

JohnM.Lorenzo

SOUTH SHORE ABSTRACT CONTACT IN SAYVILLE, NEW YORK UNITED STATES

# President John M. Lorenzo

South Shore Abstract · Sayville, New York

Search Background Check 

## SOUTH SHORE ABSTRACT BUSINESS DATA

📍 95 Hiddink St, Sayville, NY 11782, USA

(631) 564-0300

info@southshoreabstract.com

🌐 southshoreabstract.com

# ABOUT

## SOUTH SHORE ABSTRACT

South Shore Abstract is fully customized to track title orders from inception to post-closing. Ninety-five percent of all titles are delivered within five working days of an order. Our in house experts can also handle rush requests without

disputing the normal title flow. We meet both industry standards and the increased demand from the company's successful client base.

South Shore Abstract offers a full range of title insurance products including fee [owner], mortgage, leasehold and co-op insurance policies. In addition to title services, South Shore Abstract offers a wide variety of services designed and coordinated to assist our clients.

**TOWN BOARD AGENDA**

**JANUARY 4, 2023**

- A. Appointment of John M. Lorenzo to the Islip Town Board.
- B. Appointment of John M. Lorenzo to the Town of Islip Industrial Development Agency Board.
- C. Appointment of John M. Lorenzo to the Town of Islip Economic Development Corporation Board.
- D. Appointment of John M. Lorenzo to the Town of Islip Foreign Trade Zone Authority Board.
- E. Appointment of Edward G. McCabe, Esq. as Vice Chairman of the Zoning Board of Appeals.
- F. Re-appointment of Daniel J. Sullivan, Esq. as Member of the Zoning Board of Appeals.
- G. Appointment of Donald A. Retaliata Jr. as Chairman of the Zoning Board of Appeals.

<https://allpeople.com> › president+john+m+lorenzo\_sout... ⋮

**President John M. Lorenzo - South Shore Abstract - AllPeople**

Broker and Owner at All Choice Real Estate Corp · Sayville, New York. Jon Wilmer. President at Island Properities RE and Mgt · Sayville, New York.

3974	7/22/21	250	John Lorenzo	176 Lorraine	West Sayville NY
3975	3/1/22	200	John Lorenzo	176 Lorraine	West Sayville NY

Friends of Angie Carpenter



PERSON [PHONE](#) [/](#)

John Lorenzo

[SHOW MAP](#)

Previous address

**132 Clyde St, West Sayville, NY, 11796-1928**

Associated with Mark A Murray (2021-2022) [+ 10](#)

Period of residence

2012

## SOUTH SHORE ABSTRACT, INC.

2844549

Company Number

Active

Status

11 December 2002 (about 20 years ago)

Incorporation Date

DOMESTIC BUSINESS CORPORATION

- **SOUTH SHORE ABSTRACT, INC.**, *dos process agent*
- **JOHN M. LORENZO**, *chief executive officer*

- [https://appext20.dos.ny.gov/corp\\_publ...](https://appext20.dos.ny.gov/corp_publ...)
- **Source** New York Department of State, [https://appext20.dos.ny.gov/corp\\_publ...](https://appext20.dos.ny.gov/corp_publ...), 26 Dec 2022
- Company Addresses

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- [HEAD OFFICE ADDRESS](#)
- SOUTH SHORE ABSTRACT, INC., 71 MAIN STREET, WEST SAYVILLE, NY, 11796

<https://allpeople.com> › president+john+m+lorenzo\_sout... ⋮

## President John M. Lorenzo - South Shore Abstract - AllPeople

Broker and Owner at All Choice Real Estate Corp · Sayville, New York. Jon Wilmer. President at Island Properties RE and Mgt · Sayville, New York.

<https://www.linkedin.com> › john-lorenzo-136b1a5 ⋮

## John Lorenzo - Owner - South Shore Abstract, Inc. - LinkedIn

Sayville, New York, United States · Owner · South Shore Abstract, Inc.

**John Lorenzo.** Owner, South Shore Abstract, Inc. South Shore Abstract, Inc. Sayville, New York, United States. 273 followers 272 connections. Join to connect.

