

MINUTES OF WORKSHOP MEETING OF THE TOWN BOARD OF THE TOWN OF HUNTER HELD AT 6:00 PM ON NOVEMBER 14, 2023, AT THE TOWN HALL LOCATED ON RTE. 23A IN TANNERSVILLE, NEW YORK.

Present: Sean Mahoney Supervisor
David Kukle Councilman
Raymond Legg Councilman
Ernest Reale Councilman
Dolph Semenza Councilman

Others Present: Corina Pascucci Town Clerk
Lara Hamrah-Poladian Finance Officer
Robert Blain Superintendent of Highways
Sgt. Robert Haines Hunter Police Department
Rose Santiago Code Enforcement Officer
Marc Czermerys Planning Board Chairman
John Farrell Highway Department
Plus, all names on attached listing.

Supervisor Mahoney calls the meeting to order at 5:47 PM with the Pledge of Allegiance to the Flag.

AUDIT – The following vouchers were audited and approved for payment:
General Fund (TW) Voucher #405 through #456 in the amount of \$143,250.42
General Fund (TOS) Voucher #1056 through #1058 in the amount of \$9,551.89
Highway Fund (TW) Voucher #149 through #164 in the amount of \$96,877.78
Highway Fund (TOS) Voucher #1081 through #1092 in the amount of \$47,750.03
Landfill Closure Fund Voucher #82 through #92 in the amount of \$12,991.79

LOCAL LAW

Supervisor Mahoney makes a MOTION to adopt Local Law #4 of 2023, Providing Real Property Tax Exemption for Volunteer Firefighters and Volunteer Ambulance Workers Pursuant to New York State Real Property Tax Law 466-a. Seconded by Councilman Legg.

Ayes -5- Noes -0-

TOWN OF HUNTER

LOCAL LAW NO. 4 of 2023

PROVIDING REAL PROPERTY TAX EXEMPTION FOR VOLUNTEER FIREFIGHTERS AND VOLUNTEER AMBULANCE WORKERS PURSUANT TO NEW YORK STATE REAL PROPERTY TAX LAW § 466-a

Be it enacted by the Town Board of the Town of Hunter that Town Code is amended as follows:

Section 1. Purpose. The Town Board finds that volunteer firefighters and volunteer ambulance workers provide essential emergency services to our community and that it is in the best interests of the Town of Hunter to encourage this exceptional volunteerism. The Board further finds that providing real property tax exemptions to qualified workers would be an incentive to attract new volunteers and help combat an alarming decline in the number of volunteers serving as active responders to fire and medical emergencies. This Local Law adopts the real property tax exemptions provided for volunteer firefighters and volunteer ambulance workers under NYS Real Property Tax Law § 466-a.

Section 2. Real Property Tax Exemption. Real property owned by an enrolled member of an

incorporated volunteer fire company, fire department, fire protection district, village fire department, or incorporated voluntary ambulance service (hereinafter “Districts”) or such enrolled member and spouse residing in the Town shall be exempt from taxation to the extent of 10 percent (10%) of the assessed value of such property for Town purposes, exclusive of special assessments.

A. Real property in the Town of Hunter owned and resided in by an enrolled member and/or spouse of an incorporated volunteer fire company, fire department, fire protection district, village fire department, or incorporated voluntary ambulance service shall be exempt from taxation to the extent of ten percent (10%) of the assessed value of such property for Town purposes, exclusive of special assessments.

B. Such exemption shall be granted to an enrolled member of any of The Districts if:

1. The property is within the Town of Hunter and is the primary residence of the applicant; and
2. The property is used exclusively for residential purposes; provided however, that in the event any portion of such property is not used exclusively for the applicant’s residence but is used for other purposes, the nonresidential portion shall be subject to taxation and the remaining portion only shall be entitled to the exemption provided by this section; and
3. The applicant has been certified by the authority having jurisdiction for the District in question as an enrolled member of said District having served a minimum of two consecutive years of service. The Chief of the District, or his/her designee, shall provide a list of eligible members for the exemption established hereunder utilizing the official service records of each applicant. This list will be provided to the Town Board by February 15th of the year prior to the year for which the exemption is sought.

Section 3. Twenty year active members. Any enrolled member of an incorporated volunteer fire company, fire department, fire protection district, village fire department, or incorporated voluntary ambulance service who accrues more than twenty years of active service, and is so certified by the authority having jurisdiction for the incorporated volunteer fire company, fire department, fire protection district, village fire department, or incorporated voluntary ambulance service, shall be granted the ten percent (10%) exemption as authorized by this section for the remainder of his or her life as long as his or her primary residence is located within the Town.

