school house, fire engine house, etc.
 - (7) A single lot or park or playground.
 - (8) Each house in a row of houses.
- F. Domestic service lines in all cases shall be separate from fire service lines. Unless otherwise approved by the Commissioner, fire service lines shall not be less than four inches in diameter.

§ 371-90 Special equipment and materials for taps.

Where the property owner requests a tap on a water main which is of a material other than cast iron or ductile iron, special equipment and materials may be required. The City shall not be held liable for any delay in obtaining special equipment and materials needed to complete the work.

§ 371-91 Responsibility of owners.

- A. The property owner shall, at their expense, including all necessary labor and materials, install, maintain, and keep in good repair and proper operating condition all service lines serving the property. The Commissioner may direct the owner to replace or repair, as directed, any and all parts of the service line serving said property which, in the Commissioner's opinion, may be necessary to prevent leakage or waste of water or damage to property. All repairs to water service lines shall be performed at the customer's expense to City specifications and shall be subject to inspection and approval by the Commissioner.
- B. Property owners shall, at their expense, including all necessary labor and materials, keep the service line curb box readily accessible to the Water Department for the purposes of turning water off or on. They shall also maintain the boxes level with the surface of adjoining ground, pavement, walk or driveway for the safety of pedestrians or other traffic.
- C. The City shall not be responsible for its inability to turn water off or on in the event that the water service valve is inaccessible or inoperable, nor shall it be liable on account of injury to persons or damage to property by reasons of the fact that the curb box or curb stop or any part of the service line was not maintained in accordance with these rules and regulations.
- D. The City shall not be liable in any way for injury to persons or damage to property by reason of breaks, obstructions, leaks in service lines and house piping or any part thereof as the result of frost or necessary maintenance operations of the Water Department or any other cause.
- E. Any service line or any part thereof which may become frozen shall be thawed, repaired, or replaced by the property owner at their expense, as directed by the Commissioner.

**APPROVED AS TO FORM THIS
22ND DAY OF MARCH, 2021**

Corporation Counsel

To: Danielle Gillespie, City Clerk

From: Brett Williams, Esq., Senior Assistant Corporation Counsel

Re: Request for Common Council Legislation
Supporting Memorandum

Date: March 25, 2021

Sponsor(s) To be determined

LOCAL LAW J of 2021

TITLE

A LOCAL LAW AMENDING CHAPTER 371 (WATER AND WATERWAYS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO INSTALLATION AND REPAIR OF SERVICE LINES AND REPLACEMENT OF LEAD SERVICE LINES

GENERAL PURPOSE OF THE LEGISLATION

Under this legislation, property owners must apply to the Water Department “[p]rior to the installation or repair of service lines.” The legislation also lays out rules and regulations for service and installation of service lines, once approved, including by specifying the type and quality of materials to be used and regulations for the type and location of trenches dug to access service line.

More specifically, the local law states that “There shall be no repair of galvanized iron or lead service lines. Such lines shall be replaced by copper lines unless otherwise permitted.” Thus, this legislation will prohibit even the repair of lead service lines in most situations; such lines must instead be replaced with copper.

Under this legislation, the cost of such repairs will be borne by the property owner.

NECESSITY FOR LEGISLATION AND ANY CHANGE TO EXISTING LAW

This legislation is part of a broader effort by the Water Department to move forward with its program of replacing lead service lines in the City.

By creating a requirement in the Code by which the entirety of a lead service must be replaced when a water service is exposed for repair or replacement work, the Water Department will be able to effectively eliminate spot repairs or half service replacements, which are very common and likely increase lead levels for a home with lead service lines.

FISCAL IMPACT

None, as the cost for such repairs will be borne by the property owner, not the City.

Council Member Love introduced the following:

RESOLUTION NUMBER 32.41.21R

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ALBANY
CALLING ON THE MAYOR OF THE CITY OF ALBANY AND OUR COUNTY, STATE,
AND FEDERAL PARTNERS TO IMPLEMENT MORE INCENTIVES FOR
AFFORDABLE HOMEOWNERSHIP AND GRANTS FOR HOMEOWNER
MAINTENANCE ASSISTANCE**

WHEREAS, in the early 20th century, Albany's downtown areas (Arbor Hill, South End, Livingston Ave) were redlined by banks – a process by which banks would decline to issue mortgages for purchases of homes (See 1938 Home Owners Loan Corporation map); and

WHEREAS, on November 2, 2017, the Republican Congress introduced the Tax Cuts and Jobs Act of 2017, which was subsequently signed into law in December 2017; and

WHEREAS, the Tax Cuts and Jobs Act of 2017 introduced the concept of “Opportunity Zones.” Opportunity Zones are federal economic development tools focused on improving the outcomes of communities across the country, especially in areas that have suffered from disinvestment over many years. Opportunity Zones are designated low-income census tracts where tax incentives are available to groups or individuals who invest in an Opportunity Fund (i.e., an investment vehicle for injecting money in an Opportunity Zone) and hold their capital gains in Opportunity Zone-related assets or property; and

WHEREAS, these “Zones” are the same or very similar areas that were redlined in our country’s history; and

WHEREAS, Opportunity Zones have exacerbated gentrification around the country and displaced black and brown working-class people from their homes and only benefits investors and not the people living in these underserved neighborhoods; and

WHEREAS, a majority of funding by both Federal and State grants are for affordable rental housing and provide a much smaller percentage, if any at all, towards affordable homeownership; and

WHEREAS, homeownership allows for many opportunities especially for black, brown, and people of color to create generational wealth and can minimize, if not prevent, the impacts of gentrification; and

WHEREAS, the County has created the Albany County Land Bank Corporation. However, the renovations required for fixing homes available through the Land Bank are out of reach for many families; and

WHEREAS, many homeowners need assistance with the maintenance of their homes and the cost of renovations in Albany are typically higher due to costs associated with living in a historic city; and

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Albany calls on the Mayor, our County, State, and Federal partners to implement more incentives for affordable homeownership and grants for homeowner maintenance assistance; and

BE IT FURTHER RESOLVED, that the clerk is directed to send a copy of this resolution to the County Executive and Chairman of the County Legislature as well as our State and Federal representatives.

To: Danielle Gillespie, City Clerk

From: John-Raphael Pichardo, Esq., Research Counsel

Re: Common Council Legislation
Supporting Memorandum

Date: March 22, 2021

Sponsor(s) Council Member Love

RESOLUTION NUMBER 32.41.21R

TITLE

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ALBANY CALLING ON THE MAYOR OF THE CITY OF ALBANY AND OUR COUNTY, STATE, AND FEDERAL PARTNERS TO IMPLEMENT MORE INCENTIVES FOR AFFORDABLE HOMEOWNERSHIP AND GRANTS FOR HOMEOWNER MAINTENANCE ASSISTANCE

GENERAL PURPOSE OF LEGISLATION

Calling on the Mayor and our partners at the county, state, and federal levels to implement more incentives for affordable homeownership and grants for homeowner maintenance assistance.