# SERVICES

SERVICES INCLUDE BUT ARE NOT LIMITED TO

Accommodation Recordings

Bankruptcy Searches

Certificate of Good Standing

Continuing Legal Education Courses

Covenant and Restriction Searches

Foreclosure Searches

Lien Searches

Settlement Services

Zoning Lot Certifications

Attorney Searches

Business Searches

Chain of Title

Co-Op Searches

Filed map Certifications

Last Owner Searches

Municipal Searches

Single and Separate Searches

## Contact Information

## South Shore Abstract, Inc.



0 Votes

163 N Wellwood Ave, Lindenhurst, NY, 11757  
(631) 226-5999

Established: 2002

Category: Title Insurance Companies and Agents



# CAMPAIGN FILER FOR CONSERVATIVE PARTY

## Filer Overview

Filer ID	C02465
Filer Name	SUFFOLK COUNTY CONSERVATIVE CHAIRMANS CLUB H.K.
Treasurer Name	JOHN LORENZO
Street Address	176 Lorraine Circle West Sayville NY 11796
Filer Type	COMMITTEE
Status	ACTIVE
Committee Type	3H - CONSTITUTED COUNTY HOUSE KEEPING

## SUFFOLK COUNTY CONSERVATIVE CHAIRMANS CLUB H.K.

JOHN LORENZO

**address:** 176 Lorraine Circle,  
West Sayville, NY 11796

*SUFFOLK COUNTY CONSERVATIVE CHAIRMANS CLUB H.K.* (Filer# C02465)  
is a campaign finance filer registered with **New York State Board of Elections.**

 [Tweet](#)

Monetary Contributions/Individual & Partnerships	\$25,000	2014
Monetary Contributions/Corporate	\$5,750.00	2014
Monetary Contributions/All Other	\$216,750	2014 2015 2016
Expenditure/Payments	\$246,001	2014 2015 2016 2017 2020
Transfers In	\$8,644.50	2017
Transfers Out	\$3,500.00	2018
A No Activity Statement Was Submitted		2014 2016 2017 2018 2019 2020

## Campaign Finance Filings

Contributor Name	Transaction	Contributor Address	Amount
SC CONSERVATIVE CHAIRMANS CLUB	Monetary Contributions/All Other	Po Box 379, East Islip, NY 11730	\$20,000
EDWARD WALSH	Expenditure/Payments	211 Apex Ln, East Islip, NY 11730	\$186.50
CHASE AUTO FINANCE	Expenditure/Payments	Po Box 78068, Phoenix, AZ 85062	\$1,117.62
EDWARD WALSH	Expenditure/Payments	211 Apex Ln, East Islip, NY 11730	\$5,132.38
VERIZON	Expenditure/Payments	Po Box 4003, Acworth, GA 30101	\$250
EDWARD WALSH	Expenditure/Payments	211 Apex Ln, East Islip, NY 11730	\$100
EDWARD WALSH	Expenditure/Payments	211 Apex Ln, East Islip, NY 11730	\$100
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## Filers in the same zip code

Filer Name	Running for Office	Address	Treasurer
ETHAN D. IRWIN <small>Inactive</small>	County Legislator	12 Green Ln, Levittown, NY 11796	ETHAN IRWIN
FRIENDS OF MATT SILECCHIA <small>Inactive</small>	County Legislator	P.o. Box 173, West Sayville, NY 11796	TIMOTHY MORRIS
SUFFOLK COUNTY CONSERVATIVE CHAIRMAN'S CLUB		71 Main Street, West Sayville, NY 11796	JOHN LORENZO
ISLIP TOWN CONSERVATIVE EXECUTIVE COMMITTEE		71 Main Street, West Sayville, NY 11796	JOHN LORENZO
FRIENDS OF CHRISTOPHER BODKIN <small>Inactive</small>	Town Council	Friends of Chris Bodkin, West Sayville, NY 11796	JAMES ANTHONY
CHRISTOPHER D. BODKIN <small>Inactive</small>	Town Council	29 West Ave, West Sayville, NY 11796	CHRISTOPHER BODKIN
CHRISTOPHER D. BODKIN <small>Inactive</small>	Member of Assembly	29 West Avenue, West Sayville, NY 11796	CHRISTOPHER BODKIN
SUFFOLK COUNTY DETECTIVE'S ASSOCIATION, INC.		465 Montauk Hwy, West Sayville, NY 11796	DANIEL FITZPATRICK

Newly elected Suffolk County Court Judge Anthony Senft Jr. last week thanked former **Conservative Party** chairman Edward Walsh, who was convicted of wire fraud and theft of government funds by a federal jury, as he was sworn into his new position.



