

Bedford Hills, New York
March 1, 2011

A public hearing was held by the Town Board of the Town of Bedford on March 1, 2011 at the Town Offices, 321 Bedford Road, Bedford Hills, New York to consider Local Law #2-2011 to amend Chapter 76 of the Code of the Town of Bedford regarding the Landlord Registry. The meeting was called to order at 7:50 P.M. by Supervisor Roberts.

Present: Lee V. A. Roberts : Supervisor
Peter Chryssos : Councilman
Francis T. Corcoran : Councilman
Chris Burdick : Councilman
David Gabrielson : Councilman

Lisbeth Fumagalli : Town Clerk
Joel H. Sachs : Town Attorney
Edward J. Ritter : Comptroller
Jeffrey Osterman : Director of Planning
James Genovese : Building Inspector

and approximately four (4) residents/observers.

Proof of publication was presented and ordered filed. The public notice was published in the Bedford Pound Ridge Record Review on February 18, 2011.

Mrs. Roberts asked Mr. Sachs to present an overview of the proposed legislation.

On a motion by Mrs. Roberts, seconded by Mr. Burdick, the following resolution was ADOPTED

Ayes: Roberts, Chryssos, Corcoran, Gabrielson, Burdick
Nays: None
Absent: None

RESOLVED that the Town Board does hereby close the public hearing to consider Local Law #2-2011 to amend Chapter 76 of the Code of the Town of Bedford regarding the Landlord Registry.

On a motion by Mr. Burdick, seconded by Mr. Chryssos, the following resolution was ADOPTED

Ayes: Roberts, Chryssos, Corcoran, Gabrielson, Burdick
Nays: None
Absent: None

RESOLVED that the Town Board does hereby adopt the following legislation:

LOCAL LAW NO. 2 - 2011 TO AMEND CHAPTER 76 OF THE TOWN CODE

BE IT RESOLVED, that the Town of Bedford Amends Chapter 76 of the Code of the Town of Bedford regarding Landlord Registry as follows:

BE IT ENACTED by the Town Board of the Town of Bedford as follows:

Section 1. Chapter 76 of the Code of the Town of Bedford entitled Landlord Registry is hereby amended to correct inconsistencies in the law and clarify language, as follows:

§ 76-6 Penalties for offenses.

A. No residential rental property as defined herein shall be occupied by any tenant without compliance with the provisions herein, and failure to comply shall constitute a violation of the Code of the Town of Bedford.

B. A violation of this chapter shall constitute an unclassified misdemeanor, and any person who shall violate any provision of this chapter ~~or who shall build or alter any structure or use any land~~

~~in violation of any statement or plan submitted and approved thereunder~~, or any person who shall knowingly assist therein, shall be liable to a minimum fine of \$250 and a maximum fine of \$5,000 or imprisonment not exceeding ~~15 days~~ **six months**, or both such fine and imprisonment. Each and every week that any such violation continues after 10 days following notification that such violation exists shall constitute a separate offense. Such **initial notice of violation** shall be written by the Building Inspector and shall be served by mail or by personal service.

Section 2. This Local Law shall become effective upon filing with the Office of the Secretary of State.

[-----] – deleted material

Bold - added material

There being no further discussion the hearing was adjourned at 7:55 pm.

Lisbeth Fumagalli, Town Clerk