FISCAL IMPACT(S)

None.

Council Member _____ introduced the following:

RESOLUTION NUMBER 33.41.21R

A RESOLUTION OF THE COMMON COUNCIL CONSENTING TO THE ELIMINATION OF TWO FULL TIME POSITIONS AND THE CREATION OF TWO OTHERS, WHICH WILL AFFECT SALARY TOTALS FOR THE 2021 BUDGET (OFFICE OF THE TREASURER)

WHEREAS, section 603(D)(b) of the Charter of the City of Albany dictates that any transfer of budgeted funds that affects a salary rate or salary total occurs outside of those described in the duly adopted budget requires the approval of the Common Council; and

WHEREAS, the Treasurer's Office has requested the elimination of one Account Clerk position and one Administrative Assistant position; and

WHEREAS, the Treasurer's Office has requested that these positions be replaced by two Accountant positions; and

WHEREAS, the Treasurer's Office proposes to make up difference in salaries between the Account Clerk and Administrative Assistant positions and the Accountant positions from the Treasurer's Office's postage budget; and

WHEREAS, these changes are reflected in the following charts:

Eliminate	Account Clerk	1325.7000	\$36,050
Eliminate	Administrative Assistant	1325.7000	\$36,050
Decrease	Postage	1325.7470	\$14,420
Total			\$86,520

Create	Accountant	1325.7000	\$43,260
Create	Accountant	1325.7000	\$43,260
Total			\$86,520

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Albany consents to the transfer of funds affecting salary totals due to the elimination of one Account Clerk and one Administrative Assistant position and the creation of two Accountant and positions within the Treasurer's Office for the 2021 budget year.

To: Danielle Gillespie, City Clerk

From: Brett Williams, Senior Assistant Corporation Counsel

Re: Request for Common Council Legislation
Supporting Memorandum

Date: March 22, 2021

Sponsor(s): To be determined

RESOLUTION NUMBER 33.41.21R

TITLE

A RESOLUTION OF THE COMMON COUNCIL CONSENTING TO THE ELIMINATION OF TWO FULL TIME POSITIONS AND THE CREATION OF TWO OTHERS, WHICH WILL AFFECT SALARY TOTALS FOR THE 2021 BUDGET (OFFICE OF THE TREASURER)

GENERAL PURPOSE OF LEGISLATION

The Treasurer has requested that two Account Clerk positions in his office be eliminated and replaced with two Accountant positions. This will result in a salary increase for each position from \$ 36,050 to \$43,260. The difference of \$7,210 per position will be taken from the Treasurer's postage budget, from which spending has been reduced by switching waste collection fee billing from separate bills to tax bills.

The Treasurer has also requested the elimination of its sole Administrative Assistant position, to be replaced by an Account Clerk position. These positions have the same salary as one another.

NECESSITY FOR LEGISLATION AND CHANGE TO EXISTING LAW

Pursuant to section 603(D)(b) of the City Charter "any transfer of budgeted funds that affects any salary rate or salary total" requires the approval of the Common Council.

FISCAL IMPACT(S)

These changes represent a difference of \$7,210, which will be covered by unused funds from the Treasurer's Office's postage budget.

Council Member _____ introduced the following:

RESOLUTION NUMBER 34.41.21R

A RESOLUTION OF THE COMMON COUNCIL CONSENTING TO THE ELIMINATION OF ONE FULL TIME POSITION AND THE CREATION OF ANOTHER, WHICH WILL AFFECT SALARY TOTALS FOR THE 2021 BUDGET (DEPARTMENT OF BUILDINGS AND REGULATORY COMPLIANCE)

WHEREAS, section 603(D)(b) of the Charter of the City of Albany dictates that any transfer of budgeted funds that affects a salary rate or salary total occurs outside of those described in the duly adopted budget requires the approval of the Common Council; and

WHEREAS, the Department of Buildings and Regulatory Compliance (“the Department”) has requested the elimination of one Clerk/Typist I position; and

WHEREAS, the Department has requested that this Clerk/Typist I position be replaced by a Permit Technician position; and

WHEREAS, this change will be budget neutral, because the Department proposes to reduce the salary of the existing Permit Technician position from \$43,181 to \$39,000; and

WHEREAS, these changes are reflected in the following charts:

Eliminate	Clerk/Typist I	3620.7000	\$32,019
Decrease	Permit Technician	3620.7000	\$4,181
Total			\$36,200

Create	Permit Technician	3620.7000	\$36,200
Total			\$36,200

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Albany consents to the transfer of funds affecting salary totals due to the elimination of one Clerk/Typist I position, the creation of one Permit Technician position, and a decrease in the salary of another Permit Technician position within the Department of Buildings and Regulatory Compliance for the 2021 budget year.

To: Danielle Gillespie, City Clerk

From: Brett Williams, Senior Assistant Corporation Counsel

Re: Request for Common Council Legislation
Supporting Memorandum

Date: March 24, 2021

Sponsor(s): To be determined

RESOLUTION NUMBER 34.41.21R

TITLE

A RESOLUTION OF THE COMMON COUNCIL CONSENTING TO THE ELIMINATION OF ONE FULL TIME POSITION AND THE CREATION OF ANOTHER, WHICH WILL AFFECT SALARY TOTALS FOR THE 2021 BUDGET (DEPARTMENT OF BUILDINGS AND REGULATORY COMPLIANCE)

GENERAL PURPOSE OF LEGISLATION

The Department of Buildings and Regulatory Compliance has requested that the Clerk/Typist I position in its office be eliminated and replaced with a second Permit Technician position – this one with a salary of \$36,200 – because the Permit Technician is more in line with the Department’s current needs than is the Clerk/Typist I position.

NECESSITY FOR LEGISLATION AND CHANGE TO EXISTING LAW

Pursuant to section 603(D)(b) of the City Charter “any transfer of budgeted funds that affects any salary rate or salary total” requires the approval of the Common Council.

FISCAL IMPACT(S)

This change will be made budget neutral by reducing the salary of the existing Permit Technician position by \$4,181: from \$43,181 to \$39,000.

