

## Chapter 133. Building Construction

### Part 2. Building Construction

#### Article XIA. Vacant Building Registry

[Added 2-7-2000 by Ord. No. 51.82.98<sup>[1]</sup>]

[1] *Editor's Note: This ordinance provided for an effective date of July 1, 2000. This ordinance also renumbered former Art. XIA, Carbon Monoxide Detectors, consisting of §§ 133-78.1 through 133-78.11, as Art. XIB, §§ 133-78.8 through 133-78.18, respectively.*

#### § 133-78.1. Legislative findings and purpose.

[Amended 12-19-2011 by Ord. No. 49.82.11]

It is the finding of the Common Council that buildings which remain vacant, with access points boarded over, are unsightly, unsafe and have a negative effect on their surroundings. This is particularly troublesome in residential and neighborhood commercial neighborhoods. Unfortunately, many buildings, once boarded, remain that way for many years. The purpose of this article is to establish a program for identifying and registering vacant buildings; to determine the responsibilities of owners of vacant buildings and structures; and to speed the rehabilitation of the vacant properties. Buildings which become vacant due to foreclosure or that are vacant when foreclosed upon present additional problems. It is often more difficult to secure compliance with this chapter when the property is owned by a bank or mortgage company located in another jurisdiction. As the number of vacant properties increases due to foreclosure, the maintenance of vacant buildings becomes even more critical.

#### § 133-78.2. Definitions.

Unless otherwise expressly stated, the following terms shall, for the purpose of this article, have the meanings indicated in this section:

**ENFORCEMENT OFFICER**

A duly authorized representative of the Department of Fire, Emergency and Building Services.

**OWNER**

Those shown to be the owner or owners on the records of the City of Albany Department of Assessment and Taxation, those identified as the owner or owners on a vacant building registration form, a mortgagee in possession, a mortgagor in possession, assignee of rents, receiver, executor, trustee, lessee, other person, firm or corporation in control of the premises. Any such person shall have a joint and several obligation for compliance with the provisions of this article.

**SECURED BY OTHER THAN NORMAL MEANS**

A building secured by means other than those used in the design of the building.

**UNOCCUPIED**

A building which is not being used for an occupancy authorized by the owner.

**UNSECURED**

A building or portion of a building which is open to entry by unauthorized persons without the use of tools or ladders.

### **VACANT BUILDING**

A building or portion of a building which is:

- A. Unoccupied and unsecured;
- B. Unoccupied and secured by other than normal means;
- C. Unoccupied and an unsafe building as determined by the Department of Fire, Emergency and Building Services;
- D. Unoccupied and has multiple housing or building code violations;
- E. Illegally occupied;
- F. Unoccupied for a period of time over 365 days, and during which time the enforcement officer has issued an order to correct code violations.

## **§ 133-78.3. Vacant building registration.**

- A. The owner shall register with the Division of Buildings and Regulatory Compliance not later than 30 days after any building in the City becomes a vacant building or not later than 30 days after being notified by the Divisions of Buildings and Regulatory Compliance of the requirement to register. The Division may identify vacant buildings through its routine inspection process as well as through notification by residents, neighborhood associations and other community groups that a building may be eligible for inclusion on the registry.

[Amended 1-7-2008 by Ord. No. 65.72.07; 2-4-2013 by Ord. No. 33.101.12]

- B. The registration shall be submitted on forms provided by the Division of Buildings and Regulatory Compliance and shall include the following information supplied by the owner:

[Amended 12-19-2011 by Ord. No. 49.82.11; 2-4-2013 by Ord. No. 33.101.12]

- (1) A description of the premises.
- (2) The names, addresses, copy of driver's license, social security number, and telephone numbers of the owner or owners.
- (3) If the owner does not reside in Albany County or any adjoining county, the name, address, copy of driver's license, social security number, and telephone number of any third party with whom the owner has entered into a contract or agreement for property management.
- (4) The names and addresses of all known lienholders and all other parties with an ownership interest in the building.
- (5) A telephone number where a responsible party can be reached at all times during business and nonbusiness hours.
- (6) A vacant building plan as described in Subsection C.
- (7) Provide a cash bond acceptable to the Enforcement Officer, in the sum of not less than \$10,000, to secure the continued maintenance of the property throughout its vacancy and reimburse the City for any expenses incurred in inspecting or securing such building when such building is not in compliance with this article.
- (8) Incomplete registration forms will not be accepted, and if the lack of compliance results in nonregistration of the building, the owner can be prosecuted under § 133-80.

