

On motion of TRUSTEE SIMON, seconded by TRUSTEE GALLELLI, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York with a 4-1 vote, Trustee Nicholson voting Nay.

Resolution #60-2023

WHEREAS the New York State Emergency Tenant Protection Act of 1974 (ETPA) enables municipalities in New York State to opt-in to rent stabilization and other tenant protections predicated on a continuing housing emergency constituting of a vacancy rate of less than 5%, and

WHEREAS in October of 2022, the Village conducted a survey of all residential properties with six or more units which were built before 1974 to determine the current vacancy rate in Croton-on-Hudson, and

WHEREAS the survey results indicated that the Village has a current vacancy rate of 2.3%, and

WHEREAS the Board of Trustees of the Village of Croton-on-Hudson held a Public Hearing on March 27, 2023, to consider whether an emergency exists as to any class of housing accommodations in said Village of Croton-on-Hudson as authorized by Section 8629 of the Unconsolidated Laws of the State of New York, and

WHEREAS the Public Hearing on March 27, 2023, was also held to consider whether the provisions of the Emergency Tenant Protection Act of 1974 should be invoked in regard to the Village of Croton-on-Hudson, and

WHEREAS on the basis of the supply of housing accommodations, the condition of such accommodations and the need for regulating and controlling residential rents within the Village of Croton-on-Hudson, this Board has found that the vacancy rate for rental housing accommodations within the Village of Croton-on-Hudson is not in excess of 5%,

NOW THEREFORE, BE IT RESOLVED that on the basis of the foregoing, this Board hereby declares that an emergency exists and declares an emergency as to all the housing accommodations with six (6) or more housing units, and

BE IT FURTHER RESOLVED that effective upon adoption of this resolution the provisions of the Emergency Tenant Protection Act of 1974 as amended shall apply to all residential accommodations in the Village of Croton-on-Hudson in buildings or complexes containing six (6) or more dwelling units,

AND BE IT FURTHER RESOLVED that the provisions of this resolution shall continue in force and effect until the Board of Trustees shall determine that the conditions of an emergency as defined by the Act shall no longer exist,

AND BE IT FURTHER RESOLVED that the State Division of Housing and Community Renewal is the sole administrative agency to administer the regulation of residential rents as provided in the Emergency Tenant Protection Act of 1974, as amended to date, and

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be forwarded to the State Division of Housing and Community Renewal indicating that the effective date of this resolution is March 27, 2023, and

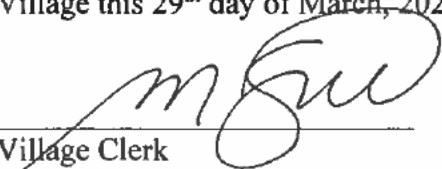
BE IT FURTHER RESOLVED that the Board of Trustees directs the Village Manager to take all other steps necessary to secure enforcement of this resolution.

Dated: March 27, 2023

State of New York)
 ss:
County of Westchester)

I, Pauline DiSanto, Clerk of the Village of Croton-on-Hudson, in the County of Westchester, State of New York, do hereby certify that the annexed resolution is a copy of an original on file in my office and has been duly adopted at a regular meeting of the Board of Trustees of said Village held on March 27, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the said Village this 29th day of March, 2023.



Village Clerk

(Seal)