Senft, a Conservative Party member and former Islip councilman, was the only judge at the Suffolk County Bar Association's robing ceremony at Touro Law Center in Central Islip to thank Walsh, who in March was [convicted](#) of gambling, golfing and conducting political activity while getting paid as a Suffolk County sheriff's lieutenant. Sentencing is scheduled for Feb. 3.

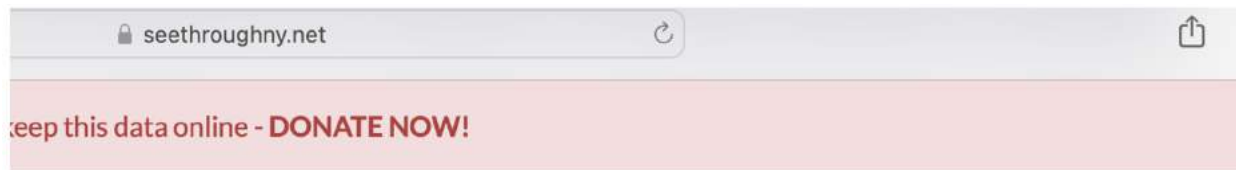
At last year's swearing in, all 10 judges thanked Walsh.

Senft did not return calls for comment. Walsh's attorney, William Wexler, declined to comment.

Senft also thanked current political leaders and Conservative Party executive committee member Michael E. Torres, who was arrested in November 2014 on a felony charge of falsifying a Town of Islip job employment application. Torres has pleaded not guilty, and his case is pending, according to court records.

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Senft ran unopposed in November for the 10-year term under a cross-endorsement deal between political party leaders. Senft was an Islip Town councilman tapped to run for State Senate when his campaign was derailed by revelations of widespread dumping at Roberto Clemente Park in Brentwood. Instead, he ran successfully for District Court in 2015.



Name	Employer/Agency	Total Pay ↓ <sup>z</sup>	Subagency/Type
IF STARTED IN JANUARY OF 2012 AS A LEGISLATIVE AID, HOW DID YOU ONLY REPORT MAKING 5,191 AND THE OTHER YEARS 29,994?			

—	Lorenzo, John M	Islip		\$5,191	NYSLRS - General Employee
	<b>Title</b>		NDR		
	<b>Rate of Pay</b>		NDR		
	<b>Pay Year</b>		2012		
	<b>Pay Basis</b>		NDR		
	<b>Branch/Major Category</b>		Towns		

—	Lorenzo, John M	Islip		\$29,994	NYSLRS - General Employee
	<b>Title</b>		NDR		
	<b>Rate of Pay</b>		NDR		
	<b>Pay Year</b>		2013		
	<b>Pay Basis</b>		NDR		
	<b>Branch/Major Category</b>		Towns		

—	Lorenzo, John M	Islip		\$29,994	NYSLRS - General Employee
	<b>Title</b>		NDR		
	<b>Rate of Pay</b>		NDR		
	<b>Pay Year</b>		2014		
	<b>Pay Basis</b>		NDR		
	<b>Branch/Major Category</b>		Towns		

—	Lorenzo, John M	Islip		\$26,936	NYSLRS - General Employee
	<b>Title</b>		NDR		
	<b>Rate of Pay</b>		NDR		
	<b>Pay Year</b>		2015		
	<b>Pay Basis</b>		NDR		
	<b>Branch/Major Category</b>		Towns		

