



**CITY OF BEACON, NEW YORK
ONE MUNICIPAL PLAZA
BEACON, NY 12508**

Mayor Randy Casale
Councilmember Lee Kyriacou, At Large
Councilmember George Mansfield, At Large
Councilmember Terry Nelson, Ward 1
Councilmember John E. Rembert, Ward 2
Councilmember Jodi M. McCrede, Ward 3
Councilmember Amber J. Grant, Ward 4
City Administrator Anthony Ruggiero

**City Council Workshop Agenda
March 25, 2019
7:00 PM**

Workshop Agenda Items:

1. Accessory Apartment Law
2. Certificate of Occupancy (CO) - Update CO
3. Miller Parcel on Tioronda Avenue
4. Recruitment and Retention Coordinator
5. Farmers Market Lease Renewal
6. Rent Stabilization

Executive Session:

1. Real Estate
2. Contract Negotiations
3. Contract Negotiations
4. Advice of Counsel

City of Beacon Workshop Agenda
3/25/2019

Title:

Accessory Apartment Law

Subject:

Background:

ATTACHMENTS:

Description	Type
Amendments to the City of Beacon Code Regarding Accessory Apartments	Backup Material

§ 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 also be 300 square feet, and the maximum shall be 600 square feet, except that the City Council 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.

- 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 two off-street parking spaces shall be provided for each accessory apartment in addition to the off-street parking required for other uses existing on the lot.
- 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. 9-1996¹]**

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."

City of Beacon Workshop Agenda
3/25/2019

Title:

Certificate of Occupancy (CO) - Update CO

Subject:

Background:

ATTACHMENTS:

Description

Certificate of Occupancy Peekskill Legislation

Type

Backup Material

§ 575-50. Certificate of occupancy. [Amended 7-8-1991; 3-13-2000; 3-14-2005 by L.L. No. 4-2005; 3-28-2005 by L.L. No. 11-2005; 8-21-2006 by L.L. No. 5-2006; 7-23-2012 by L.L. No. 8-2012]

- A. The following shall be unlawful until a certificate of occupancy shall have been applied for and issued by the Director:
- (1) Occupancy and use of a building hereafter erected, structurally altered or moved, or any change in the use of an existing building.
 - (2) Occupancy, use or any change in the use of any land.
 - (3) Occupancy or use after sale or transfer of any improved real property, including an individual condominium unit and an individual cooperative unit which, for the purposes of this section, shall be considered a piece of improved real property. Upon sale or transfer of any such real property, an updated certificate of occupancy, issued no earlier than 60 days before closing, shall be required before the premises or unit may be used or occupied. It shall be the obligation of the seller to apply for and obtain the updated certificate of occupancy unless the parties agree otherwise in their contract of sale.
- B. No certificate of occupancy shall be issued for any use of a building or land allowed by special permit of the Common Council or Planning Commission as specified in Article XI of this chapter unless and until such special permit has been duly issued by said body. Every certificate of occupancy for a use for which a special permit has been granted shall contain a detailed statement of such special permit or variance and of any conditions to which the same is subject.
- C. Application for a certificate of occupancy for a new building or for an existing building which has been altered shall be made on forms provided by the Director after the erection or alteration of such building or part thereof has been completed in conformity with the provisions of this chapter or of any variance granted by the Zoning Board of Appeals or special permit issued by the Common Council or Planning Commission. Such certificate shall be issued within 10 days after receipt of said application, but only if all requirements of this chapter and of all other applicable ordinances or codes in effect are complied with. Pending the issuance of such a certificate, a temporary certificate of occupancy may be issued by the Director for a period of not to exceed 90 days during the completion of any alterations that are

required under the provision of any law or ordinance or for a part of a partially completed building. Such temporary certificate shall not be construed as in any way altering the respective rights, duties or obligations of the owner or of the City respective to the use or occupancy of the land or building or any other matter covered by this chapter, and such temporary certificate shall not be issued except under such restrictions and provisions as will adequately assure the safety of the occupants of the building and of adjacent buildings and land.

- D. If the proposed use is in conformity with the provisions of this chapter and of all other applicable laws and ordinances, a certificate of occupancy for the use of vacant land or for a change of use shall be issued by the Director within 10 days after receipt of a written application therefor.
- E. Fees. See the Consolidated Fee Schedule maintained in the office of the City Clerk. **[Amended 9-25-2017 by L.L. No. 2-2017; 12-26-2017 by L.L. No. 4-2017]**
- F. Every certificate of occupancy shall state that the building or the proposed use of a building or land complies with all provisions of law of this chapter, of all other applicable codes or ordinances of the City and, if applicable, with all provisions of any variance granted by the Zoning Board of Appeals and/or special permit granted by the Common Council or Planning Commission.
- G. Upon written request by the owner and upon payment of a fee as designated in the City fee schedule, the Director shall, after inspection, issue a certificate of occupancy for any building or use thereof or of land existing at the time of adoption of this chapter or of any applicable amendment thereof, certifying such use, including, if applicable, the number of employees, and whether or not the same and the building conform to the provisions of this chapter.
- H. A record of all certificates of occupancy shall be kept in the office of the Director of City Services, and copies shall be furnished on request to any agency of the City or to any person having a legal interest in the premises upon payment of the required fee.
- I. The owner of the property shall be strictly liable for violations of this § 575-50 regardless of whether the owner has received actual or constructive notice of the violations.

