

SPECIAL SESSION OF THE VILLAGE BOARD OF TRUSTEES ON JULY 16, 2020 AT VILLAGE HALL 61 FRONT ST 1PM.

PRESENT: Mayor Moore, Trustees, Durning, Warner and Brown, C/T Budine, DPW Supervisor Steve Evans, Nathan VanWhy Coughlin & Gerhart and Bridget Davis.

The meeting was opened by Bryan Moore at 1:04PM.

Mayor Moore opened the meeting to discuss code and potential new laws for blighted properties in the Village. He stated that we had received many complaints about accumulated junk, scrap metal and or trash on several properties. The board was looking for options in the law to clean up these properties. Also, he wanted to see if there were options for properties with hoarding issues. He stated that the code enforcement officer felt that we don't have adequate laws to enforce this type of property maintenance. Nathan VanWhy stated that he felt the NYS property maintenance had adequate laws to take care of these situations. He stated that it would be a long drawn out process of notices to remedy, failure to remedy, court appearances, clean up over time, fines and the like. Nuisance properties can take years to resolve sometimes. Mr. VanWhy suggested a meeting with the Code Enforcement Officer to get his take on the matter. Mayor Moore stated that there were several properties in the Village that are problems.

Mr. VanWhy said that it is a common complaint in small communities and that often the CEO doesn't have time to address these issues. Mr. VanWhy said it will take time and documentation by the CEO to resolve these issues. He suggested if the CEO didn't have time maybe another part-time CEO to take care of these situations, or that maybe the CEO could start with the worst properties first.

Mayor Moore then asked about the liability of the Village regarding blighted property or unsafe buildings. Mr. VanWhy said that the responsibility is the property owners and is not transferred to the Village. That we don't have an obligation to site not can we be sued for failure to site. He said we do have the ability to inspect and remedy the immediate issue at the moment but it still remains the owner's responsibility and they should be served a notice of violation. Mr. VanWhy stated that if pictures could be taken of the property from the road and an adjacent back yard, these would be good for documentation. Then a notice of violation could even be attached to the front door.

Mayor Moore asked if the Fire Department could report hoarding. Mr. VanWhy stated that if a defect is visible from outside then it would be a safe assumption that there would be a problem inside. If that was the case the Village could apply to the court for a search warrant and then the Sheriff could help you gain access.

Supervisor Evans asked if the property owner was dead then what. Mr. VanWhy stated that there would always be someone in charge of the property, even if it's an Executor. If that was the case they would want to take care of the property for the Estate.

Mayor Moore stated he felt now the problem was less the laws and more just starting the process. Mr. VanWhy felt that it might be good to set up a schedule for property maintenance orders to remedy on certain days and the grass violations on other days. Trustee Durning asked if the CEO was salary or did we expect a certain amount of hours from him. Mayor Moore stated it was salary and he felt that the CEO was stretched too thin, by being CEO for other municipalities. Bridget Davis asked about the shared services for Code Enforcement. Mayor Moore stated he didn't feel that would work since the Towns are larger and time would be distributed fairly. Mayor Moore

asked DPW Supervisor Evans how many grass violations we had a month. Mr. Evans replied 24. Mr. Moore stated that we weren't getting all the services we need. He felt that a meeting with the CEO and the lawyer would be a good idea. Mr. Van Why mentioned there were sources for help with obtaining properties. Trustee Durning felt that when the property became too much to take care of maybe the property owner would just give to the Village. Mr. VanWhy agreed that often when the property became too expensive to maintain the owner's just want to be rid of it.

Mayor Moore asked everyone if they were satisfied. The Trustees said they were. Mr. Moore felt we really need to get some of this taken care of.

MOTION#34/20-21

A motion was made by Trustee Brown and seconded by Trustee Warner to adjourn at 12:35 PM. Motion passed unanimously.

Respectfully Submitted:

Karen L. Budine
Clerk Treasurer