Appointed to the Zoning Board of Appeals

—	Lorenzo, John M	Islip		\$15,540	NYSLRS - General Employee
	<b>Title</b>		NDR		
	<b>Rate of Pay</b>		NDR		
	<b>Pay Year</b>		2016		
	<b>Pay Basis</b>		NDR		
	<b>Branch/Major Category</b>		Towns		
—	Lorenzo, John M	Islip		\$15,839	NYSLRS - General Employee
	<b>Title</b>		NDR		
	<b>Rate of Pay</b>		NDR		
	<b>Pay Year</b>		2017		
	<b>Pay Basis</b>		NDR		
	<b>Branch/Major Category</b>		Towns		
—	Lorenzo, John M	Islip		\$15,538	NYSLRS - General Employee
	<b>Title</b>		NDR		
	<b>Rate of Pay</b>		NDR		
	<b>Pay Year</b>		2018		
	<b>Pay Basis</b>		NDR		
	<b>Branch/Major Category</b>		Towns		
—	Lorenzo, John M	Islip		\$17,166	NYSLRS - General Employee
	<b>Title</b>		NDR		
	<b>Rate of Pay</b>		NDR		
	<b>Pay Year</b>		2019		
	<b>Pay Basis</b>		NDR		
	<b>Branch/Major Category</b>		Towns		
—	Lorenzo, John	Islip		\$18,268	NYSLRS - General Employee
	<b>Title</b>		NDR		
	<b>Rate of Pay</b>		NDR		
	<b>Pay Year</b>		2020		
	<b>Pay Basis</b>		NDR		
	<b>Branch/Major Category</b>		Towns		

—	Lorenzo, John	Islip	\$18,268	NYSLRS - General Employee
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**Title** NDR  
**Rate of Pay** NDR  
**Pay Year** 2021  
**Pay Basis** NDR  
**Branch/Major Category** Towns

—	Lorenzo, John	Islip	\$18,268	NYSLRS - General Employee
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**Title** NDR  
**Rate of Pay** NDR  
**Pay Year** 2022  
**Pay Basis** NDR  
**Branch/Major Category** Towns

Donations Friends of Angie Carpenter

3974	7/22/21	250	John Lorenzo	176 Lorraine	West Sayville	NY
3975	3/1/22	200	John Lorenzo	176 Lorraine	West Sayville	NY

Zoning Board of Appeals

## Petition aims to reverse John Lorenzo appointment to Islip Town Council

The Islip Town Council has approved the appointment of John Lorenzo, a former chair of the Zoning Board of Appeals, to fill a vacant seat on the council. Credit: Newsday/Thomas A. Ferrara

**By Brianne Ledda** [brianne.ledda@newsday.com](mailto:brianne.ledda@newsday.com) Updated January 9, 2023 8:02 pm

A former supervisor candidate is seeking to overturn the recent appointment of a councilman to the Islip Town Council with a petition in state Supreme Court calling for a special election.

The town board approved the appointment on Wednesday of John Lorenzo, who is registered with the Conservative Party and is a former chair of the Zoning Board of Appeals, to represent District 4, Town Supervisor Angie Carpenter wrote Thursday in an emailed statement. The seat was formerly occupied by Mary Kate Mullen, a Republican who resigned at the end of December after being elected in November to serve as Fifth District Court judge.

Tom Murray, a lawyer and a Democratic challenger for supervisor in 2019, filed a petition on Jan. 3 seeking an order and judgment compelling the town to hold a special election to fill the vacancy. He later told Newsday he plans to withdraw the order to show cause, with plans to refile an amended petition. He didn't elaborate on what the amended petition would say.

Murray also alleges that Islip should have held an election for each district in the town, following the establishment of a "ward system" in 2020.

"Elections were held for the First and Second District in 2021, while the Fourth District remained without a designated elected representative, but two holdover 'at-large' representatives in [council members John] Cochrane and Mullen," Murray wrote in the petition.

"Additionally, the Town has opted to appoint someone to fill a vacancy created in the office of Councilperson of the Fourth District without so much as a public hearing, and without inviting any input from the constituents of the Fourth District," he without inviting any input from the constituents of the Fourth District," he any input from the constituents of the Fourth District," he said.



Islip Town Supervisor Angie Carpenter, seen in 2022, contends the town is within its rights to fill a vacant position on the town council by appointment via emergency powers. Credit: Howard Schnapp

Carpenter said the town is within its rights to fill a vacant position by appointment, via emergency powers “because of the necessity for providing uninterrupted governmental service.”