Council Members Flynn, Anane, Balarin, Conti, Doesschate, Fahey, Farrell, Frederick, Hoey, Igoe, Johnson, Kimbrough, Love, O'Brien, Robinson with the support of Council President Ellis introduced the following:

RESOLUTION NUMBER 35.41.21R

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ALBANY CONDEMNING ALL FORMS OF ANTI-ASIAN RACISM

WHEREAS, 23 million Asian Americans and Pacific Islanders account for 7 percent of the population in the United States and account for nearly 7 percent of the population in the City of Albany; and

WHEREAS, over 2 million Asian Americans and Pacific Islanders are working on the front lines of the COVID-19 pandemic in health care, law enforcement, first responders, transportation, supermarkets, and other service industries; and

WHEREAS, the use of anti-Asian terminology and rhetoric related to COVID-19, such as the “Chinese Virus,” “Wuhan Virus,” and “Kung-flu” have perpetuated anti-Asian stigma; and

WHEREAS, the use of anti-Asian rhetoric has resulted in Asian Americans being harassed, assaulted, and scapegoated for the COVID-19 pandemic; and

WHEREAS, since January 2020, there has been a dramatic increase in reports of hate crimes and incidents against those of Asian descent; and

WHEREAS, according to a recent report, there are nearly 3,000 reported cases of anti-Asian discrimination related to COVID-19 between March 19, 2020, and December 31, 2020; and

WHEREAS, fear in our Asian communities has mounted since the murder of eight people, including six Asian American women in Georgia; and

WHEREAS, President Biden issued an Executive Memorandum on his 6th day in office committing the Federal government to condemn and combat racism, xenophobia, and intolerance against Asian Americans and Pacific Islanders in the United States; and

WHEREAS, #StopAsianHate

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Albany condemns and denounces all forms of anti-Asian racism, including those relating to COVID-19; and

BE IT FURTHER RESOLVED, that the Common Council recognizes that the health and safety of all residents, no matter their background, must be the utmost priority; and

BE IT FURTHER RESOLVED, that the Common Council condemns all manifestations and expressions of racism, xenophobia, discrimination, anti-Asian sentiment, scapegoating, and

ethnic or religious intolerance and recommits the City of Albany to serve as a leader in building a more inclusive diverse and tolerant city.

To: Danielle Gillespie, City Clerk

From: John-Raphael Pichardo, Esq., Research Counsel

Re: Common Council Legislation
Supporting Memorandum

Date: March 24, 2021

Sponsor(s) Council Members Flynn, Anane, Balarin, Conti, Doesschate, Fahey, Farrell, Frederick, Hoey, Igoe, Johnson, Kimbrough, Love, O'Brien, Robinson with the support of Council President Ellis

RESOLUTION NUMBER 35.41.21R

TITLE

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF ALBANY
CONDEMNING ALL FORMS OF ANTI-ASIAN RACISM

GENERAL PURPOSE OF LEGISLATION

Condemning all forms of anti-Asian racism.

FISCAL IMPACT(S)

None.

City of Beacon City Council Agenda
09/27/2021

Title:

Proposed Hire of Motor Equipment Operator

ATTACHMENTS

Memorandum from the Superintendent of Streets Regarding a Proposed Motor Equipment Operator

Proposed Motor Equipment Operator Resume

Memorandum

Highway Department



To: Chris White
Gina Basile

From: Michael Manzi

Re: Motor Equipment Operator Position

Date: September 21, 2021

Please be advised that on September 13, 2021, interviews were conducted to fill the vacant Motor Equipment Operator (MEO) position in the Highway Department. The interviews were conducted by Dave Way, Gina Basile, and myself. Based on the interviews, it was our determination to move forward with the hiring of the following individual to fill the position pending approval of the City Council:

Andi Driza

Thank you,
Mike Manzi

Andi Driza



PROFESSIONAL EXPERIENCE

NYS Department of Transportation **Poughkeepsie, NY**
Highway Maintenance Worker October 2019-Current

- Perform physical maintenance work and operate heavy equipment such as a dump truck with a snow plow
- Perform maintenance activities such as mounting and dismounting plows and wings. During the warmer season, maintains roads such as filling pot holes, chipping brush, mowing, etc.
- Perform road patrol such as picking up animals off the roadways.

Nestle Water North America Co. **Newburgh, New York**
Route Sales Representative June 2014-March 2019

- Efficiently servicing all routed customers in a safe, productive, and timely manner while achieving and exceeding daily and weekly quotas
- Maintaining effective communication between customer and corporation to ensure customer satisfaction and loyalty
- Sells and delivers pre-ordered and additional products to 60-70 customers daily including commercial, retail, and residential customers

Franky's Village Market & Deli **Marlboro, New York**
Assistant Manager January 2008 – June 2014

- Bookkeeping duties includes managing accounts payables and receivables, maintaining cash register accuracy throughout the shifts
- Oversees front and back of house operations including inventory ordering and checks
- Guide, direct, train, assist, and encourage employees making certain they perform at their highest levels
- Works efficiently and effectively in a fast paced work environment handling customers, sales, and inventory

Marlboro School District **Marlboro, New York**
Maintenance and Grounds (Seasonal) June 2013 – September 2013

- Executed daily operations of ground maintenance
- Maintained and organized ground for five separate schools
- Safely operated and maintained power equipment and machinery

LEADERSHIP & VOLUNTEER EXPERIENCE

NYS Certified Volunteer Firefighter **Middle Hope Fire Department**
September 2011 – February 2017

- Supervised, mentored, and trained new hires
- Organize fundraisers to support the department
- Worked and excelled in highly stressful environments

QUALIFICATIONS & SKILLS

NYS CDL Class-B License- with airbrake endorsement and tanker endorsement
Foreign Languages: Bilingual Fluent in English and Albanian

EDUCATION

Marlboro High School **Marlboro, New York**
Regents Diploma
Accomplished June 2011

(References available upon request)

City of Beacon City Council Agenda
09/27/2021

Title:

Proposed Amendment of the Official Map to Remove, Abandon and Discontinue the Unimproved Paper Streets Known as Morse Street, Ryans Avenue and Be Vier Avenue

ATTACHMENTS

[Memorandum from the City Attorney's Office Regarding Proposed Abandonment of Paper Streets](#)

[Memorandum from the Planning Board Regarding Paper Streets](#)

[Paper Street EAF Part 1](#)

[Letter to Residents of Property Abutting Paper Streets Proposed for Abandonment](#)

MEMORANDUM

TO: Mayor Kyriacou and Members of the
City Council of the City of Beacon

FROM: Keane & Beane, P.C.

RE: Abandoning Paper Streets in the Groveville Park Area

DATE: April 23, 2021

The Official Map of the City of Beacon contains several undeveloped paper streets identified as Ryans Avenue, BeVier Avenue, Morse Street and Levy Street. A paper street is a street established on a filed subdivision map and is included on the Official Map of the City of Beacon, but which was never subsequently developed or used as a public way. An excerpt of the Official Map identifying these paper streets is attached hereto as Exhibit "A." These streets are also identified on the Dutchess County GIS map attached hereto as Exhibit "B." These papers streets were originally identified on the "Map of Groveville Park," filed with the Dutchess County Clerk on December 12, 1910. The "Map of Groveville Park" is attached as Exhibit "C." The paper streets discussed herein are highlighted. Over the years, portions of these paper streets appear to have been abandoned in parts.