- C. The owner shall submit a vacant building plan which must meet the approval of the Enforcement Officer. The plan, at a minimum, must contain information from one of the following three choices for the property:

[Amended 1-7-2008 by Ord. No. 65.72.07; 12-19-2011 by Ord. No. 49.82.11]

- (1) If the building is to be demolished, a demolition plan indicating the proposed time frame for demolition and the proposed time frame for any necessary permitting through the City.
  - (2) If the building is to remain vacant, a plan for the securing of the building in accordance with standards provided in § **133-68**, if applicable, along with the procedure that will be used to monitor and maintain the property in accordance with Article **XI**, and a statement of the reasons why the building will be left vacant.
  - (3) If the building is to be returned to appropriate occupancy or use, a rehabilitation plan for the property. The rehabilitation plan shall not exceed 365 days, unless the Enforcement Officer grants an extension upon receipt of a written statement from the owner detailing the reasons for the extension. If no building permit has been applied for within the 365 days, the Enforcement Officer will send written notification to the owner of the lack of compliance with § **133-78.3C**. The owner will be required to file an extension with a revised rehabilitation plan and reasons for noncompliance. Failure to respond may result in prosecution as prescribed in § **133-80**. Any repairs, improvements or alterations to the property must comply with any applicable zoning, housing, historic preservation or building codes and must be secured in accordance with § **133-68**, if applicable, during the rehabilitation.
- D. The Enforcement Officer shall provide the owner with a written referral to the Department of Development and Planning for information outlining programs available which may be useful in developing the owner's rehabilitation plan.
- E. All applicable laws and codes shall be complied with by the owner. The owner shall notify the Enforcement Officer of any changes in information supplied as part of the vacant building registration within 30 days of the change. If the plan or timetable for the vacant building is revised in any way, the revisions must be in writing and must meet the approval of the Enforcement Officer.
- F. The owner and subsequent owners shall keep the building secured and safe and the building and ground properly maintained and monitored as provided in Article **XI** of this chapter.  
[Amended 12-19-2011 by Ord. No. 49.82.11]
- G. Failure of the owner or any subsequent owners to maintain the building and premises that results in remedial action taken by the City shall be grounds for revocation of the approved plan and shall be subject to any applicable penalties provided by the law.
- H. The new owners shall register or re-register the vacant building with the Enforcement Officer within 30 days of any transfer of an ownership interest in a vacant building. The new owners shall comply with the approved plan and timetable submitted by the previous owner until any proposed changes are submitted and meet the approval of the Enforcement Officer.
- I. Vacant building fees.
- (1) The owner of a vacant building shall pay an annual fee as set forth in Subsection **I(2)** for the period the building remains a vacant building. The fee shall be reasonably related to the administrative costs for registering and processing the vacant building owner registration form and for the costs of the City in monitoring and inspecting the vacant building site. Vacant building registration fees will not be accepted until an application is complete.  
[Amended 1-7-2008 by Ord. No. 65.72.07; 12-19-2011 by Ord. No. 49.82.11]
  - (2) The first-year annual fee shall be \$250 and shall be paid no later than 30 days after the building becomes vacant. If the fee is not paid within 30 days of being due, the owner shall be subject to prosecution as prescribed in § **133-80**. If a plan is extended beyond 365 days, subsequent annual fees shall be paid as follows:  
[Amended 1-7-2008 by Ord. No. 65.72.07]
    - (a) For the second year that the building remains vacant: \$500;
    - (b) For the third year that the building remains vacant: \$1,000;
    - (c) For the fourth year that the building remains vacant: \$1,500; and
    - (d) For the fifth, and each succeeding year that the building remains vacant: \$2,000.