City of Beacon Workshop Agenda
3/25/2019

Title:

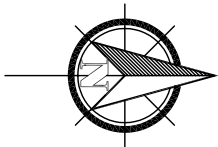
Miller Parcel on Tioronda Avenue

Subject:

Background:

ATTACHMENTS:

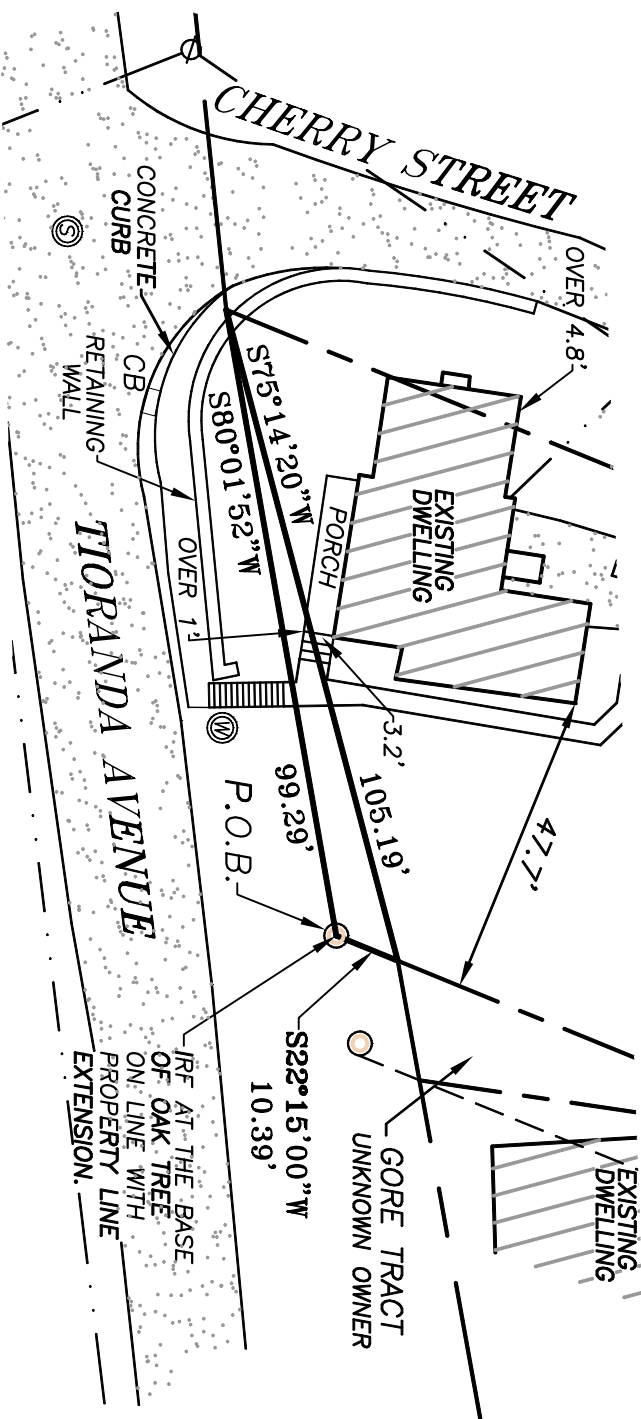
Description	Type
Land Survey Regarding Miller Parcel	Map
Metes and Bounds Description	Backup Material
Memorandum from Keane and Beane Regarding 351 Tioronda Avenue	Cover Memo/Letter



LAND AREA
436.03 SF +/-

LEGEND

- IRF/IPF IRON PIPE/ROD FOUND
- UTILITY LINE AND POLE
- ADJOINING PROPERTY LINE
- WATER VALVE
- SEWER MANHOLE
- CATCH BASIN
- CB



STEVEN J. GREEN PLS

LICENSE NO. 050565
P.O. BOX 534, GOSHEN, NY 10924
(845) 978-1672



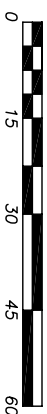
STEVEN J. GREEN PLS. LICENSE 050565

DATE
2/3/2019

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

GRAPHIC SCALE

SCALE: 1" = 30'



ROAD RELEASE PARCEL
FOR

SUSAN CARBONARO & DAVID T. MILLER
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PROJECT TITLE

SCALE

1" = 30'

PROJECT
road parcel

CAD REFERENCE
J17-069A

PARCEL ID

DATE:

1/31/2019

DWG. NO

1 of 1

Steven J Green PLS

P.O. Box 534

Goshen, NY 10924

Cell 845-978-1672

sjgreensurveyor@yahoo.com

February 3, 2019

Description
For Release Parcel form
City of Beacon
to
Carbonero & Miller
Tioranda Avenue

All that certain piece or parcel of land being in the City of Beacon, Dutchess County, New York and being described as follows.