The City Council may abandon the undeveloped paper street if it finds that the unimproved right-of-way is not essential for future transportation purposes or any other public purpose and does not provide the only means of access to an abutting parcel of land.

The City's Department Heads and consultants, including Ed Balicki, Michael Manzi, John Russo, Mark Price, John Clarke, and Gary Van Voorhis, reviewed the paper streets and have determined that the City has no current or future need for Ryans Avenue, BeVier Avenue and a portion of Morse Street.¹ Therefore, our office believes de-mapping the Ryans Avenue, BeView Avenue and a portion of Morse Street is in the best interest of the City.

¹ There is a catch basin and some piping that conveys collected stormwater down Levy Street through a drainage swale. Therefore, we do not recommend abandoning Levy Street. In addition, there is water and sewer located in a portion of Morse Street. Therefore, we do not recommend abandoning the portion of Morse Street located at the end of Wesley Street due to the location of the utilities and to allow for an area to dump snow when plowing Wesley Avenue.

PROCEDURE TO ABANDON PAPER STREETS

In order to formally remove the identified paper streets from the Official Map of the City of Beacon, the City must conduct a public hearing pursuant to General City Law § 29, with notice published in the paper at least five days in advance. The City must send notice of the public hearing via registered mail, return receipt requested, to all property owners abutting the paper street to be abandoned. The City will refer the application to abandon the identified paper streets to the Planning Board for review and comment. If the City Planning Board does not render its report to the City Council within 30 days of the referral, the City Council may proceed with its decision without a report from the Planning Board.

The removal of a street from the Official Map is an Unlisted Action for purposes of SEQRA review. Prior to taking final action, the City Council will need to determine whether removing the paper streets in the old Groveville Park area from the Official Map will cause any significant adverse environmental impact.

By removing the streets from the Official Map and declaring the streets abandoned title to the centerline of the street will pass to the property owner(s) on either side of the abandoned paper street. The City should be aware some property owners are using portions of the paper streets beyond the portion such property owner would obtain ownership to. Such use will need to be resolved between neighbors; the City is not responsible for resolving any disputes that may arise.

EXHIBIT A

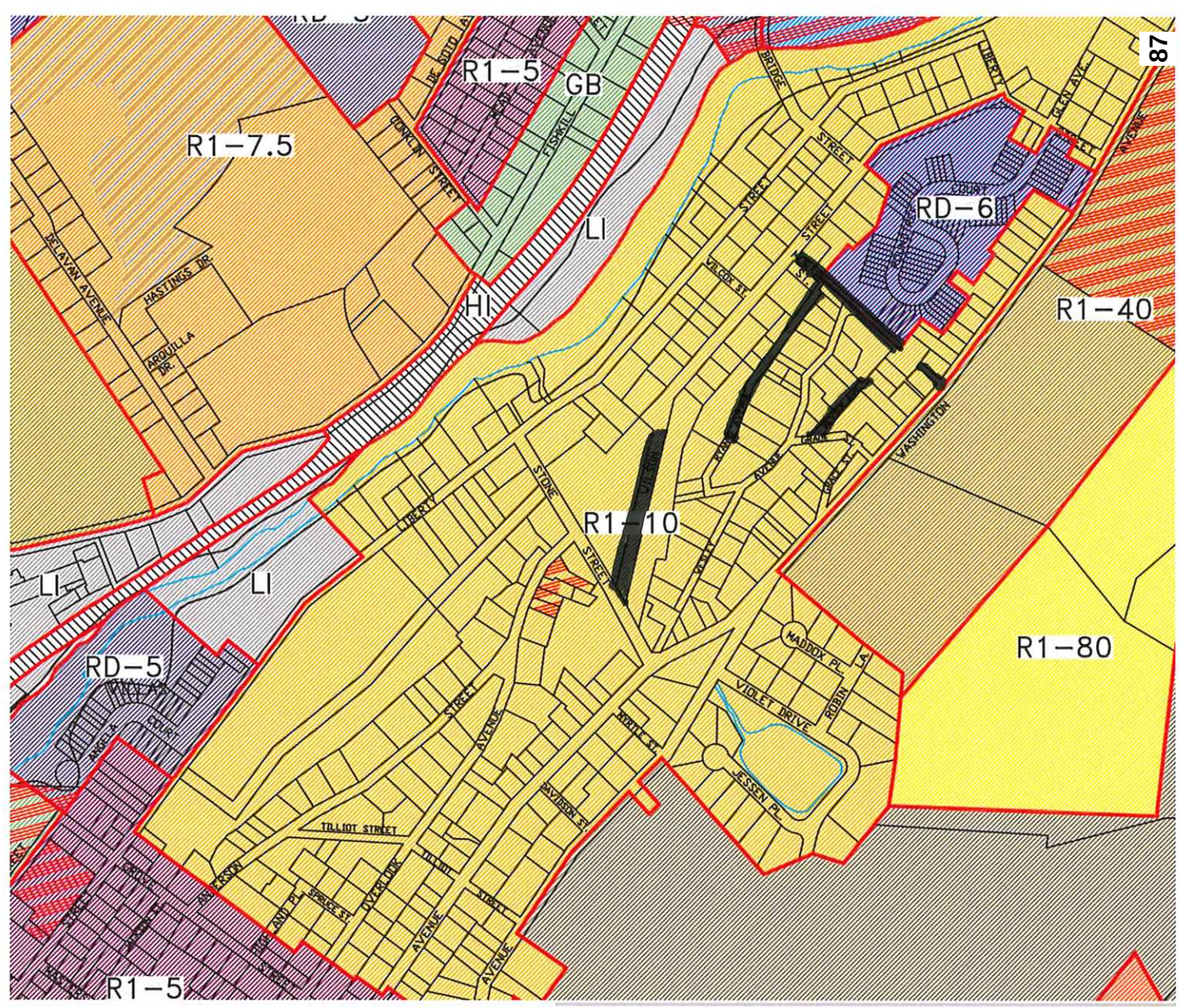
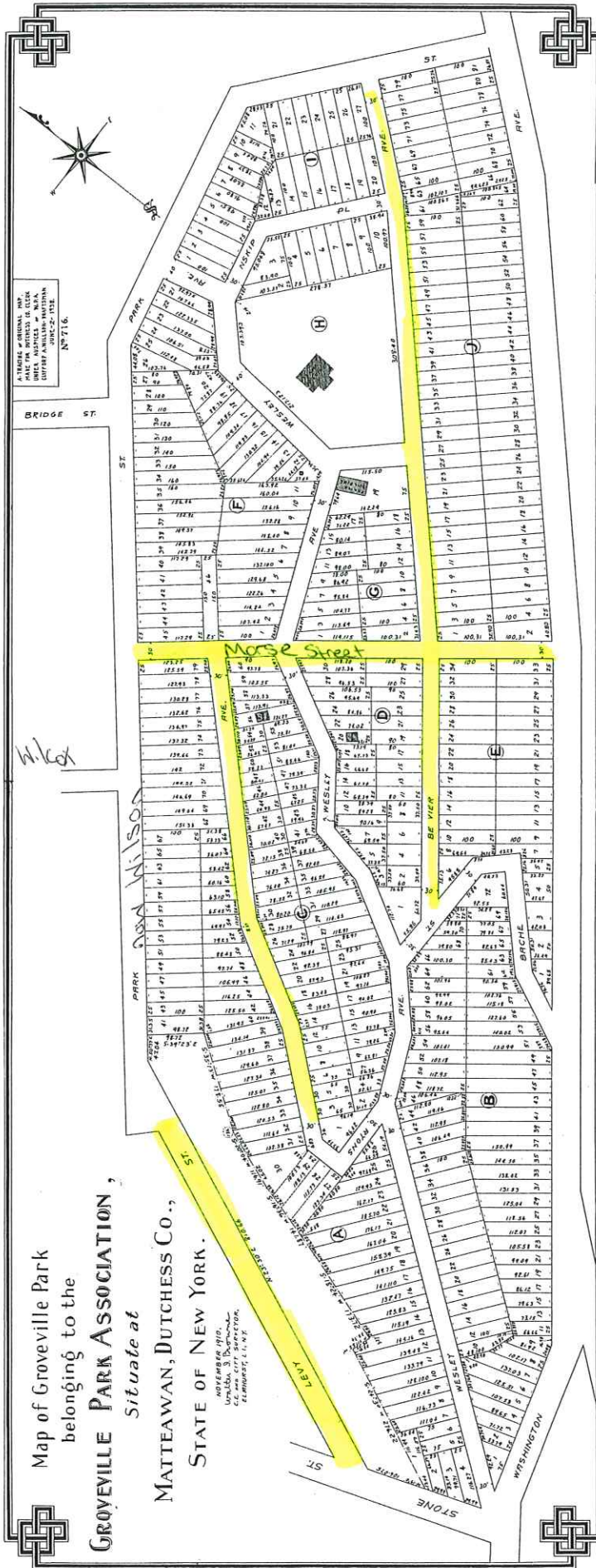


