

To: Ancram Town Board
From: Art Bassin
Subject: Supervisor's Report
Date: February 16, 2023



1) Public Hearings – We will hold a public hearing at 6:45 on Local Law #1 of 2023 – a temporary moratorium on hospitality related actions, and a public hearing at 6:55 on Local Law #2 of 2023 – a local law authorizing a 10% property tax exemption for qualifying volunteer firefighters. We will consider Local Law #2 of 2023 for adoption during the Town Board meeting, but will have to postpone consideration of approval for Local Law #1 of 2023 because we have not yet received the County Planning Board review of this proposed local law. Because of this, we will have to renumber these two local laws when they are adopted.

2) Financial Report – We have received our 2023 property tax money from the Tax Collector and as of mid-February have about \$300,000 in cash in the bank and \$1,758,000 in T-Bills after distributing Fire District and Library taxes and depositing our \$110,000 4Q22 sales tax check. Major capital spending over the next year will include a new plow truck at about \$350,000 and a new bucket truck at about \$100,000. We continue to analyze opportunities to invest in solar, water, affordable housing, a pavilion and improvements to the Town pool and the playground at the Town pool. While we are looking into these investment opportunities we should be cautious and conservative in our financial management until we see how things evolve, and what happens with costs, sales tax and mortgage tax revenues over the next year.

3) Planning Process Review – We will discuss with Nan Stolzenburg her recommendations on how to streamline and simplify our Planning/Zoning/Building Permit application processes and what the next steps are in this effort. Her proposal has been reviewed by the Planning Board, ZBA and Building Department.

4) Revaluation Status – County Real Property Director Suzette Booy and Ancram Assessor Rene Deleeuw will update us on where we are with the revaluation process. The Town Assessor is in the process of reviewing the new property values determined by the County's consultants based on sales prices over the past few years. This review process will be completed before March 1 and we will all be notified of our new assessed values in early March.

5) Local Law #1 of 2023 – Temporary Moratorium on Hospitality Related Applications - This proposed local law places a temporary moratorium on review and approval of abbreviated site plans, site plans, special use permits, and building permits for all hospitality-related uses while the Town addresses long-range planning and zoning objectives to ensure consistency with the Comprehensive Plan. Affected are six (6) Residential-Commercial Uses, one (1) Agriculture-Related Commercial Use (not on farm), and fourteen (14) Business Uses—a total of twenty-one (21) affected uses. No application for a cited hospitality-related use shall be accepted, reviewed, or decided during the moratorium, but this moratorium does not affect applications to renew valid, existing SUP for any hospitality-related use, nor does it apply to applications to amend site plans for any hospitality-related use if the site plan was complete, final and signed, and if the sought amendment does not expand, enlarge, or intensify the existing hospitality-related land use. The moratorium is in effect for nine (9) months and, if necessary, may be extended by two (2) additional periods of up to six (6) months each.

6) Local Law #2 of 2023 - Volunteer Firefighter Property Tax Exemption – NYS passed a law in December allowing towns, counties and school districts to adopt a local law reducing the assessed value of the home owned by a qualifying volunteer firefighter or qualifying un-remarried spouse of a deceased volunteer firefighter by up to 10%. In Ancram, with a current tax rate of \$2.277611 per \$1000 of assessed value, a 10% reduction in assessed value would result in a property tax reduction of about \$22.78 per \$100,000 of property value. County and school tax exemptions could be substantially higher. We will consider adopting a local law at our 2/16 meeting to allow Ancram to offer this tax exemption to qualifying volunteer firefighters and to un-remarried spouses of deceased volunteer firefighters. Applications for this exemption must be filed by March 1 and applicants must be certified by the Ancram Fire District as eligible for this exemption. It may not be possible to implement this program by March 1, but we will try.

7) Court Report – Court Clerk Ruth Wittlinger will present the 2022 Court Report.

8) Kids Camp and Town Pool – Planning has started for the 2023 Kids Camp and opening the Town Pool. Camp Director Ruth Van Wagner and Pool Director Jen Boice will provide updates on where we are.