

Present:
Town Supervisor: Meg Wood
Councilpersons: Richard Gero, Steve Miller, Lynn Donaldson, Leanna Welch (Tardy, arrived at 3:05)
Town Clerk: Erica Hedden
Also Present:

Supervisor Wood called the meeting to order at 3:00 P.M. with a salute to the Flag.

Public Participation: None

REQUEST TO APPROVE VOUCHERS

RESOLUTION #235-2025

INTRODUCED BY: COUNCILPERSON DONALDSON

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON MILLER

WHEREAS, the Town of Schroon seeks to approve the following vouchers:

General: \$16,313.00 Highway: \$32,694.64 Sewer: \$1,540.04 Water: \$1,873.56

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves the following vouchers:

General: \$16,313.00 Highway: \$32,694.64 Sewer: \$1,540.04 Water: \$1,873.56

DULY ADOPTED DECEMBER 30, 2025 BY THE FOLLOWING VOTES:

AYES: 4 NAYS: 0

AYES: Councilpersons Gero, Welch, Donaldson, Miller, Supervisor Wood

REQUEST TO APPROVE PROCUREMENT POLICY

RESOLUTION #236-2025

INTRODUCED BY: COUNCILPERSON GERO

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON WELCH

WHEREAS, the Town of Schroon seeks to approve the adoption of the amended Procurement Policy effective 1/1/26.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves the adoption of the amended Procurement Policy effective 1/1/2026.

DULY ADOPTED DECEMBER 30, 2025 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0

AYES: Councilpersons Gero, Welch, Donaldson, Miller, Supervisor Wood

DISCUSSION: EMS COSTS EXEMPT FROM TAX CAP

Supervisor Wood stated: A resolution was sent to the governor regarding the exemption of EMS costs to the town from the Tax Cap. It passed both houses in Albany but the governor didn't sign it. I believe they will continue to try to get this approved.

DISCUSSION: DOT BRIDGE EASEMENT

Supervisor Wood stated: I spoke to the powers at be at DOT and they said they would send us an exact layout of where the easement will go. We looked online to see where it may be, it gave us a good idea but DOT will provide us with the exact easement.

DISCUSSION: RINK AND SHED

Supervisor Wood stated: I believe we had locked the skate shed because we have a vagrant in town. I spoke to Dan Manning today about this, letting him know that we have explored mental health, public health, police and other areas of social services and he refused all help. I want to be sure that he knows there are avenues out there that can help him get back on his feet. To date he refuses but I will continue to offer him help and the information regarding assistance. We are having an issue with the skate shed being left a mess. People who are borrowing skates are not taking the time to put them away neatly. We are relying on volunteers that go in and re-organize the skates. The Town is not going to be responsible for re-organizing the skates. The skates are not provided by the town, the skates are donated and stored in the shed.

DISCUSSION: TRANSFER STATION COMPACTOR

Supervisor Wood stated: I will be finding out more about what's going on here hopefully shortly.

Councilperson Gero stated: I also called up, seeking information from DPW but I do not have any answers yet.

REQUEST TO APPROVE INTRODUCTION OF NO OVERNIGHT CAMPING LAW – TABLED

DISCUSSION: FINAL REVOLVING LOAN FUND WORKSHOP

Supervisor Wood stated: I would like to have a final workshop on this, next week or the week after. Please, if the board would look at their calendars and let me know what days work for you that would be great.

DISCUSSION: STR WORKSHOP

Supervisor Wood stated: I would also like to have an STR workshop after we finish the revolving loan fund workshop. One thing that is coming up is the Town of Newcomb Supervisor, Robin Deloria has been working very hard along with others to petition the State to create a new property class code for STR's

This is the resolution that he presented to the County Board of Supervisors.

WHEREAS, New York's Real Property Tax Law and current statewide property class codes were developed at a time when nearly all one, two and three-family dwellings were used as primary, residences and not as short-term rentals (STRs): investor-owned rentals, or second-home portfolios, and residential properties used as commercial lodging businesses are still largely classified and valued as ordinary homes; and

WHEREAS, since 2020, the rapid proliferation of STRs, seasonal renters, investor-owned homes, and LLC/corporate residential holdings has significantly altered local housing markets, inflated residential sale prices, distorted comparable-sales data, and shifted a disproportionate share of the property-tax burden onto year-round resident homeowners with no rental income; and