EXHIBIT B



EXHIBIT C





Memorandum

Planning Board

TO: Mayor Lee Kyriacou and City Council Members

FROM: Planning Board Chairman Gunn and Planning Board Members

RE: City Council Request to Abandon Certain Paper Streets

DATE: September 15, 2021

At the September 14, 2021 Planning Board meeting, members reviewed and discussed the City Council's proposal to remove, abandon and discontinue portions of unimproved paper streets known as Morse Street, Ryans Avenue, and BeVier Avenue. A comprehensive review of the streets took place with City Attorney Drew Gamils who explained the process in detail. After giving careful consideration to the proposal Board members unanimously agreed that the identified unimproved streets were not essential for future City needs and supported the Council's proposed action to abandon the paper streets known as Morse Street, Ryans Avenue, and BeVier Avenue identified on City maps.

Should you have any questions or require additional information, please feel free to contact me.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

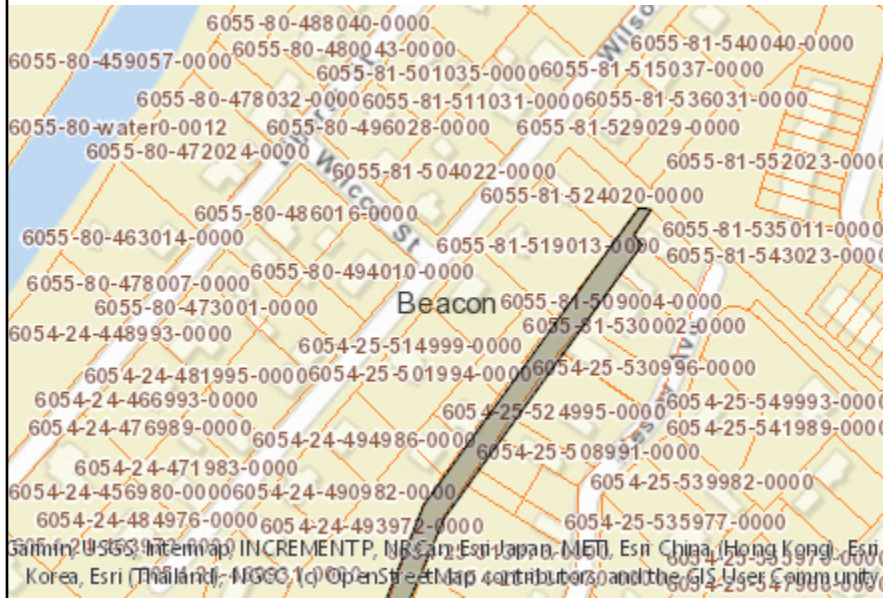
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Amending the City's Official Map to Remove, Abandon and Discontinue Portions of Morse St, Ryans Ave, and Be Vier Ave (Unimproved Paper Streets)			
Project Location (describe, and attach a location map):			
Project involves portions of Morse Street, Ryans Avenue and Be Vier Avenue located within the City of Beacon.			
Brief Description of Proposed Action:			
The City Council desires to amend the Official Map of the City of Beacon pursuant to New York State General City Law § 29 to remove, abandon and discontinue portions of the paper streets known as Morse Street, Ryans Avenue, and Be Vier Avenue, shown on the Official Map of the City of Beacon, but which streets were never developed or used as a public way. The portions of paper streets to be abandoned are highlighted on the attached maps. The City's Department Heads and consultants, including Ed Balicki, Michael Manzi, John Russo, Mark Price, John Clarke, and Gary Van Voorhis, reviewed the paper streets and determined that the City has no current or future need for the identified as Ryans Avenue, Be Vier Avenue or Morse Street. The City Council finds that the identified unimproved paper streets are not essential for future transportation purposes or any other public purpose and does not provide the only means of access to an abutting parcel of land.			
Name of Applicant or Sponsor:		Telephone: 845-838-5000	
City of Beacon City Council		E-Mail: Cwhite@beaconny.gov	
Address:			
1 Municipal Plaza			
City/PO:		State:	Zip Code:
Beacon		NY	10977
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			☒
			☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			☒
			☐
3. a. Total acreage of the site of the proposed action?		± 1.0 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		± 1.0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ The proposed action does not involve any construction of any structure requiring a connection to an existing public/private water supply.	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ The proposed action does not involve any construction of any structure requiring a connection to existing wastewater utilities.	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☒	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