- (3) The fee shall be paid in full prior to the issuance of any building permits, with the exception of a demolition permit. The fee shall be prorated, and a refund may be issued if the building is no longer deemed vacant under the provisions of this article within 180 days of its registry.
  - (4) All delinquent fees shall be paid by the owner prior to any transfer of an ownership interest in any vacant building. If the fees are not paid prior to any transfer, the new owner shall pay the annual fee no later than 30 days after the transfer of ownership, and subsequent annual fees shall be due on the new anniversary date.
- J. The Enforcement Officer shall include in the file any property-specific engineering reports, written statements from community organizations, other interested parties or citizens regarding the condition, history, problems, status or blighting influence of a vacant building.  
[Amended 12-19-2011 by Ord. No. 49.82.11]
- K. The purchaser/buyer of any vacant building within the City of Albany shall, at the time of closing, file a new and complete vacant building registration form. The purchaser shall also pay to the City of Albany, at the time of closing, the fees associated with registering such vacant building.  
[Added 2-4-2013 by Ord. No. 33.101.12]
- L. The seller of any vacant building within the City of Albany shall, at the time of closing, pay any and all past due vacant building registration fees associated with said building that is being sold.  
[Added 2-4-2013 by Ord. No. 33.101.12]

## § 133-78.4. Exemptions.

A building which has suffered fire damage or damage caused by extreme weather conditions shall be exempt from the registration requirement for a period of 90 days after the date of the fire or extreme weather event if the property owner submits a request for exemption in writing to the Department of Fire, Emergency and Building Services. This request shall include the following information supplied by the owner:

- A. A description of the premises.
- B. The names and addresses of the owner or owners.
- C. A statement of intent to repair and reoccupy the building in an expedient manner, or the intent to demolish the building.

## § 133-78.5. Inspections.

The Department of Fire, Emergency and Building Services shall inspect any premises in the City for the purpose of enforcing and assuring compliance with the provisions of this article. Upon the request of the Enforcement Officer, an owner may provide access to all interior portions of an unoccupied building in order to permit a complete inspection. Nothing contained herein, however, shall diminish the owner's right to insist upon the procurement of a search warrant from a court of competent jurisdiction by the enforcement officer or his or her designee in order to enable such inspection, and the Enforcement Officer shall be required to obtain a search warrant whenever an owner refuses to permit a warrantless inspection of the premises after having been advised of his or her constitutional right to refuse entry without same.

## § 133-78.6. Quarterly reports.

[Amended 1-7-2008 by Ord. No. 65.72.07]

The Department of Fire, Emergency and Building Services shall submit a quarterly report not later than January 15, April 15, July 15 and October 15 of each year to the Mayor and Common Council listing all buildings in the City declared vacant under the provisions of this article, the date upon which they were declared vacant and whether a vacant building registration and vacant building plan has been filed for the building. The report shall additionally include a list of all previously declared vacant buildings, which are no longer subject to the provisions of this article.

## § 133-78.7. Penalties for offenses.

[Amended 4-16-2001 by Ord. No. 4.11.01]

Any person violating any provision of the Vacant Building Registry or providing false information to the Enforcement Officer shall be punished as provided by Chapter **133A** of this Code.

*Town of Huntington, NY  
Friday, June 9, 2017*

## Chapter 156. Property Maintenance; Nuisances

### Article VII. BLIGHTED PROPERTY

[Adopted 7-12-2011 by L.L. No. 21-2011]

#### § 156-59. Legislative Intent.

It is the intention of the Huntington Town Board to protect the public health, safety and welfare by authorizing the establishment of procedures to identify, abate and eliminate the presence of blight upon properties throughout the Town.

#### § 156-60. Scope; Applicability.

- A. Scope. The provisions of this chapter shall apply to all properties in the unincorporated portions of the Town of Huntington, residential, commercial and otherwise, and constitute the requirements and standards for such property.
- B. Applicability. The provisions of this chapter shall be deemed to supplement applicable state and local laws, ordinances, codes and regulations. Nothing in this chapter shall be deemed to abolish, impair, supersede or replace existing remedies of the Town, county or state or existing requirements of any other provision of local laws or ordinances of the Town or county or state laws and regulations. In case of conflict between any provisions of this chapter and any applicable state or local law, ordinance, code or regulation, the more restrictive or stringent provision or requirement shall prevail.