Section 4. Un-remarried Surviving Spouses of Volunteers killed in the line of duty. An un-remarried spouse of a volunteer firefighter or volunteer ambulance worker killed in the line of duty may receive the real property tax exemption if:

- (a) Such un-remarried spouse is certified by the authority having jurisdiction for the incorporated volunteer fire company, fire department, fire protection district, village fire department, or incorporated voluntary ambulance service as an un-remarried spouse of an enrolled member of such incorporated volunteer fire company, fire department, fire protection district, village fire department, or incorporated voluntary ambulance service who was killed in the line of duty; and
- (b) Such deceased volunteer had been an enrolled member for at least five years; and
- (c) Such deceased volunteer had been receiving the exemption prior to his or her death.

Section 5. Un-remarried Surviving Spouses of Volunteers with at least Twenty Years of Service. An un-remarried spouse of a volunteer firefighter or volunteer ambulance worker with

twenty years of service may receive the real property tax exemption if:

(a) Such un-remarried spouse is certified by the authority having jurisdiction for the incorporated volunteer fire company, fire department, fire protection district, village fire department, or incorporated voluntary ambulance service as an un-remarried spouse of such enrolled member.

(b) Such deceased volunteer had been an enrolled member for at least twenty years.

(c) Such deceased volunteer and un-remarried spouse had been receiving the exemption of such property prior to the death of such volunteer.

Section 6. Application process.

(a) Applications for such exemption shall be filed with the Town Assessor on or before the taxable status date on a form as prescribed by the New York State Commissioner for the Office of Real Property Tax Services.

(b) The Town Assessor shall be provided with the certification, as defined in section 2(b)(3) hereof, and file a copy of such certification prior to granting the exemption provided for by this Local Law.

Section 7. No diminution of current benefits. No applicant who is a volunteer firefighter or volunteer ambulance worker who by reason of such status is receiving any benefit under the provisions of law on the effective date of this Local Law shall suffer any diminution of such benefit because of the provisions of this Local Law.

Section 8. Effective Date. This Local Law shall take effect upon its filing with the New York State Secretary of State and shall apply to assessment rolls prepared on the basis of taxable status dates on or after December 31, 2023.

CIVIL SERVICE

Councilman Semenza makes a MOTION to correct title for James Baltz to Clerk to Town Justice. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

HIGHWAY

Supervisor Mahoney makes a MOTION to authorize purchase of 2024 Sierra 2500 Crew cab pickup with all accoutrements on state bid. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

R. Blain states the funds are in the 2023 budget for this vehicle.

He adds the highway department will be working on the parking lot lighting.

AMBULANCE

Supervisor Mahoney states the Ambulance Administrator is waiting for the removal of the decals from the old ambulance and then it can be auctioned.

SURPLUS PROPERTY

Supervisor Mahoney makes a MOTION to declare the former 84-2 ambulance as surplus property. Seconded by Councilman Reale.

Ayes -5-

Noes -0-

Supervisor Mahoney makes a MOTION to put the former 84-2 ambulance out for bid with a minimum bid price of \$25,000. No Second.

Motion does not carry.

Supervisor Mahoney makes a MOTION to list the former 84-2 ambulance on auction with a minimum price of \$40,000. Seconded by Councilman Semenza.

Ayes -5-

Noes -0-

SHORT TERM RENTALS-Discussion on bedroom count/Occupancy Load
(language/procedure).

R. Santiago discusses what a bedroom is, safe egress, smoke detectors and over a certain square footage. She adds that the current Short Term Rental Law does not specify that the bedroom count must match the assessment and septic is a key issue with occupancy.

Councilman Kukle feels it should be based on the Certificate of Occupancy and what the house is assessed for bedroom wise.

Supervisor Mahoney questions if there is a statement in the law that allows the Building Inspector to issue a temporary permit if the inspection is unable to take place for some time, his concern is about backlog.

R. Santiago states that theoretically, she would schedule inspections coming due in October as an example, in August or September.

Supervisor Mahoney directs R. Santiago to work on the new wording for a revision to the STR law.

ACCESSORY DWELLING UNITS

Rich Rock, a freelancer in construction and design of Clapper Structural speaks about a government grant program called Plus One ADU which is a NYS program offering funds to low-middle income households to build an accessory dwelling unit on their property, up to \$125,000 to renovate a basement, garage, or portion of their home for long term housing to ease the housing crisis.

He adds the Town Board would have to foster or adopt the program and the Town Hall would be the place for applicants to apply.

Discussion on current regulations for ADU's.

M. Czermerys states any multi-family home requires Site Plan review and septic review.

Discussion on the villages having zoning and how this would affect this program and there is no guarantee of water or sewer hookup.

M. Czermerys adds one would need a significant sized parcel to add onto a septic system.

Supervisor Mahoney states that the Town Board would like to review this program further as it would put the town on the hook for administration.

POLICE

Sgt. Haines has a tentative dollar amount for covering North Lake Campground of \$24,353 for 55 days. Board to discuss further once written request is received.

Supervisor Mahoney makes a MOTION to adjourn at 7:02 PM. Seconded by Councilman Legg.

Ayes -5-

Noes -0-

Corina Pascucci, Town Clerk, RMC
Town of Hunter