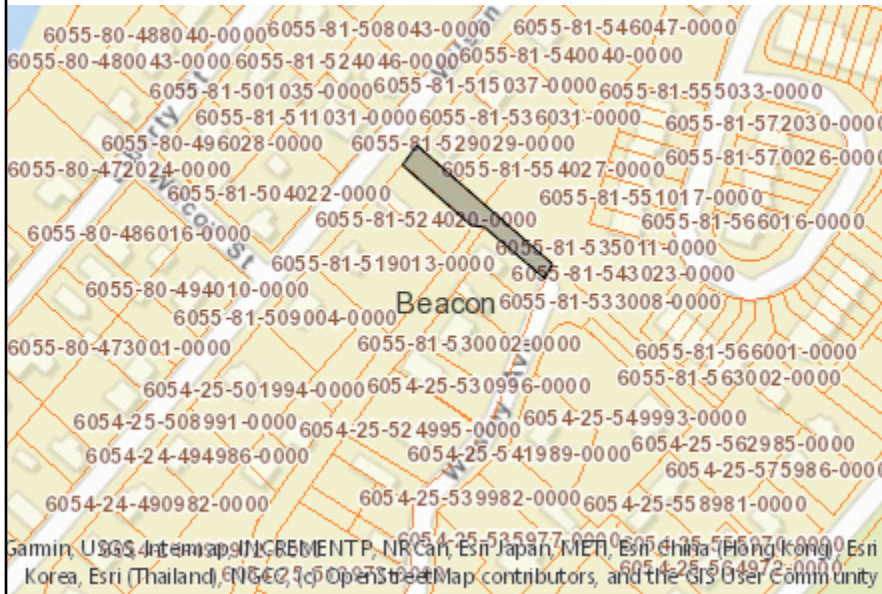
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>City of Beacon City Council</u> Date: <u>August 11, 2021</u> Signature: <u><i>Drew Jamila</i></u> Title: <u>City Attorney</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



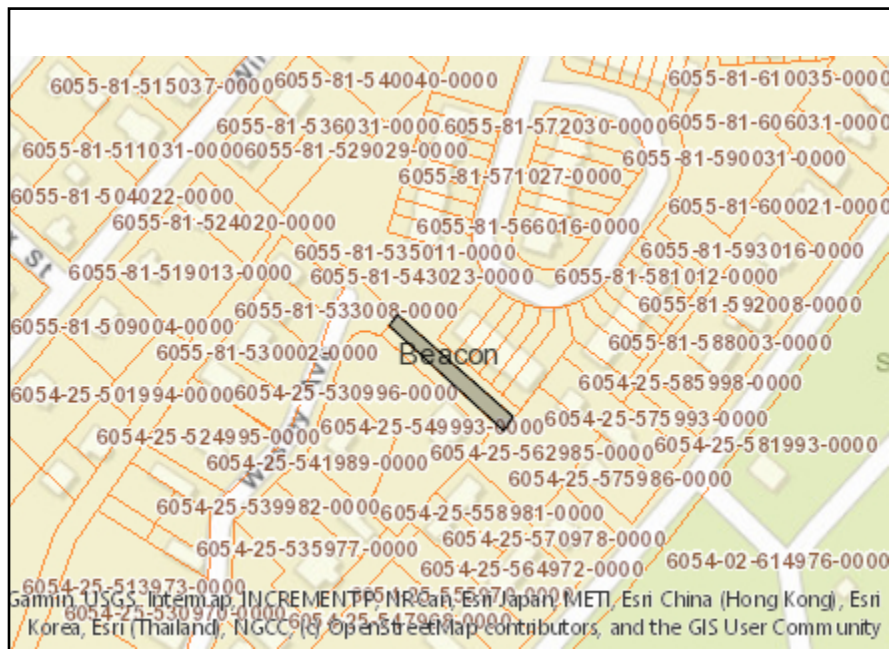
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



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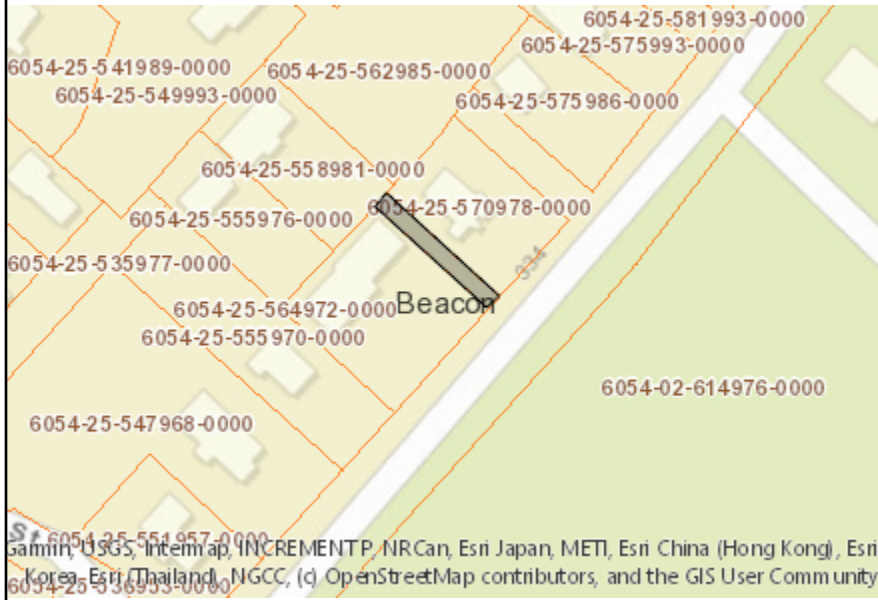
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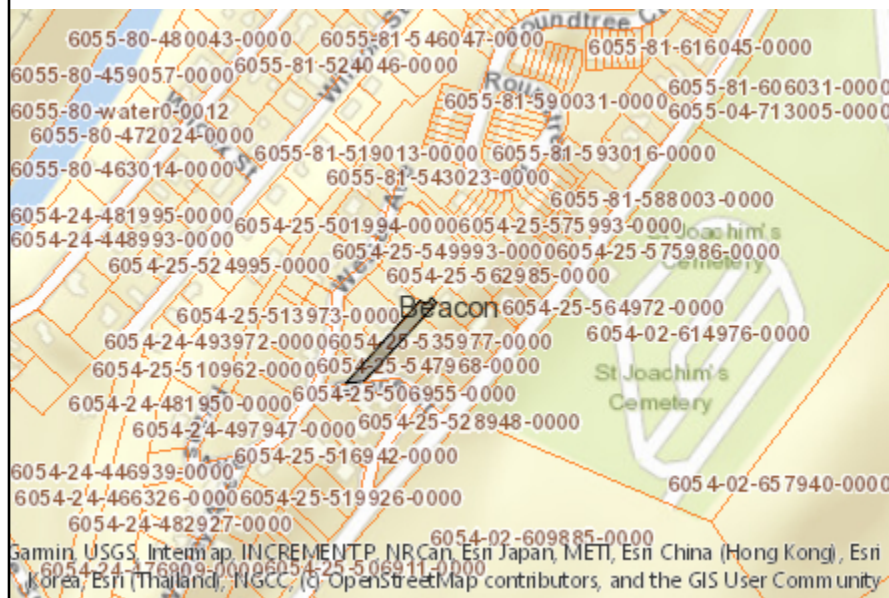
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Dutchess County
New York