“Since the subject CD [council district] 4 seat became vacant in the same year its term was expiring, New York State Town Law gives the responsibility for filling that vacancy to the Town Board,” Carpenter told Newsday.

At the Wednesday organizational meeting, Carpenter said state law and town practice dictate that the town board vote to fill the vacancy.

In a statement to Newsday, Carpenter highlighted Lorenzo's resume, which listed him as a part-time legislative aide to Islip Councilman Anthony Senft from January 2012 through January 2015.

“He will certainly be an asset and represent his community well,” the supervisor said of Lorenzo.

The motion to appoint Lorenzo, put forward by Carpenter, was seconded by Cochran and passed with three in favor and one abstention.

At the organizational meeting, Lorenzo also was appointed to the town Industrial Development Agency, Economic Development Corporation and Foreign Trade Zone Authority board.

Lorenzo owns South Shore Abstract Inc., a title insurance company in Sayville. He also is president of Inclusive Sports and Fitness in Holbrook, which aims to provide inclusive sports and fitness opportunities to children, and a board member with The Neighborhood House, a nonprofit that offers support to bereaved individuals in Sayville.

Lorenzo said in a Thursday statement emailed to Newsday that he is “proud and honored” to serve constituents in the town’s Fourth District.

“As a lifelong resident of Sayville, I am profoundly connected to this community, and am looking forward to working with all the residents, through collaboration and partnership, to ensure their concerns are heard, and that we continue taking steps forward as one town,” he said.

**By Brianne Ledda**

[brianne.ledda@newsday.com](mailto:brianne.ledda@newsday.com)

Brianne Ledda covers the Town of Islip for Newsday. She previously covered Southold and Greenport for The Suffolk Times and is a graduate of Stony Brook University.



## **Section 25. Election; term; vacancies.**

### **Section 25. Election; term; vacancies.**

a. The council members shall be elected at the general election in the year nineteen hundred seventy-seven and every fourth year thereafter and the term of office of each council member shall commence on the first day of January after the elections and shall continue for four years thereafter; provided, however, that the council member elected at the general election in the year two thousand and one and at the general election in every twentieth year thereafter shall serve for a term of two years commencing on the first day of January after such election; and provided further that an additional election of Council Members shall be held at the general election in the year two thousand three and at the general election every twentieth year thereafter and that the members elected at each such additional election shall serve for a term of two years beginning on the first day of January after such election.

Notwithstanding any other provision of this charter or other law, a full term of two years, as established by this subsection, shall not constitute a full term under section 1138 of this charter, except that two consecutive full terms of two years shall constitute one full term under section 1138. A member of the council who resigns or is removed from office prior to the completion of a full term shall be deemed to have held that office for a full term for purposes of section 1138 of the charter.

b. **Any vacancy which may occur among the council members shall be filled by popular election in the following manner.**

1. Within three days of the occurrence of a vacancy in the council, the mayor shall proclaim the date for the election or elections required by this subdivision, provide notice of such proclamation to the city clerk and the board of elections and publish notice thereof in the City Record. After the proclamation of the date for an election to be held pursuant to paragraphs four or five of this subdivision, the city clerk shall publish notice thereof not less than twice in each week preceding

the date of such election in newspapers distributed within the city, and the board of elections shall mail notice of such election to all registered voters within the district in which the election is to be held.

2. If a vacancy occurs during the first three years of a four-year term or the first year of a two-year term, **a general election to fill the vacancy for the remainder of the unexpired term shall be held in the year in which the vacancy occurs**, unless the vacancy occurs after the last day on which an occurring vacancy may be filled at the general election in that same year with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law. If such a vacancy occurs in any year after such last day, it shall be filled for the remainder of the unexpired term at the general election in the following year provided, however, that no general election to fill a vacancy shall be held in the last year of the term, except as provided in paragraph nine of this subdivision. Party nominations of candidates for a general election to fill a vacancy for the remainder of the unexpired term shall be made at a primary election, except as provided in paragraph five of this subdivision.

3. If a special or general election to fill the vacancy on an interim basis has not been previously held pursuant to paragraphs four, six, seven and eight of this subdivision, the person elected to fill the vacancy for the remainder of the unexpired term at a general election shall take office immediately upon qualification and shall serve until the term expires. If a special or general election to fill the vacancy on an interim basis has been previously held, the person elected to fill the vacancy for the remainder of the unexpired term at a general election shall take office on January first of the year following such general election and shall serve until the term expires.