BEGINNING at an iron rod on the northerly line of Tioranda Avenue and running thence through Tioranda Avenue south 80 degrees 01 minutes 52 seconds west 99.29 feet to a point of intersection with lands N/F Carbonero & Miller (ID 871316) said point also being the northerly line of said Tioranda Avenue thence along the current northerly line of Tioranda Avenue north 75 degrees 14 minutes 20 seconds east 105.19 feet to a point of intersection with lands N/F Way (ID 880316) thence through said Tioranda Avenue south 22 degrees 15 minutes 00 seconds west 10.39 feet to the place and point of beginning.

Containing 436.03 SF of land more or less as surveyed by Steven J. Green PLS February 2019.

■ **Main Office**
445 Hamilton Avenue
White Plains, NY 10601
Phone 914.946.4777
Fax 914.946.6868

■ **Mid-Hudson Office**
200 Westage Business Center
Fishkill, NY 12524
Phone 845.896.0120

■ **New York City Office**
505 Park Avenue
New York, NY 10022
Phone 646.794.5747

MEMORANDUM

TO: Beacon City Council
FROM: Nicholas M. Ward-Willis
RE: 351 Tioronda Avenue
DATE: March 20, 2019

During preparation to sell the real property located at 351 Tioronda Avenue, it was noted from a recent survey of the property that certain improvements encroached upon the City's right of way adjacent to Tioronda Avenue. As you will see from the attached survey, the encroachments include a retaining wall, steps, a walkway and a minor portion of the front porch. It is my understanding this house has existed for many decades and this is not a recent encroachment. The total area of the encroachment is approximately 436 square feet of land.

To resolve this encroachment, the property owners have requested to purchase the property from the City of Beacon and then merge it into their existing parcel. We have conferred with the Highway Superintendent and Water and Sewer Superintendent and they have no objection to the conveyance. Kathy Martin has valued the small strip of land to be conveyed at a value of \$500.00. This matter is on for discussion on Monday night's agenda. Please let me know in advance if you have any questions so we can discuss that evening.

ecc: Anthony Ruggiero
Michael Manzi
Ed Balicki
Kathy Martin
Dave Buckley

City of Beacon Workshop Agenda
3/25/2019

Title:

Recruitment and Retention Coordinator

Subject:

Background:

ATTACHMENTS:

Description	Type
Recruitment and Retention Coordinator Agreement	Agreement
Recruitment and Retention Coordinator Resume	Backup Material



FIRE DEPARTMENT
13 South Avenue
Beacon, New York 12508

Recruitment and Retention Coordinator Agreement

Purpose: To develop, implement, maintain, and evaluate a comprehensive recruitment and retention program to attract, train, and retain qualified volunteers.

“The Volunteer Recruitment and Retention Coordinator”, who will work part-time up to (20 hours per week), will have a goal of recruiting and retaining nine qualified volunteers within two years. The Recruitment and Retention Coordinator will work closely with the Fire Chief. The coordinator work schedule will include work days, weekends, evenings, as scheduled with the Fire Chief. The Coordinator will conduct outreach to church groups, civic organizations, city employees, as well as host open houses and establish recruitment tables at special events at local colleges, Beacon High School, fire prevention events, parades, etc. The Coordinator will develop and deploy a LED electronic sign at the main fire station dedicated to recruitment and retention; recruitment video and brochure; radio, cable TV, and newspaper advertising; direct mailings; posters; BFD website and social media. The Coordinator will target marketing toward high school and college students, including women, veterans, and minority groups. The Coordinator will coordinate incentives for these new recruits, including tuition assistance and stipends for books and lab fees; turnout gear and SCBA mask and face piece for those who complete Firefighter 1 certification. The Coordinator will promote the completion of training programs and drills for new volunteers by coordinating coaching and mentorship assistance from existing BFD members. The coordinator will provide information about the SAFER-funded FASNY Tuition Reimbursement Program. The coordinator will be responsible for evaluating the effectiveness of our various incentive programs and marketing efforts.

The Volunteer Coordinator will be paid at an amount of \$18.00 per hour for an average of 20 hours per week for a maximum of \$18,000 in Year 1. Year 2 will include a three percent increase to \$18.54 per hour for a maximum of \$18,540. This position is a contractor’s position and therefore the City will not be withholding employment taxes. As such, the contractor will be issued a 1099 at year end and will be responsible for all applicable taxes.