#### § 156-61. Blighted Property Designation.

Blighted Property - The following conditions shall be factors in evaluating whether or not a property is designated as a Blighted Property:

- (A) A determination by a code officer that the property is in a condition which poses a serious threat to the safety, health, or general welfare of the community. (50 points)  
[Amended 9-27-2016 by L.L. No. 39-2016]
- (B) The owner of the property has been issued Summonses and/or has been prosecuted for violation(s) of the Code of the Town of Huntington and/or the New York State Uniform Fire Prevention and Building Code for commercial and residential structures, and such violations have not been corrected. (50 points)  
[Amended 9-27-2016 by L.L. No. 39-2016]
- (C) The property has attracted or been an instrument of illegal, noxious or deleterious activity as defined in Chapter **50** Public Nuisances and/or in common law. (50 points)
- (D) A determination has been made by the Fire Marshall that the conditions upon the property constitute a fire hazard. (50 points)
- (E) The property is creating a substantial interference with the lawful use and/or enjoyment of other space within a structure/building or within the surrounding neighborhood. (50 points)

(F) The property is found to be unmaintained by the code officer based upon evidence of the persistent and continued existence of the following deleterious conditions:

[Amended 6-17-2014 by L.L. No. 23-2014; 9-27-2016 by L.L. No. 39-2016]

1. Boarded windows, doors, entryways or exits. (5 points)
2. Broken or unsecured windows. (10 points)
3. Broken or unsecured doors, entryways or exits. (10 points)
4. Excessive litter or debris. (10 points)
5. Overgrown grass at least ten (10) inches or higher or other overgrown vegetation or shrubbery. (10 points)
6. More than one (1) unregistered motor vehicle. (10 points) (see § 156-39 (b))
7. Broken, unsecured or in disrepair:
  - (a) Roof (10 points)
  - (b) Gutters (5 points)
  - (c) Siding/shingles (10 points)
  - (d) Chimney (10 points)
  - (e) Shutters (5 points)
  - (f) Accessory structures including but not limited to: decks, sheds, porches, pools, pool houses or cabanas, garages, carports, storage units, front and rear porches, outside statuary, fish ponds. (15 points)
8. Storage of junk vehicles. (15 points)
9. Damaged, unsightly, unsecured or unpermitted signage or awnings. (15 points)
10. Presence of graffiti. (10 points)
11. Broken, unsecured or in disrepair fencing. (10 points)
12. Broken, unsecured or in disrepair outdoor lighting fixtures (5 points)
13. Broken, exposed or hazardously utilized electrical wires, electrical equipment or extension cords. (15 points)
14. Unfinished construction. (20 points)
15. Damaged, dead or fallen trees or limbs. (10 points)
16. Evidence of fire damage to the property which has not been repaired or restored. (10 points)
17. Peeling or deteriorated paint. (5 points)
18. Presence of stagnant water. (10 points)
19. Open or unsecured wells, cesspools or cisterns. (10 points)
20. Presence of vermin, rodent harborage and infestation. (30 points)
21. Presence of any violation identified within this Chapter. (20 points)
22. Presence within/upon an outdoor area of the improper storage of:
  - (a) Refrigerator, washing machine, sink, stove, heater, boiler, tank, other household appliances, boxes or indoor furniture for a period in excess of seventy-two (72) consecutive hours. (10 points)

- (b) Lumber, construction materials, dirt, debris, trash, garbage or uncovered refuse cans, accumulated refuse or garbage in covered refuse cans which is not timely or properly disposed of. (10 points)

Outdoor Storage Exemptions.

- (1) Machinery installed within the rear setback areas for household or recreational use.
- (2) The presence of refuse or trash cans, recycling bins or other debris which has been secured, placed or stored in compliance with this code.

23. Hazardous or dilapidated vacant building or structure. (30 Points)

## § 156-62. Definitions.

For purposes of this article the following words shall have the following meanings:

### **Blighted Property**

Shall mean improved or unimproved property in any zoning district which meets or exceeds a point value of one hundred (100) points as set forth within this article.

[Amended 9-27-2016 by L.L. No. 39-2016]

### **Blighted Property Inventory List**

A list containing properties within the Town which possess an accumulation of blight conditions equaling or exceeding a point value of one hundred (100) points.

### **Code Officer**

Shall mean the Director of Engineering Services, the Director of Public Safety, and/or their designees.

[Amended 9-27-2016 by L.L. No. 39-2016]

### **Defacement**

shall mean any mark on the face or surface of, disfigurement, injury, damage or alteration to the appearance of the property without the express permission of the owner or person or entity in control thereof.

### **Dilapidated**

shall mean extreme disrepair such that a structure or dwelling unit or commercial space is unfit or unsafe for habitation or occupancy.

### **Graffiti**

shall mean any inscription, mark or design which has been written, etched, scratched, painted or drawn or otherwise visible upon a premises.

### **Junked Vehicle**

shall mean an unregistered motor vehicle not suitable for operation.