4. If a vacancy occurs during the first three years of a four-year term or in the first year of a two-year term and on or before the last day in the third year of such a four-year term or the first year of such a two-year term on which an occurring **vacancy may be filled for the remainder of the unexpired term at a general election with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law**, a special or general election to fill the vacancy on an interim basis shall be held, unless the vacancy occurs less than ninety days before the next primary election at which party nominations for a general election to fill the vacancy may be made and on or before the last day on which

an occurring vacancy may be filled for the remainder of the unexpired term at the general election in the same year in which the vacancy occurs with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law.

5. If a vacancy occurs after the last day in the third year of a four-year term or the first year of a two-year term on which an occurring vacancy may be filled for the remainder of the unexpired term at a general election in each year with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law, but not less than ninety days before the date of the primary election in the fourth year of such a four-year term or the second year of such a two-year term, a special or general election to fill such vacancy for the remainder of the unexpired term shall be held.

6. Elections held pursuant to paragraph four or five of this subdivision shall be scheduled in the following manner: A special election to fill the vacancy shall be held on the first Tuesday at least eighty days after the occurrence of the vacancy, provided that the mayor, in the proclamation required by paragraph one of this subdivision, may schedule such election for another day no more than ten days after such Tuesday and not less than seventy-five days after such proclamation if the mayor determines that such rescheduling is necessary to facilitate maximum voter participation; except that

(a) if the vacancy occurs before August seventeenth in any year and the first Tuesday at least eighty days after the occurrence of the vacancy is less than ninety days before a regularly scheduled general election, the vacancy shall be filled at such general election;

(b) if the vacancy occurs before August seventeenth in any year and the first Tuesday at least eighty days after the occurrence of the vacancy is after a regularly scheduled general election, the vacancy shall be filled at such general election; and

(c) if the vacancy occurs on or after August seventeenth in any year and the first Tuesday at least eighty days after the occurrence of the vacancy is after, but less than thirty days after, a regularly scheduled general election, the vacancy shall be filled at a special election to be held on the first Tuesday in December in such year.

7. All nominations for elections to fill vacancies held pursuant to paragraphs four and five of this subdivision shall be by independent

nominating petition. A signature on an independent nominating petition made earlier than the date of the proclamation required by paragraph one of this subdivision shall not be counted.

8. A person elected to fill a vacancy in the council at an election held pursuant to paragraph four of this subdivision shall take office immediately upon qualification and serve until December thirty-first of the year in which the vacancy is filled for the remainder of the unexpired term pursuant to paragraph two of this subdivision.

A person elected to fill a vacancy in the council at an election held pursuant to paragraph five of this subdivision shall take office immediately upon qualification and serve until the term expires.

9. If a vacancy occurs less than ninety days before the date of the primary election in the last year of the term, the person elected at the general election in such year for the next succeeding term shall take office immediately upon qualification and fill the vacancy for the remainder of the unexpired term.

(Am. L.L. 2019/215, 12/11/2019, eff. 12/11/2019)

**Bottom line vacancy is done by “resident election!”**

**ELECTION LAW**

# Watertown City Council seeking to fill vacancy after resignation of Council Member Roshia

by: [Isabella Colello](#)

Posted: Jan 7, 2021 / 12:40 PM EST

Updated: Jan 7, 2021 / 12:40 PM EST

**WATERTOWN, N.Y. (WWTI) — The Watertown City Council is currently looking to fill a vacant seat.**

On the first Watertown City Council meeting of 2021, Council Member Jesse Roshia announced his resignation which is to take effect on January 31, 2021.

Watertown Mayor Jeffrey Smith commented on Council Member's resignation.

*"It has been an honor and a privilege to work alongside Council Member Roshia and serve the hardworking people of Watertown. Council Member Roshia brought a unique perspective to the Council that was both insightful and thoughtful. The community will certainly miss him, and I wish him and his family the best of luck moving forward."*

**Following this announcement, Watertown City Council is seeking to fill the vacancy. The individual chose would be expected to serve through December 31, 2021. The individual is required to be a City resident and eligible to vote in New York State.**

Those interested in applying to the vacancy have been instructed to send a letter of interest and resume to the [Mayors Office](#) in Watertown, New York by January 31, 2021.