Coordinator _____

Date signed _____

Fire Chief _____

Date signed _____

Jonathan Castelli

Fire Fighter

Contact



mr.jonathancastelli@gmail.com



845 664 8104

3 Cedar St.
Newburgh, NY 12550 US

Experience

G4S- IBM Poughkeepsie 1455 South Rd,
Poughkeepsie, NY 12601 United States

Supervisor: Scott Lowe

Okay to contact this Supervisor: No

Hours per week: 40

Duties, Accomplishments and Related Skills:

- As a Firefighter/EMT I was primarily responsible for call response and incident mitigation. I was also responsible for monthly Maintenance checks and inventory of apparatus, equipment and building assigned inventory/inspections of Fire doors, extinguishers, sprinkler systems, Fire Panels, OS&Y valves and Hydrant operations.

Along with these responsibilities I was also required to be a security guard and respond to door openings, intrusion alarms, trespassing, ISWAC Alarms and other security guard duties.

Jonathan Castelli

Fire Fighter

Contact



mr.jonathancastelli@gmail.com



845 664 8104

3 Cedar St.
Newburgh, NY 12550 US

Experience cont.

Chelsea Fire co. 16 liberty St. Chelsea, NY 2014-present

Supervisor: Ryan McCluskey

Hours per week: Variable Call volume resulting in call length of minutes to calls lasting hours.

Duties, Accomplishments and Related Skills: 2nd lieutenant

- Responsible for the overall maintenance of the company's equipment. This includes, but is not limited to SCBA functionality, 4-gas meter calibration, safety and utility rope maintenance, apparatus checks, logging any damaged equipment etc
- If first due, I am to establish command, report on current conditions of the scene and establish a plan of attack or defense, depending on the conditions of the scene. If I am not the first apparatus on the scene then I am in charge of my crew, making sure accountability tags are handed to the driver and communicating with Incident command on what my crews task is, whether it is doing ladder operations, primary search and rescue, over haul, traffic/crowd control etc
- Included in these responsibilities is the creation and upkeep of the company's new website, which can be viewed at **Chelseafd.com** and regular upkeep of the company's social media page, which can be viewed on Facebook at **www.facebook.com/ChelseaFireCompany**
- Mentoring younger recruits on the importance of training and environmental awareness

Jonathan Castelli

Fire Fighter

Contact



mr.jonathancastelli@gmail.com



845 664 8104

3 Cedar St.
Newburgh, NY 12550 US

Experience cont.

Port Jervis Engine #5 Port Jervis, NY 2005-2008

Hours per week: Variable

Duties, Accomplishments and Related Skills: Firefighter

- I was given my basic knowledge of exterior/interior firefighting operations. I received "on the job" training. This exposed me to the many different tasks a firefighter would face day to day.
- I learned how to pump out a flooded basement, how to evacuate civilians in the pathway of a natural disaster such as flooding, how to work with different agencies such as law enforcement, EMS and other Fire departments during mutual aid.
I was able to bring these experiences with me to my new home at the Chelsea Fire Company

Education

•Baruch College Feb. 2012

Bachelors degree in Arts with a concentration in History and political science

•Kingsborough Community College Aug. 2005

Associates in Arts with Concentration in History and Political Science

Jonathan Castelli

Fire Fighter

Contact



mr.jonathancastelli@gmail.com



845 664 8104

3 Cedar St.
Newburgh, NY 12550 US

Job Related Training

Firefighter 1: July 2014

Includes hazmat operations

Live fire training 6f (NFPA 1403): July 2014

Firefighter 2: October 2014

Firefighter Survival: November, 2014

Accident Victim Extrication training: November, 2014

Trench rescue- Awareness Level: December, 2014

Fire Behavior and Arson Awareness(FBAA): January, 2015

Principles of bldg. construction- Combustible: February, 2015

Principles of bldg. construction- Non-combustible: March 2015

Responding to emergencies on Metro North RR:
March 2015

The rules have changed: Firefighters guide to lightweight
wood construction: May 2015

Forcible Entry: June, 2015

Fire Service Instructor 1: August 2015

EMT-B: January 2016

Incident Safety officer: March 2016

Incident response to Terrorist Bombings Course: May 2016

Hazmat Incident Command: June 2016

Flashover Training(live fire training): October 2016

Unit Citation: September 2016

Jonathan Castelli

Fire Fighter

Contact



mr.jonathancastelli@gmail.com



845 664 8104

3 Cedar St.
Newburgh, NY 12550 US

Job Related Training cont.