### **Legal Occupancy**

shall mean occupancy that exists by virtue of fee ownership, a bona fide lease agreement, a rent receipt or, if necessary, a utility statement, and which occupancy is in compliance with federal, state local laws, local zoning, local housing, and all other pertinent rules, regulations and codes.

### **Neighborhood**

shall mean an area of the Town of Huntington defined by its residents and its distinctive characteristics.

### **Registration Fees**

An annual fee imposed upon properties which are listed on the Blighted Property Inventory List.

### **Restoration Agreement**

Shall mean a legal and binding agreement between the Town and a given property owner, wherein said property owner proposes to complete specific repairs and/or improvements in order to resolve conditions existing on his or her property as identified by a code officer in accordance with the definition of "Blighted Property." Such repairs and/or improvements shall be outlined on an explicitly fixed timeline and as such will be



offered a full exemption from the annual registration fee outlined in § 156-64(D). The Town Attorney shall have the authority, on behalf of the Town, to execute such Restoration Agreement.

[Amended 9-27-2016 by L.L. No. 39-2016]

### **Vacant Building or Structure**

shall mean a building or structure where no person or persons actually currently conducts a business, or resides or lives in any part of the building or structure as the legal or equitable owner(s) or tenant-occupant(s), owner-occupant(s) or tenant(s) on a permanent, non-transient basis.<sup>[1]</sup>

[Amended 6-17-2014 by L.L. No. 23-2014]

### **Unit**

shall mean any space within a building that is or can be rented by or to a single person or entity for his/her/its sole use and is intended to be a single and distinct space.

[1] *Editor's Note: The former definition of "vacant parcel," which immediately followed, was repealed 9-27-2016 by L.L. No. 39-2016.*

## **§ 156-63. Creation or Maintenance of the Blighted Property Prohibited.**

No owner, agent, tenant, business entity, voluntary association, nonprofit organization, or person in control of real property located within the Town of Huntington shall allow, create, maintain or cause to be created or maintained, any blighted property.

## **§ 156-64. Enforcement.**

(A) The Code Officer shall be charged with reviewing complaints and conducting investigations in order to determine if blight exists at the subject property.

[Amended 9-27-2016 by L.L. No. 39-2016]

(B) Once a property has been determined to be blighted, the Department of Public Safety shall prepare and send out notification letters to each property owner. Such notice shall be served by personal service upon the owner or person in charge of the affected building or structure; or if no such person can be reasonably found, by mailing said owner such notice by means of certified mail, return receipt requested, and by regular mail, to the last known address as shown by the records of the Town Assessor; and by securely affixing a copy of such notice upon the door of the affected building or structure.

[Amended 9-27-2016 by L.L. No. 39-2016]

(C) Notice Contents.

(1) The notice must contain a statement of the date(s) upon which an inspection was conducted on the property to determine blight, the address of the blighted property, the specific nature of the blight, a copy of this local law, the "point rating" review of the premises, the required annual registration fees and the property's placement on the Blighted Property Inventory List. Said notice shall further notify the owner that if no reasonable proof is offered establishing the property does not constitute a Blighted Property, said annual registration fee shall be added to the property tax bill for the premises after thirty (30) days of receipt of said notice.

(2) Any notice to qualifying property owners must also contain an offer of the opportunity to enter into a Restoration Agreement with the Town.

(D) Registration Fees. After thirty (30) days from the date of notice absent proof to the contrary the following registration fees shall be imposed:

(1) A registration fee of five thousand (\$5,000.00) dollars shall be added to the tax bill for any commercial building or property;

- (2) A registration fee of two thousand five hundred (\$2,500.00) dollars shall be added to the tax bill for any residential building or property.
- (E) One Thousand Five Hundred (\$1,500.00) Dollars of the registration costs per property registered on the blighted property list pursuant to § **156-64**, shall be set aside from the general fund and used to create a beautification fund, with the intent of financing the Town's revitalization and anti-blight efforts pursuant to Chapter **158**, entitled "Public Benefit Funds", Article **II**, "Beautification Fund".  
[Amended 2-10-2015 by L.L. No. 13-2015]