## N.Y. Town Law § 85

Current through 2022 NY Law Chapter 841

Section 85 - Ward system for election of council members<sup>1</sup>. Whenever a proposition shall have been adopted in a town of the first class for the establishment of the ward system and the election thereafter of one council member from each ward, the board of elections of the county in which such town is situate shall divide the town into four wards and fix the boundaries thereof, unless a proposition shall have been adopted to increase the number of council members from four to six, in which instance, the board of elections shall divide the town into six wards and fix the boundaries thereof. In so dividing the town into wards, no town election district shall be divided, and no election district thereafter created under the election law shall contain parts of two or more wards. So far as possible the division shall be so made that the number of voters in each ward shall be approximately

equal. When the board of elections shall have finally determined the boundaries of the wards, they shall cause a map of the town to be prepared showing in detail the location of each ward and the boundaries thereof. The original map so made shall be filed in the office of the town clerk and copies thereof shall be filed in the offices of the county clerk and the board of elections of the county. The ward system shall be deemed established after such filing is complete. **After a ward system shall have been so established, the term of office of every town council member shall terminate on the thirty-first day of December next succeeding the first biennial town election held not less than one hundred twenty days after the establishment of such ward system, and at such biennial town election, and every biennial town election thereafter, one resident elector of each ward shall be elected as council member therefrom for a term of two years beginning on the first day of January next succeeding such election.**2. The ward system may be abolished upon the adoption of a proposition therefor at any special or biennial town election. At the first biennial town election held at least one hundred twenty days after the adoption of a proposition to abolish the ward system for election of council members, the electors of the town shall elect one-half of the total number of town council members for the term of two years each and one-half of the total number of town council members for the term of four years each. At each biennial town election held thereafter there shall be elected one-half of the total number of town council members for the term of four years each. The terms of all such council members shall begin on the first day of January next succeeding the date of their election.

*N.Y. Town Law § 85*

## Election Law:



**American Legal**  
Publishing

## Chapter 2: Council

### Section 25. Election; term; vacancies.

5. If a vacancy occurs after the last day in the third year of a four-year term or the first year of a two-year term on which an occurring vacancy may be filled for the remainder of the unexpired term at a general election in each year with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law, but not less than ninety days before the date of the primary election in the fourth year of such a four-year term or the second year of such a two-year term, **a special or general election to fill such vacancy for the remainder of the unexpired term shall be held.**

## SECTION 42

### Filling vacancies in elective offices

Public Officers (PBO) CHAPTER 47, ARTICLE 3

§ 42. Filling vacancies in elective offices. 1. A vacancy occurring three months before the general election in any year in any office authorized to be filled at a general election, except in the offices of governor or lieutenant-governor, shall be filled at the general election held next thereafter, unless otherwise provided by the constitution, or unless previously filled at a special election.

2. A vacancy occurring by the expiration of term at the end of an even numbered year in an office which may not under the provisions of the constitution be filled for a full term at the general election held prior to the expiration of such term, shall be filled at said general election for a term ending with the commencement of the political year next succeeding the first general election at which said office can be filled by election for a full term.

3. Upon the failure to elect to any office, except that of governor or lieutenant-governor, at a general or special election, at which such office is authorized to be filled, or upon the death or disqualification of a person elected to office before the commencement of his or her official term, or upon the occurrence of a vacancy in any elective office which cannot be filled by appointment for a period extending to or beyond the next general election at which a person may be elected thereto, the governor shall, unless otherwise provided for by authorized local law, resolution or ordinance, make proclamation of a special election to fill such office within ten days of the occurrence of a vacancy, specifying the district or county in which the election is to be held, and the day thereof, which shall be: a. not less than seventy nor more than eighty days from the date of the proclamation to fill a vacancy in the office of a representative in congress or for a vacancy in any other office that is not in the state senate or assembly; and b. not less than forty days nor more than fifty days from the date of the proclamation to fill a vacancy in the state senate or assembly, provided, however, that the governor may issue a proclamation to fill any subsequent vacancy in the state senate or assembly for the same date as any previously scheduled special election as long as the proclamation is issued at least thirty days before the occurrence of the special election.