Parcel Lines

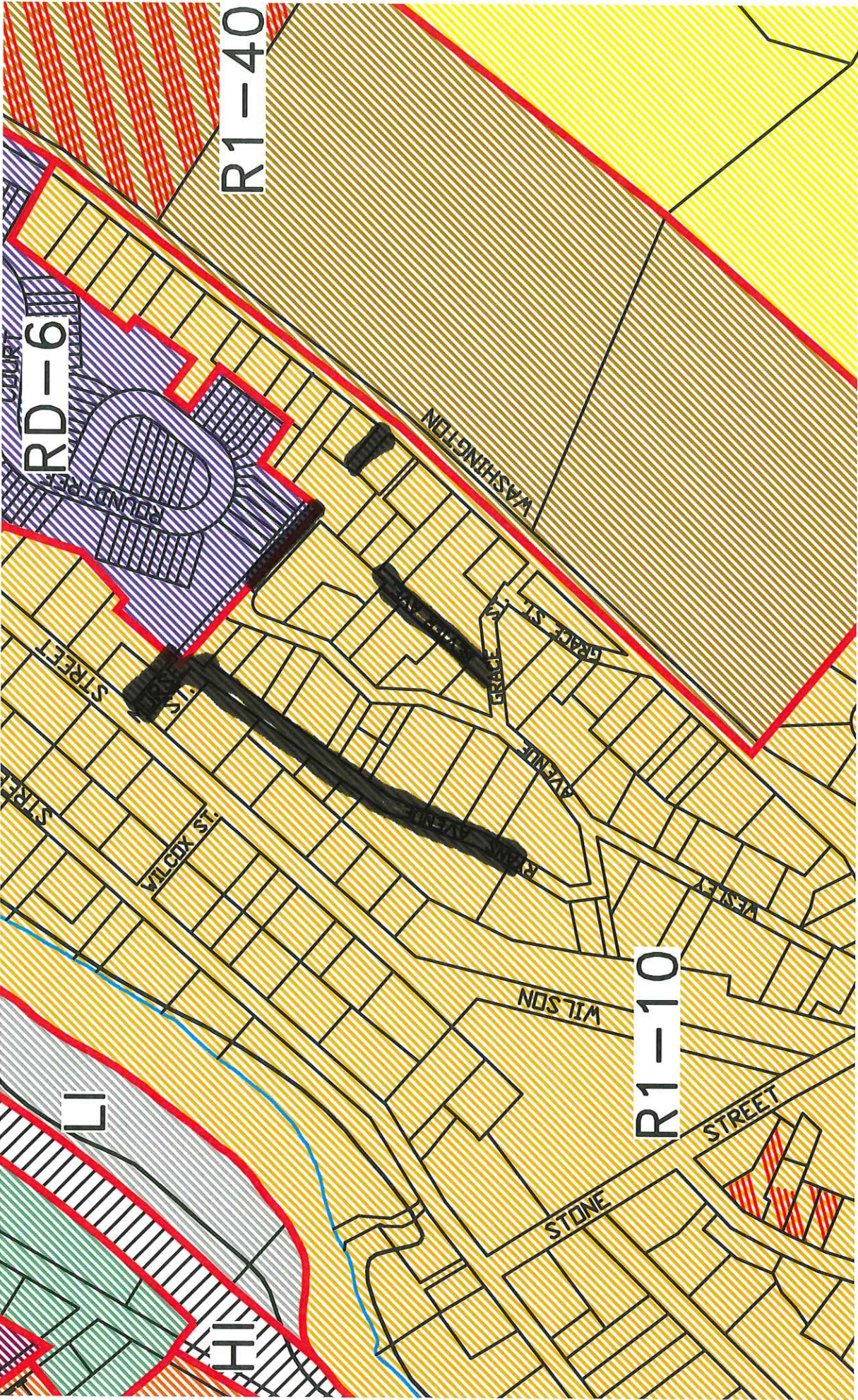
Dutchess County, NY

Printed by:
ParcelAccess



ParcelAccess
Internet
6/25/2021

City of Beacon
Zoning Map Clip





CITY OF BEACON New York

Christopher White
City Administrator

OFFICE OF CITY ADMINISTRATOR

845-838-5000

June 24, 2021

Name
Address
Beacon, NY 12508

RE: Abandonment of Paper Streets Abutting Your Property

Dear Property Owner:

The Official Map of the City of Beacon contains several undeveloped paper streets identified as Ryans Avenue, BeVier Avenue, and Morse Street, and we have identified your property as an abutting property to one of these streets, which are highlighted in the attached documents. The City of Beacon is proposing to abandon these paper streets. The City Council will conduct a public hearing on this matter on September 20, 2021 at or near 7:00 p.m. in City Hall, at which time all those wishing to comment on this matter will be given such opportunity.

A “paper street” is a street which was established on a filed subdivision map and is included on the Official Map of the City of Beacon but was never actually constructed or used as a street. The City performed a needs assessment concerning the paper streets and determined that the City has no current or future need for the portion of the paper streets to be abandoned. There are no easements or utilities located within the paper streets, and the streets do not provide the sole means of access to any abutting parcel of land. Therefore, the City believes abandoning and removing these paper streets from the Office Map is in the best interest of the City.

Once a paper street is abandoned, the land will revert back to the adjoining property owners, and you may be entitled to a portion of the abandoned paper street. Title to the centerline of the street passes to the property owner(s) on either side of the abandoned paper street. All property owners should consult with a real estate attorney and/or title company to discuss any concerns pertaining to existing encroachments, title concerns and deed amendments.