National Firefighter 1: November 15th, 2017

PBC- Combustible: April 24, 2017

Basic Structural Collapse: January, 2018

Confined Space Awareness and Safety: January, 2018

Trench Rescue Awareness: February, 2018

FEMA (IS 200.b): February 21st, 2018

FEMA (IS 702.a): February 21st, 2018

Hazmat Technician (Module 1 & 2): March 9, 2018

EMT-B Recertification: January, 2019

Expected Certifications for 2019:

Fire Arson for Line Officers (FILO): Feb., 2019

Hazmat Technician Module 3: March, 2019

Hazmat Technician Module 4/5: May, 2019

National Firefighter 2: Sept./Nov., 2019

Jonathan Castelli

Fire Fighter

Contact



mr.jonathancastelli@gmail.com



845 664 8104

3 Cedar St.
Newburgh, NY 12550 US

References

Angel Luis Gonzalez 3rd Chelsea Fire Co.

Lieutenant/EMT

1-845-219-3103

Firefightergonzalez91@gmail.com

Ryan McCluskey Chelsea Fire Co.

Chief

845-242-6411

Brian Papo Glenham Fire Co.

Firefighter

845-464-3106

William Farrell Arlington FD

Firefighter/EMT

845-742-3971

Dar Y. Sims Castle Point V.A

Firefighter/EMT

914-760-3399

Joe Cruz Castle Point V.A

Firefighter/Emt/Hazmat Tech

Ske2cruz@yahoo.com

Michael Stevens Office of Fire Prevention & Control

Fire Protection Specialist

845-764-1539

Robert Vantassel Global Foundries

Staff Tech Fire Brigade

845-674-3446

City of Beacon Workshop Agenda
3/25/2019

Title:

Farmers Market Lease Renewal

Subject:

Background:

ATTACHMENTS:

Description	Type
Letter From Business Owner Regarding Farmers Market Lease Renewal	Cover Memo/Letter
Letter from Resident Regarding Farmers Market Lease Renewal	Cover Memo/Letter

To the members of the Beacon City Council:

As the owner and proprietor of Towne Crier Cafe, a performance venue and restaurant at 379 Main Street. I'm writing to you to express my concern about the possibility of the spring/summer farmers market moving back to Veterans Place, which is next to and along side the Towne Crier.

First, let me say again that I support local farms and farmers, and we purchase much of produce from them, so the concept of a "farmers market," with local producers and purveyors, was attractive to me when I was approached by Sara a couple of years ago, when she was soliciting support to relocate the market from the waterfront. I extended my support at that time; however, I also expressed my concern to her that, as my venue serves Sunday brunch and offers live music during the same time period as the farmers market, that there may be a conflict that would impact my business. I was assured that competition with the Towne Crier would be minimal; vendors' offerings would be different. However, that has not been the case.

There were food vendors (from out of area and from out of state) as well as live music. And to add insult to injury, some people who buy food from the vendors end up sitting at our outdoor tables -- which are set up for OUR customers -- and many come inside to use our restroom facilities. Farmers market vendors with trucks/vans and patrons also fill the parking lot. For all these reasons, the farmers market has been hurting our business when it is in operation on Sundays. We rely on a large portion of our food sales and revenue on Saturday and Sunday.

I have nearly five decades of experience operating this establishment, having started my business in the Town of Beekman/Hopewell Jct. in 1972 before moving to Pawling in 1988 and then to Beacon in 2013. I'm not aware of any other restaurant, performance venue in the United States that has been continuously run by the same owner for 46 years, going on 47. In October 2013, I was excited to move the Crier to Beacon and made a major investment, in what I felt is a potential thriving arts community with a potential food scene. The Towne Crier joined other fine eateries on Main Street; and we have received media praise for our menu and including from such notable publications as The New York Times and many others. In addition, our two stages provide local, regional and world-class entertainment that attracts people from all over the tri-state area and beyond. Besides the financial benefit we bring to Beacon, I feel that we have contributed to the thriving arts, dining and cultural scene of the city.

I would like to suggest the farmers market perhaps establish a permanent home/location and remain at the VFW location at the center of Beacon, or possibly relocate to another part of Beacon where it will have a lesser impact on local businesses; they will have a facility that could accommodate indoor and outdoor markets, as well as parking. Or possibly, for example, at the DMV parking lot, which is also is on Main Street with a larger parking area, with no conflict to other businesses - and it is not used on Sundays.

For the reasons outlined above, I would ask the Council and the City of Beacon to reconsider renewing the permit on Veterans Place and consider an alternative location. Thank you.

Sincerely,

Phil Ciganer
Towne Crier Cafe
379 Main Street
Beacon, NY 12508
845-855-1300
www.townecrier.com

Good evening,

I heard spring peepers tonight. It reminded me Spring really is here. And that reminded me that the Farmer's Market will move outside again soon.

I've lost track of the conversation/plan for the Beacon farmer's market. Given the significant impact the market has had on one particular Main Street business, and the impact on limited street parking, have any changes been made for the coming season? (ie: Will the market return to the same site on Veteran's place with the same arrangement or is there a different plan that responds to the significant concerns of an important Main Street business owner?)

Concerned citizen still wondering.

