

FILED

Hudson Common Council Legal Committee
Minutes of Meeting - July 26, 2017 at City Hall, Hudson.

2017 AUG -7 AM 9:51

CITY CLERK'S OFFICE
HUDSON, NEW YORK

Present: Michael O'Hara, Chair; Alderman Tiffany Garriga; Alderman Priscilla Moore;
Absent: Legal Counsel Andrew Howard, Common Council President DeStefano

Excused:

A quorum being present, the meeting was called to order at 6:30 PM.
We discussed the following items from the agenda:

Item one: Proposed local law requiring the registration and maintenance of all vacant buildings within the City of Hudson-

Chairman O'Hara reported that Counsel Howard had reviewed the three building related proposals and had made changes to the texts, mostly minor. The one significant comment he made concerned the recommended interval of inspections to be made by the Code Enforcement Officer on the vacant buildings, which he suggested should be three months rather than one. The Committee and audience members also expressed their support for an exemption from the registration and fee when applied to buildings that have been placed on the market for sale.

Actions: a motion was made and seconded to change the following three sections of text and the measure was approved for transmission to the full Council.

- (First) Delete all of section 10/C/3 (as shown here):

(3) The initial registration and renewal fees can be reduced by 50% at the discretion of the Building Inspector of the City of Hudson upon finding that.

(a) The property is listed for sale or rent with a license real estate broker, or with single and two family homes, when the property is listed for sale or rent by owner;

(b) The property is listed for sale or rent at fair market value. The Building Inspector shall consult with the City Assessor to determine what the fair market value is. They shall take into account the property owner's purchase price and cost of their improvements; and

(c) The property is posted with a standard-sized real estate sign, readable from a public right-of-way, advertising the property for sale or rent.

- (Second) Change numbering on sub-item 10 C (4) to 10 C (3) (adjusting all other numbers subsequent to this) and change text to read as follows:

(3) A vacant building shall be exempt from the payment of registration and renewal fees if the Code Enforcement Officer determines that the property meets any one of the following:

(a) A valid open building permit being pursued with diligence;

(b) A pending land use application, including site plan, subdivision or special permit, which application is being pursued with diligence;

- (c) A pending application to a government body being pursued with diligence for an approval pertaining to the physical improvement of the property; or
- (d) Utilization of the building by the City of Hudson on a temporary basis not to exceed six months for City purposes including but not limited to, fire training. .
- (e) The property is listed for sale or rent with a licensed real estate broker, or in the case of a single and/or two family home, where the property is listed for sale or rent by owner;
- (f) The property is listed for sale or rent at fair market value. The Code Enforcement Officer shall consult with the City Assessor to determine what the fair market value is. They shall take into account the property owner's purchase price and cost of their improvements; and
- (g) The property is posted with a standard-sized real estate sign, readable from a public right-of-way, advertising the property for sale or rent.

-(third) In section 10 F, change the interval of inspections from one month to three.

Item two: Proposed local law restricting the approval of permit applications for property owners with outstanding violations in the City of Hudson.

The committee reviewed this measure and agreed it to be complete as written.

Actions: A motion was offered and seconded and the measure was approved for transmission to the full Council.

Item three: Proposed local law amending the City zoning law as it pertains to the definition of a dwelling unit, the off street parking requirements for certain types of dwelling units, and the allowance of certain additional conditional uses.

The committee reviewed this measure and agreed it to be complete as written.

Actions: A motion was offered and seconded and the measure was approved for transmission to the full Council.

Item four: Proposed local law concerning property related nuisances

The committee reviewed this measure and found it to be potentially duplicative.

Actions: A motion was offered and seconded and the measure was tabled for further study.

With no further business before the committee, the meeting was adjourned at 7:45 PM.
Submitted by Michael O'Hara, Chair.