

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK**  
**BOARD OF TRUSTEES**  
**PUBLIC HEARING**  
**MAY 19, 2015**

A Public Hearing was held by the Board of Trustees on Tuesday, May 19, 2015 at 7:34 p.m. in the Meeting Room, Municipal Building, 7 Maple Avenue.

**PRESENT:** Mayor Peter Swiderski, Trustee Marjorie Apel, Trustee Meg Walker, Trustee Daniel Lemons, Village Manager Francis A. Frobels, Village Attorney Linda Whitehead, and Deputy Village Clerk Linda Loeb.

**ABSENT:** Trustee Nicola Armacost

**CITIZENS:** Seventeen (17).

Mayor Swiderski declared the Board in session for the purpose of conducting a Public Hearing in accordance with the legal notice that appeared in the May 15, 2015 issue of *The Rivertowns Enterprise* to consider the advisability of adopting Proposed Local Law A of 2015 amending Article VII of Chapter 260 of the Code of the Village of Hastings-on-Hudson, Westchester County, New York, to increase the income limits for tax abatement for rent-controlled and rent-regulated property occupied by senior citizens or persons with disabilities.

Be it enacted by the Board of Trustees of the Village of Hastings-on-Hudson as follows:

(deleted language in ~~strikeout~~, added language in **bold**)

**SECTION 1.** Section 260-38 of the Code of the Village of Hastings-on-Hudson is hereby amended to read as follows:

**§~260-38. Statutory provisions adopted; application of provisions.**

The Village of Hastings-on-Hudson hereby adopts the provisions of §~467-b, as amended, of the Real Property Tax Law of the State of New York. Hereinafter, there shall be provided a tax abatement in rent-regulated apartments where the combined income of members of the household containing senior citizens (62 years of age or older) or disabled persons does not exceed \$24,000 **\$50,000**, and provided that, pursuant to §~467-b of the Real Property Tax Law of the State of New York, the benefits of such abatement are passed on to such senior citizens **or disabled persons**.

**SECTION 2. SEVERABILITY**

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

### **SECTION 3. EFFECTIVE DATE**

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

**Mayor Swiderski:** Is there anyone here who wishes to speak to the modification to the law?

**Genevieve Roche, attorney:** I appeared last October to describe the state law and the ramifications, and advocate on behalf of seniors to have it amended. Since that time a lot of work has been done to gather information to the extent we can, and I have provided that information to the Board. I also understand that at least the Mayor and possibly some other people spoke with Chuck Lesnick, who is the counsel now for the Rent Guidelines Board on which I sit as the tenant advocate who probably informed you that New York City, Mount Vernon, Yonkers and Greenburgh have also increased the income threshold.

I have already made the case,. I am here if there are any additional questions. From my point of view as a tenant advocate, if the Village wants to keep senior renters here and provide the diversity that that gives the town, then they should be treated the same as senior property owners who have the benefit on their property taxes. I would strongly ask that the maximum threshold be raised to \$50,000 because then we don't have to keep coming back every year to try to do that. It has been a long time since it has been raised.

**Patrick Randolph Bell, 69 Prince Street:** This is a wonderful thing for you to do. It is great to keep our elders in our village as long as possible. They are the ones who gave us the wisdom that we all hopefully learned from in our life. I do not think you are even able to do it, but to do this for other people also, other elderly who might not be in these other kind of income properties. If you could, try to push it through the rest of the system. Maybe Mr. Gonder, who lives in his own house, my grandmother who has lived in her house since 1948, for a lot of these people it would be wonderful. If you pass this law that would be a wonderful thing to do for our village.

**Bryan Allan, 101 Southside Avenue:** What is the definition of disabled and how is that determined.

**Village Attorney Whitehead:** It is defined specifically. The enabling statute for this provision is in the real property tax law and it defines what is a disability that would entitle someone to this exemption. It is in 465(b) of the real property tax law.

**Anne Russak, Village Senior Advocate:** I would like to see you pass this ordinance. I hear from many seniors how much they love the Village, they want to stay here as long as possible. If we can help them financially in some way it would be a wonderful thing to do.

**Paula Scheiber, Chair, Senior Council:** Thank you very much for making this happen. It will be great for all the seniors in our town.

Hearing no further comment, Mayor Swiderski asked for a motion to close the Public Hearing.

### **CLOSE OF PUBLIC HEARING**

On MOTION of Trustee Apel, SECONDED by Trustee Walker with a voice vote of all in favor, Mayor Swiderski closed the Public Hearing at 7:42 p.m.

**Mayor Swiderski:** This will be voted on at the next meeting. We did not have the resolution prepared on the chance that there was something that was offered that we would want to modify the law. But our next meeting, this will come up for a vote and will likely pass.