Thanks for your consideration of this issue,

~Mai Jacobs

City of Beacon Workshop Agenda
3/25/2019

Title:

Rent Stabilization

Subject:

Background:

ATTACHMENTS:

Description	Type
New Paltz Resolution Regarding Rent Stabilization	Backup Material
State Legislation Regarding Rent Stabilization March 1, 2017	Backup Material
State Legislation Regarding Rent Stabilization March 31, 2017	Backup Material

**RESOLUTION OF THE TOWN AND VILLAGE OF NEW PALTZ BOARDS
SUPPORTING UNIVERSAL RENT STABILIZATION AND CONTROL**

WHEREAS, the Village of New Paltz has documented and identified unmet need for affordable housing opportunities to serve low and moderate income residents; and

WHEREAS, as a result, in 2015, the village enacted the § 132 "Village of New Paltz Affordable Housing Law" which requires new residential developments of 10 units or more to include 10 percent affordable units; and

WHEREAS, the Town of New Paltz is currently working on a similar version of this law; and

WHEREAS, our village affordable housing law is only one way to address housing affordability, and aside from the new construction that is required to be affordable according to this local law, currently state law does not provide local authority to form a local board that would determine annual allowable rental increases in order to protect tenants from arbitrary rent increases; and

WHEREAS, according to recently released United States Census data, New Paltz has the highest median rent in Ulster County and in the village 70 percent of tenants need 30 percent or more of their income (a standard affordability metric) to pay their rent; and

WHEREAS, the New York State's Emergency Tenant Protection Act (ETPA) of 1974 provides rental protections including rent stabilization whereby landlords are subject to regulated rent increases and tenants have the right to renewal leases; and

WHEREAS, under the current ETPA law only municipalities in Nassau, Westchester, Rockland counties and New York City are eligible to adopt a form of rent stabilization, resulting in rent control only applying to tenants in 8 of the state's 62 counties; and

WHEREAS, in 2019, New York State's Emergency Tenant Protection Act (ETPA) of 1974 will be expiring, presenting an opportunity for our leadership in Albany to improve and extend the tenants' rights moving forward;

THEREFORE BE IT RESOLVED, that the Town and Village New Paltz Boards call upon our leaders in Albany to strike the geographic restrictions from the ETPA so that local governments can take an active role addressing the cost of rental housing and to provide critical rental rights to tenants in New Paltz and across the state; and

BE IT FURTHER RESOLVED that the Town and Village Boards of New Paltz support and endorse S6527/A6285 which would prohibit owners from adjusting the amount of preferential rent upon the renewal of a lease; and,

BE IT FURTHER RESOLVED that the Town and Village Boards of New Paltz support and endorse S1593/A9815 which relates to rent increases after vacancy of a housing accommodation and would eliminate the vacancy bonus; and,

BE IT FURTHER RESOLVED that the Town and Village Boards of New Paltz support and endorse S3482/A433 which would prevent landlords from being able to take apartments out of rent regulation when existing tenants leaves; and,

BE IT FURTHER RESOLVED, that the Village Clerk is directed to send a copy of this resolution to U.S. Senator Kirsten Gillibrand, U.S. Senator Charles Schumer, Governor Andrew Cuomo, State Senator Jen Metzger, State Assemblyman Kevin Cahill, County Executive Michael Hein, City of Kingston Mayor Steve Noble, Ulster County Legislative Chair Tracey Bartels, Ulster County Legislator Hector Rodriguez, and Ulster County Legislator James Delaune.

The Resolution was thereupon adopted.

Alberta Shaw, Village Clerk

Date

STATE OF NEW YORK

6285

2017-2018 Regular Sessions

IN ASSEMBLY

March 1, 2017

Introduced by M. of A. CYMBROWITZ -- read once and referred to the Committee on Housing

AN ACT to amend the emergency tenant protection act of nineteen seventy-four and the administrative code of the city of New York, in relation to the regulation of rents

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subdivision (a-2) of section 10 of section 4 of chapter 576 of the laws of 1974, constituting the emergency tenant protection act of nineteen seventy-four, as amended by section 11 of part A of chapter 20 of the laws of 2015, is amended to read as follows:

(a-2) Provides that where the amount of rent charged to and paid by the tenant is less than the legal regulated rent for the housing accommodation, the amount of rent for such housing accommodation which may be charged [~~upon renewal or~~] upon vacancy thereof, may, at the option of the owner, be based upon such previously established legal regulated rent, as adjusted by the most recent applicable guidelines increases and other increases authorized by law; provided, however, that such vacancy shall not be caused by the failure of the owner or an agent of the owner, to maintain the housing accommodation in compliance with the warranty of habitability set forth in subdivision one of section two hundred thirty-five-b of the real property law; and further provided that such increase to the previously established legal regulated rent shall not exceed: five percent of the previous legal regulated rent if the last vacancy lease commenced less than two years ago; ten percent of the previous legal regulated rent if the last vacancy lease commenced less than three years ago; fifteen percent of the previous legal regulated rent if the last vacancy lease commenced less than four years ago; and twenty percent of the previous legal regulated rent if the last vacancy lease commenced four or more years ago. Such housing accommodation shall be excluded from the provisions of this act pursuant to paragraph thirteen of subdivision a of section five of this act when subsequent to vacancy: (i) such legal regulated rent is two thousand five hundred dollars per month, or more, for any housing accommodation

EXPLANATION--Matter in italics (underscored) is new; matter in brackets [~~-~~] is old law to be omitted.