## § 156-65. Restoration Agreement:

- (A) Property Owner Qualifications. In order to qualify to enter into a Restoration Agreement, the property owner must:
  - (1) Possess or have applied for a valid Certificate of Occupancy or Letter in Lieu as issued by the Town for the subject premises; and
  - (2) Have no other outstanding violations or complaints on file with Code Enforcement.
- (B) Restoration Agreement Contents. All Restoration Agreements shall include a definite plan for the resolution of any condition(s) identified by the code officer pursuant to this article.  
[Amended 9-27-2016 by L.L. No. 39-2016]
- (C) Such repairs and/or improvements shall be outlined on an explicitly fixed timeline.
- (D) Registration Fee Exemption. In consideration for entering into a Restoration Agreement with the Town, the property owner will be offered a full exemption from the annual registration fee(s).
- (E) Penalties for Non Compliance with Restoration Agreement Terms. Any property owner who does not complete the repairs and/or improvements outlined in a Restoration Agreement within the established timeline, or any period of extension granted by the Town Attorney, will be subject to the actions described in § **156-67**.  
[Amended 9-27-2016 by L.L. No. 39-2016]

## § 156-66. Incentives.

[Amended 9-27-2016 by L.L. No. 39-2016]

Any entity and/or individual that purchases a property registered on the Town's Blighted Property Inventory List may be offered certain incentives from the Town.

- (A) All incentives are at the discretion of the code officer charged with the duty of processing the particular application filed by the purchaser. Said code officer may evaluate any factors, including but not limited to the applicant's liability and other insurance coverage.
- (B) Incentives may include, but are not limited to, up to a twenty-five (25%) percent reduction of building permit and/or land use application fees to be collected by the applicable town department and may include the fast-tracking of applications as may be reasonable under the circumstances.
- (C) Applicants must demonstrate the ability to pay for their proposed projects either through commitment letters for loans obtained from a commercial lender of their selection or by other means.

## § 156-67. Action by Town Board for Failure to Comply or Abate Violations.

- (A) Failure to comply with a Restoration Agreement. Whenever the owners of a property shall fail to comply with an executed Restoration Agreement, the Town Board may authorize the work to be done and shall provide for the cost thereof to be paid from general Town funds as directed by resolution of the Town Board, pursuant to

the authority provided under § 64 and § 130 of the Town Law. Additionally, failure to comply with an executed Restoration Agreement shall result in the placement, or retention of the property on the Blighted Property Inventory List and the imposition of the corresponding annual registration fees applicable for each year that the offending conditions exist or remain.

[Amended 9-27-2016 by L.L. No. 39-2016]

- (B) Authority to abate in the absence of a Restoration Agreement. In the event that an owner and/or occupant of such land or premises shall fail to abate any violation as described in the definition of "Blighted Property" contained herein, the Town Board, after consideration at a public hearing, may declare said premises to be a nuisance and thereafter, the Town shall have the authority to enter onto such premises where such violation exists, to remedy such violation and to charge the cost or expense of such remediation against the owner and establish a lien in the manner provided herein.

[Amended 6-17-2014 by L.L. No. 23-2014]

- (C) Assessment of costs and expenses, liens. All costs and expenses incurred by the Town in connection with the abatement of a violation of this chapter shall be provided to the Town Board by the Code Officer. The total costs and expenses shall then be determined by the Town Attorney, in consultation with the Departments involved, and shall be reported to the Receiver of Taxes as the amount to be assessed against the property, and the expense so assessed shall constitute a lien and charge on the premises on which it is levied until paid or otherwise satisfied or discharged.

[Amended 4-17-2012 by L.L. No. 9-2012; 9-27-2016 by L.L. No. 39-2016]

- (D) Persistent or ongoing blighted properties. Any property previously designated by the Town Board as a "blighted property" and placed upon the blighted property inventory list wherein blighted conditions continue to persist, following a public hearing and upon a determination by the Town Board, will thereafter be deemed as a persistent blighted property. Said persistent blighted property shall be assessed the annual blighted property assessment fee, and the Town will take any and all necessary actions to abate the blighted conditions, upon notice to the property owner by the Office of the Town Attorney by registered or certified mail return receipt requested, and by regular mail, to the last known address as shown by the records of the Town Assessor.

[Added 9-17-2013 by L.L. No. 25-2013; amended 9-27-2016 by L.L. No. 39-2016]

- (E) Demolition. Any "Blighted Property" deemed to be an "Unsafe and Damaged Building and/or Structure" pursuant to Chapter **191** of the Code of the Town of Huntington will follow the procedures set forth in Chapter **191** regarding demolition/emergency work.

[Added 9-27-2016 by L.L. No. 39-2016]