Sincerely,

Christopher White
City Administrator

City of Beacon City Council Agenda
09/27/2021

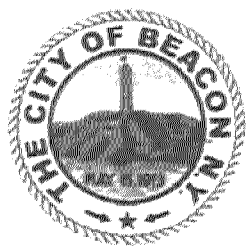
Title:

Proposed Appointment of Montos Vakirtzis to the Zoning Board of Appeals

ATTACHMENTS

[Zoning Board of Appeals Application from Montos Vakirtzis](#)

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name	Montos Vakirtzis
Address	Beacon, NY 12508
Phone Number	
Alternate Phone	
Email Address	
Committee You are Interested In	☐ Board of Assessment Review ☒ Board of Ethics ☐ Conservation Advisory Committee ☐ Emergency Management Committee ☐ Human Relations Commission ☒ Planning Board ☐ Recreation Committee ☐ Traffic Safety Committee ☒ Zoning Board of Appeals ☐ Any of the above ☐ Other
Available number of Hours per week (for Committee work)	2-4 hrs per week
Occupation	Senior Director, IT
Employer	Xylem, Inc.
Work Address	Rye Brook, NY
Work Phone	

Education

- ☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☐ Bachelor's Degree
☒ Master's Degree
☐ Doctorate Degree

Interest & Skills

Areas of Expertise
(business & civic)

* 32-yr Information Technology professional.
* ZBA committee member (2002-2016).

Reference

Reference Name

Joe Galbo

Address

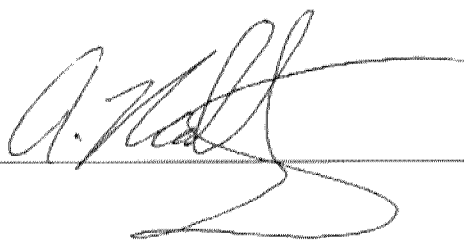
Phone

Email Address

Relationship

Friend

Applicant Signature:



Date: Sep. 6, 2019

City of Beacon City Council Agenda
09/27/2021

Title:

Proposed Resolution to Certify Base Percentages and Proportions for the 2021 Assessment Roll
Pursuant to Article 19 of the Real Property Tax Law

ATTACHMENTS

[Proposed Resolution to Certify Base Percentages and Proportions for the 2021 Assessment Roll
Pursuant to Article 19 of the Real Property Tax Law.docx](#)

[2021 Adjusted Base Proportions](#)



CITY OF BEACON

CITY COUNCIL

RESOLUTION NO. _____ OF 2021

**RESOLUTION TO CERTIFY BASE PERCENTAGES AND PROPORTIONS
FOR THE 2021 ASSESSMENT ROLL PURSUANT TO ARTICLE 19
OF THE REAL PROPERTY TAX LAW**

BE IT RESOLVED; that pursuant to Article 19 of the Real Property Tax Law, the City Council hereby approves and certifies the “Base Percentages, Current Percentages and Current Base Proportions” as set forth in the attached certification form (RP-6701) entitled “Certificate of Base Percentages, Current Percentages and Current Base Proportions Pursuant to Article 19, RPTL” for the levy of taxes on the 2021 City of Beacon assessment roll; and

BE IT FURTHER RESOLVED; that pursuant to Article 19 of the Real Property Tax Law, the City Council hereby approves and certifies the “Adjusted Base Proportions” as set forth in the attached certification form (RP-6703) entitled “Certificate of Adjusted Base Proportions Pursuant to Article 19, RPTL” for the levy of taxes on the 2021 City of Beacon assessment roll; and

BE IT FURTHER RESOLVED, that pursuant to Article 19 of the Real Property Tax Law, the City Council hereby adopts and establishes the Adjusted Base Proportions for the 2021 City of Beacon Assessment Roll as 69.10766% for Homestead parcels and 30.89234% for Non-homestead parcels, which are to be used for real property tax purposes; and

BE IT FURTHER RESOLVED, that the City Council hereby authorizes and directs the City Clerk to sign the attached certification forms (Form RP-6701 and Form RP-6703) and deliver same to the New York State Department of Taxation and Finance, Office of Real Property Tax Services.

Resolution No. ____ of 2021			Date: <u>September 20, 2021</u>				
☐ Amendments ☐ Not on roll call.			☐ On roll call			☐ 2/3 Required ☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

* RP-6701	NEW YORK STATE OFFICE OF REAL PROPERTY SERVICES 16 SHERIDAN AVENUE, ALBANY, NY 12210-2714					09/09/21	
CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE LEVY OF TAXES ON TH 2021 ASSESSMENT ROLL							
* Approved Assessing Unit		City of Beacon, 130200			CERTIFICATION		
* Name of Portion		City of Beacon, 130200					

DETERMINATION OF BASE PERCENTAGES							
Section I							
	(A)	(B)	(C)	(D)			
	1991	1995	Estimated	Base			
	Taxable	Class	Market	Percentages			
	Assessed Value	Equalization Rate	Value				
Class			A/(B/100)	(C/sum of C)			
Homestead	217,426,298	53.72	404,739,944	76.7080			
Nonhomestead	59,052,189	48.05	122,897,376	23.2920			
Total	276,478,487		527,637,320	100.0000			

DETERMINATION OF CURRENT PERCENTAGES							
Section II							
	(E)	(F)	(G)	(H)			
	2020	2020	Estimated	Current			
	Taxable	Class	Market	Percentages			
	Assessed Value	Equalization Rate	Value				
Class	including		E/(F/100)	(G/sum of G)			
	Special Franchise						
Homestead	1,049,204,857	98.00	1,070,617,201	76.97644	* I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ * base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.		
Nonhomestead	313,815,987	98.00	320,220,395	23.02356			
Total	1,363,020,844		1,390,837,596	100.00000			

DETERMINATION OF CURRENT BASE PROPORTIONS							
Section III							
	(I)	(J)	(K)	(L)	(M)	(N)	(O)
	Local Base	Updated	Prospective	Adjusted	% difference	Maximum	Current
	Proportion	Local Base	Current Base	Base Proportion	between prior	Current	Base Proportions
	for the	Proportion	Proportion	used for	Adjusted	Base Proportion	
	1992		Part (J)	Prior Tax Levy	Base Proportion		
	Assessment Roll		Prorated		and Prospective		
			to 100.00		Current		
					Base Proportion		
Class		I*(H/D)	(J/sum of J)		((K/L)-1*100)	(L*1.05)	
Homestead	68.89	69.13109	69.21239	69.31708	-0.15	69.21239	
Nonhomestead	31.11	30.75144	30.78761	30.68292	0.34	30.78761	
Total	100.00	99.88253	100.00000	100.00000		100.00000	

Ratio CBPH to CPH 0.899137376							

* I, the clerk of the legislative body of the approved
 assessing unit identified above, hereby certify
 that the legislative body determined on _____
 * base percentages, current percentages, and
 current base proportions as set forth herein for the
 assessment roll and portion as identified above.

signature

title

date

City of Beacon City Council Agenda
09/27/2021

Title:

Contract Negotiations

ATTACHMENTS