LBD06860-03-7

1 that is, or becomes, vacant after the effective date of the rent act of
2 2011 but prior to the effective date of the rent act of 2015 or (ii)
3 such legal regulated rent is two thousand seven hundred dollars per
4 month or more for any housing accommodation that is or becomes vacant on
5 or after the rent act of 2015; starting on January 1, 2016, and annually
6 thereafter, the maximum legal regulated rent for this deregulation
7 threshold, shall also be increased by the same percent as the most
8 recent one year renewal adjustment, adopted by the applicable rent
9 guidelines board pursuant to the rent stabilization law.

10 § 2. Paragraph 14 of subdivision c of section 26-511 of the adminis-
11 trative code of the city of New York, as amended by section 12 of part A
12 of chapter 20 of the laws of 2015, is amended to read as follows:

13 (14) provides that where the amount of rent charged to and paid by the
14 tenant is less than the legal regulated rent for the housing accommo-
15 dation, the amount of rent for such housing accommodation which may be
16 charged ~~[upon renewal or]~~ upon vacancy thereof, may, at the option of
17 the owner, be based upon such previously established legal regulated
18 rent, as adjusted by the most recent applicable guidelines increases and
19 any other increases authorized by law; provided, however, that such
20 vacancy shall not be caused by the failure of the owner or an agent of
21 the owner, to maintain the housing accommodation in compliance with the
22 warranty of habitability set forth in subdivision one of section two
23 hundred thirty-five-b of the real property law; and further provided
24 that such increase to the previously established legal regulated rent
25 shall not exceed: five percent of the previous legal regulated rent if
26 the last vacancy lease commenced less than two years ago; ten percent of
27 the previous legal regulated rent if the last vacancy lease commenced
28 less than three years ago; fifteen percent of the previous legal regu-
29 lated rent if the last vacancy lease commenced less than four years ago;
30 and twenty percent of the previous legal regulated rent if the last
31 vacancy lease commenced four or more years ago. Such housing accommo-
32 dation shall be excluded from the provisions of this code pursuant to
33 section 26-504.2 of this chapter when, subsequent to vacancy: (i) such
34 legal regulated rent prior to vacancy is two thousand five hundred
35 dollars per month, or more, for any housing accommodation that is or
36 becomes vacant after the effective date of the rent act of 2011 but
37 prior to the effective date of the rent act of 2015 or (ii) such legal
38 regulated rent is two thousand seven hundred dollars per month or more,
39 provided, however that on January 1, 2016, and annually thereafter, the
40 maximum legal regulated rent for this deregulation threshold shall be
41 adjusted by the same percentage as the most recent one year renewal
42 adjustment as adjusted by the relevant rent guidelines board, for any
43 housing accommodation that is or becomes vacant on or after the rent act
44 of 2015.

45 § 3. This act shall take effect immediately; provided, however, that
46 the amendments to section 10 of the emergency tenant protection act of
47 nineteen seventy-four made by section one of this act shall expire on
48 the same date as such act expires and shall not affect the expiration of
49 such act as provided in section 17 of chapter 576 of the laws of 1974;
50 and provided, further, that the amendments to section 26-511 of the rent
51 stabilization law of nineteen hundred sixty-nine made by section two of
52 this act shall expire on the same date as such law expires and shall not
53 affect the expiration of such law as provided under section 26-520 of
54 such law.

STATE OF NEW YORK

6527

2017-2018 Regular Sessions

IN SENATE

May 31, 2017

Introduced by Sen. KRUEGER -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the emergency tenant protection act of nineteen seventy-four and the administrative code of the city of New York, in relation to the regulation of rents

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Subdivision (a-2) of section 10 of section 4 of chapter 576
2 of the laws of 1974, constituting the emergency tenant protection act of
3 nineteen seventy-four, as amended by section 11 of part A of chapter 20
4 of the laws of 2015, is amended to read as follows:

5 (a-2) Provides that where the amount of rent charged to and paid by
6 the tenant is less than the legal regulated rent for the housing accom-
7 modation, the amount of rent for such housing accommodation which may be
8 charged [~~upon renewal or~~] upon vacancy thereof, may, at the option of
9 the owner, be based upon such previously established legal regulated
10 rent, as adjusted by the most recent applicable guidelines increases and
11 other increases authorized by law; provided, however, that such vacancy
12 shall not be caused by the failure of the owner or an agent of the
13 owner, to maintain the housing accommodation in compliance with the
14 warranty of habitability set forth in subdivision one of section two
15 hundred thirty-five-b of the real property law; and further provided
16 that such increase to the previously established legal regulated rent
17 shall not exceed: five percent of the previous legal regulated rent if
18 the last vacancy lease commenced less than two years ago; ten percent of
19 the previous legal regulated rent if the last vacancy lease commenced
20 less than three years ago; fifteen percent of the previous legal regu-
21 lated rent if the last vacancy lease commenced less than four years ago;
22 and twenty percent of the previous legal regulated rent if the last
23 vacancy lease commenced four or more years ago. Such housing accommo-
24 dation shall be excluded from the provisions of this act pursuant to
25 paragraph thirteen of subdivision a of section five of this act when
26 subsequent to vacancy: (i) such legal regulated rent is two thousand

EXPLANATION--Matter in italics (underscored) is new; matter in brackets [~~-~~] is old law to be omitted.

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1 five hundred dollars per month, or more, for any housing accommodation
2 that is, or becomes, vacant after the effective date of the rent act of
3 2011 but prior to the effective date of the rent act of 2015 or (ii)
4 such legal regulated rent is two thousand seven hundred dollars per
5 month or more for any housing accommodation that is or becomes vacant on
6 or after the rent act of 2015; starting on January 1, 2016, and annually
7 thereafter, the maximum legal regulated rent for this deregulation
8 threshold, shall also be increased by the same percent as the most
9 recent one year renewal adjustment, adopted by the applicable rent
10 guidelines board pursuant to the rent stabilization law.

11 § 2. Paragraph 14 of subdivision c of section 26-511 of the adminis-
12 trative code of the city of New York, as amended by section 12 of part A
13 of chapter 20 of the laws of 2015, is amended to read as follows:

14 (14) provides that where the amount of rent charged to and paid by the
15 tenant is less than the legal regulated rent for the housing accommo-
16 dation, the amount of rent for such housing accommodation which may be
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18 the owner, be based upon such previously established legal regulated
19 rent, as adjusted by the most recent applicable guidelines increases and
20 any other increases authorized by law; provided, however, that such
21 vacancy shall not be caused by the failure of the owner or an agent of
22 the owner, to maintain the housing accommodation in compliance with the
23 warranty of habitability set forth in subdivision one of section two
24 hundred thirty-five-b of the real property law; and further provided
25 that such increase to the previously established legal regulated rent
26 shall not exceed: five percent of the previous legal regulated rent if
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29 less than three years ago; fifteen percent of the previous legal regu-
30 lated rent if the last vacancy lease commenced less than four years ago;
31 and twenty percent of the previous legal regulated rent if the last
32 vacancy lease commenced four or more years ago. Such housing accommo-
33 dation shall be excluded from the provisions of this code pursuant to
34 section 26-504.2 of this chapter when, subsequent to vacancy: (i) such
35 legal regulated rent prior to vacancy is two thousand five hundred
36 dollars per month, or more, for any housing accommodation that is or
37 becomes vacant after the effective date of the rent act of 2011 but
38 prior to the effective date of the rent act of 2015 or (ii) such legal
39 regulated rent is two thousand seven hundred dollars per month or more,
40 provided, however that on January 1, 2016, and annually thereafter, the
41 maximum legal regulated rent for this deregulation threshold shall be
42 adjusted by the same percentage as the most recent one year renewal
43 adjustment as adjusted by the relevant rent guidelines board, for any
44 housing accommodation that is or becomes vacant on or after the rent act
45 of 2015.

46 § 3. This act shall take effect immediately; provided, however, that
47 the amendments to section 10 of the emergency tenant protection act of
48 nineteen seventy-four made by section one of this act shall expire on
49 the same date as such act expires and shall not affect the expiration of
50 such act as provided in section 17 of chapter 576 of the laws of 1974;
51 and provided, further, that the amendments to section 26-511 of the rent
52 stabilization law of nineteen hundred sixty-nine made by section two of
53 this act shall expire on the same date as such law expires and shall not
54 affect the expiration of such law as provided under section 26-520 of
55 such law.

City of Beacon Workshop Agenda
3/25/2019

Title:

Real Estate

Subject:

Background:

ATTACHMENTS:

Description	Type
Requests for Proposals Ambulance Service in the City of Beacon	Backup Material

City of Beacon Workshop Agenda
3/25/2019

Title:

Contract Negotiations

Subject:

Background:

ATTACHMENTS:

Description	Type
Attachment I	Backup Material
Attachment II	Backup Material
Attachment III	Backup Material

City of Beacon Workshop Agenda
3/25/2019

Title:

Contract Negotiations

Subject:

Background:

City of Beacon Workshop Agenda
3/25/2019

Title:

Advice of Counsel

Subject:

Background:

ATTACHMENTS:

Description	Type
Attachment I	Backup Material
Attachment II	Backup Material