4. a. A special election shall not be held to fill a vacancy in the



office of a representative in congress unless such vacancy occurs on or before the first day of July of the last year of the term of office, or unless it occurs thereafter and a special session of congress is called to meet before the next general election, or be called after three months before the general election in such year.

b. A special election shall not be held to fill a vacancy in the office of state senator or in the office of member of assembly, unless the vacancy occurs before the first day of April of the last year of the term of office, or unless the vacancy occurs in either such office of senator or member of assembly after such first day of April and a special session of the legislature be called to meet between such first day of April and the next general election or be called after three months before the next general election in such year.

c. A special election shall not be held to fill a vacancy in any other office subject to a proclamation by the governor pursuant to subdivision three of this section unless the vacancy occurs before the first day of April of the last year of the term of office.

**d. If a special election to fill an office shall not be held as required by law, the office shall be filled at the next general election.**

4-a. If a vacancy occurs in the office of United States senator from this state in any even numbered calendar year on or after the fifty-ninth day prior to the annual primary election, or thereafter during said even numbered year, the governor shall make a temporary appointment to fill such vacancy until the third day of January in the year following the next even numbered calendar year. If such vacancy occurs in any even numbered calendar year on or before the sixtieth day prior to an annual primary election, the governor shall make a temporary appointment to fill such vacancy until the third day of January in the next calendar year. If a vacancy occurs in the office of United States senator from this state in any odd numbered calendar year, the governor shall make a temporary appointment to fill such vacancy until the third day of January in the next odd numbered calendar year. Such an appointment shall be evidenced by a certificate of the governor which shall be filed in the office of the state board of elections. At the

time for filing such certificate, the governor shall issue and file in the office of the state board of elections a writ of election directing the election of a United States senator to fill such vacancy for the unexpired term at the general election next preceding the expiration for the term of such appointment.

5. Whenever the authority to fill any vacancy is vested in a board and such board is unable to fill such vacancy in an elective office by reason of a tie vote, or such board neglects to fill such vacancy for any other reason, the governor may, at the governor's discretion, make proclamation of a special election to fill the vacancy.

# N.Y. Town Law § 85

Current through 2022 NY Law Chapter 841

Section 85 - Ward system for election of council members<sup>1</sup>. Whenever a proposition shall have been adopted in a town of the first class for the establishment of the ward system and the election thereafter of one council member from each ward, the board of elections of the county in which such town is situate shall divide the town into four wards and fix the boundaries thereof, unless a proposition shall have been adopted to increase the number of council members from four to six, in which instance, the board of elections shall divide the town into six wards and fix the boundaries thereof. In so dividing the town into wards, no town election district shall be divided, and no election district thereafter created under the election law shall contain parts of two or more wards. So far as possible the division shall be so made that the number of voters in each ward shall be approximately equal. When the board of elections shall have finally determined the boundaries of the wards, they shall cause a map of the town to be prepared showing in detail the location of each ward and the boundaries thereof. The original map so made shall be filed in the office of the town clerk and copies thereof shall be filed in the offices of the county clerk and the board of elections of the county. The ward system shall be deemed established after such filing is complete. **After a ward system shall have been so established, the term of office of every town council member shall terminate on the thirty-first day of December next succeeding the first biennial town election held not less than one hundred twenty days after the establishment of such ward system, and at such biennial town election, and every biennial town election thereafter, one resident elector of each ward shall be elected as council member therefrom for a term of two years beginning on the first day of January next succeeding such election.**<sup>2</sup>. The ward system may be abolished upon the adoption of a proposition therefor at any special or biennial town election. At the first biennial town election held at least one hundred twenty days after the adoption of a proposition to abolish the ward system for election of council members, the electors of the town shall elect one-half of the total number of town council members for the term of two years each and one-half of the total number of town council members for the term of four years each. At each biennial town election held thereafter there shall be elected one-half of the total number of town council members for the term of four years each. The terms of all such council members shall begin on the first day of January next succeeding the date of their election.

*N.Y. Town Law § 85*