WHEREAS, in the 2023-2024 Legislative Session, New York State enacted S885C/A4130C establishing a statewide Short-Term Rental (STR) Registry and clearly subjecting STR occupancies to state and local sales and occupancy taxes as a form of "hotel" or lodging use, thereby recognizing that STR units function as regulated, income-producing lodging businesses under the Tax Law; and

WHEREAS, the NYS Assessor's Manual already directs that living accommodations such as hotels and motels belong in, the Commercial (400) category, yet assessors currently lack explicit statutory authority to move one, or three-family dwellings out of the Residential (200) class when their actual use becomes income-producing commercial lodging, such as registered STRs or investor-owned rentals; and

WHEREAS, primary residency is already the defining Standard for many NYS homebased exemptions, including STAR, Enhanced STAR, Veterans, Senior, Disabled Homeowners, and Volunteer Firefighter/EMS exemptions and aligning property classification with actual use will reinforce; rather than disrupt, these longstanding policies; and

WHEREAS, a "Statewide Proposal: Creation of a 400-Series Commercial Residential Property Class" recommends a clear statewide solution by creating a new 400 Series Commercial Residential Class for. (1) STRs rented more than thirty (30) nights per year; (2) long-term income residential properties; (3) seasonal homes that generate rental income; and (4) investor or LLC/corporate-owned rental dwellings, with a uniform RP400 owner use - designation form; and

WHEREAS, such a statutory amendment would allow assessors to classify property by actual use and income-producing status, remove STR and investment properties from the residential comparable-sales pool, stabilize assessments and equalization rates for One primary residences, and restore fairness and transparency by ensuring that homes used as homes are taxed as homes, and homes used as commercial lodging businesses are taxed as commercial properties.

NOW, THEREFORE, BE IT RESOLVED, that the Essex County Board of Supervisors hereby supports and endorses the creation, by amendment to the New York State Real Property Tax Law, of a new 400 Series Commercial Residential property class for short-term rentals and other income-producing residential dwellings, as outlined in the "Statewide Proposal: Creation of a 400 Series Commercial Residential Property Class; and

BE IT FURTHER RESOLVED, that this Board respectfully urges the Governor of the State of New York, the Temporary President and Majority Leader of the Senate, the Speaker of the Assembly, the Chairs of the Senate and Assembly Real Property Taxation and Local Government Committee, and the Commissioner of Taxation and Finance to advance and enact legislation implementing such a 400 Series Commercial Residential property class, together with any necessary regulations and forms to allow assessors to classify residential property by use in a manner consistent with the statewide: STR registry and tax framework; and

BE IT FURTHER RESOLVED, that copies resolution. grid "Statewide Proposal: Creation of a 400 Series Commercial Residential Property Class Modernizing New York's Property Tax Structure for STRs, Second Homes, and Income-Producing Residential Properties" be forwarded to: Governor Hochul, the leaders and appropriate committee chairs of the New York State Senate and Assembly, the Commissioner of Taxation and Finance, the New York State Association of Counties (NYSAC), the New York State Association of Towns; the New York State Conference of Mayors (NYCOM) and all State Senators and Assembly Members representing Essex County:

DISCUSSION: WATER AND WASTEWATER LAW

Supervisor Wood stated: This is going to be an item that we see on the agenda more often. Our Town Clerk and Water and Wastewater departments are working together to brainstorm a new version of our Water law and Wastewater law. This is going to be an ongoing project.

DISCUSSION: SHREDDING DAY

Councilperson Welch stated: I spoke to Adirondack Mobile Shred about having a shredding day here in town. This is something I am working on; I think it's a great service that they are willing to provide to the town at no cost to us.

MOTION TO GO INTO EXECUTIVE SESSION

INTRODUCED BY: COUNCILPERSON GERO

SECONDED BY: SUPERVISOR WOOD

Councilperson Gero moved a motion to go into executive session at 3:45 PM for discussion of appointment seconded by Supervisor Wood.

MOTION TO EXIT EXECUTIVE SESSION

INTRODUCED BY: COUNCILPERSON DONALDSON

SECONDED BY: COUNCILPERSON WELCH

Councilperson Donaldson moved a motion to come out of executive session at 4:53 PM, seconded by Councilperson Welch. No decisions were made while in executive session.

ADJOURN MEETING AT 4:55 PM

INTRODUCED BY: COUNCILPERSON DONALDSON

SECONDED BY: COUNCILPERSON WELCH

With no further business, this meeting was adjourned at 4:55 PM, carried unanimously

Respectfully submitted by:

Erica Hedden- Town Clerk