

Agenda
Town of Moreau
Town Board Meeting
July 9, 2024
7:00PM

7:00 p.m. Regular Town Board Meeting

Roll Call / Pledge of Allegiance

1. Set Future Meetings, Public Hearings and Workshops
 - Nexamp/Bakers Falls Solar - public hearing - 7/23/24 @ 7:01pm

Public Comment Period

***This is solely for comments and questions which pertain to agenda items.*

2. Old Business
3. Water Department Request
 - Adirondack Water Works Summer Conference and Workshop - 7/17/24
4. Accepting Department Head Monthly Reports
 - Rec / Building & Grounds
 - Building Department
 - Assessor's Office
5. Planning Board Alternate
6. Overtime
7. 172 Redmond Road
8. Bellamy Construction

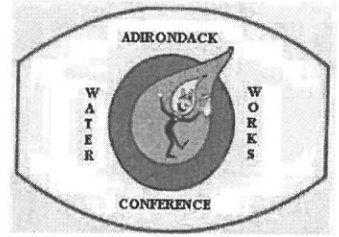
Public Comment Period

***This is open to any comments pertaining to town business from the audience.*

9. Committee Reports
10. Supervisor's Items
11. Executive Session
12. Motion to Adjourn

**Adirondack
Water
Works
Conference**

**2024 Summer Meeting
and Workshop**



The Summer meeting of the Adirondack Waterworks Conference and Workshop will be held on **Wednesday, July 17th, 2024 at the Century House Restaurant, Latham, NY.** Lunch will be included with registration. Cost for the program will be the same, whether you are having lunch or not. If you register and do not attend **without cancellation in advance**, you will be charged for the program.

Registration will be limited to the first 150 registrants.

SCHEDULE: (NYSDOH and DEC Water/Wastewater Plant Operator and Engineering contact hours have been requested.)

8:30 am	Registration, Coffee, and Donuts
9:00am – 10:00 am	Coatings for Water Treatment & Storage by Rick Goyette of Sherwin Williams
10:00am – 11:00 am	Concrete Storage Solutions by Jamie Howard of DN Tanks
11:00am – 12:00 pm	Introduction to Air Valves by Joan Manuel Diaz of Aquestia (ARI USA)
12:00pm – 1:00pm	Lunch

Pre-registered price for the program is \$75.00. **Please make your reservation by Wednesday, July 10th.** Questions should be directed to Kaitlyn Curvin, Delaware Engineering, D.P.C. (518) 452-1290.

Email advance reservations to awwc@delawareengineering.com

Mailed reservations and payments should be sent to: AWWC c/o Kaitlyn Curvin, 28 Madison Ave. Ext., Albany, NY 12203.

AWWC REGISTRATION:

COMPANY/FACILITY NAME: _____

Email Confirmation to: _____

Number of Attendees @ \$75.00 each _____ Total Due \$ _____ Invoice required: Y or N

Names of Attendees:

*Moreau Recreation and Building & Grounds Department Monthly Report –
June 2024 Prepared by: Jeremy Brogan, Recreation Director*

Buildings & Grounds:

Rec staff:

- Completed monthly playground inspection.
- Cleaned up boat launch weekly for garbage.
- Documented monthly townhall fire suppression system.
- Bi yearly inspection of fire suppression system.
- Picked up garbage at Nolan Road and around industrial park.
- Mowed all four cemeteries.
- Mowed the outside property/fields around townhall.
- Repaired water buffalo, x350, and z-turn machines
- Painted speed bumps, jersey block and fire hydrants throughout the park.
- Replaced broken toilet in boy's legion bathroom
- Met with Jen Rich at Moreau Community Center regarding playground equipment.
- Purchased and picked up all lumber to complete the last 9 tee boxes for disc golf.

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Sand Bar Beach:

- Weekly checks on buildings and grounds.

Harry J. Betar Recreation Park:

Rec staff:

- Little League and softball completed their seasons.
- Soccer completed their season.
- Hosted three softball tournaments.
- Weekly painting of all soccer fields/softball/baseball/LAX fields.

Getting field prepared daily for SGF girls' softball.

Installed two handicap signs at boy's little league fields

Accepted delivery of turf for softball bathing cages.

Installed 2 handicap signs at boy's little league

Replaced new bases at softball fields C and D.

Cleared out brush to making opening at entrance of Jan Ave.

Cleared out trails from storm damage.

Held lacrosse picture day in our garage.



Town of Moreau

Building and Zoning Dept.

Town Office Complex

351 Reynolds Road

Moreau, NY 12828-9261

Phone: (518) 792-4762 ~ Fax: (518)792-4615

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 SUPERVISOR'S OFFICE

MEMORANDUM

To: Supervisor Fish and Town Councilmen
 CC: Elizabeth Bennett – Confidential Secretary; Katrina Flexon – Building Dept. Clerk.; File
 From: Joshua Westfall, AICP – Building, Planning and Development Coordinator
 Date: July 3, 2024
 Re: Monthly Report for June 2024

Below and attached please find the Building Department Reports for the month of June. Should you have any questions or need any additional information please do not hesitate to contact me.

The zoning administrative activities for the referenced month are as follows:

Board Meetings Held:

PLANNING BOARD – April 15, 2024		
Applicant/Address	Application Type	Action Taken
1. Michael Music	Planning Board Referral from ZBA	Applicant did not attend. Application Tabled
2. Planning Board Discussion	Discussion Item	The Planning Board further discussed the development of a traffic study (or studies) for US-9; NY-197; Bluebird Road, and other adjacent thoroughfares as mentioned in last month's report. . The Building, Planning and Development Coordinator has been in contact with the Transportation Council who will attend the July meeting. The Board stated they may be interested in making a recommendation to the Town Board for future traffic studies.
NOTE: Two sets of Minutes were approved. This represents a great step in bringing minutes current.		

ZONING BOARD OF APPEALS (ZBA) – April 27, 2024		
Applicant/Address	Application Type	Action Taken
NOTE: No Application. Board did not meet.		

Permits Reviewed:

23 building and other (fence, pool, etc.) permit applications received and reviewed for zoning compliance. Please see the Building Dept. May report, for a detailed breakdown of application types.

Complaints/Enforcement Actions:

Reviewed stormwater concern on Robert Rogers Ave. Was determined this is not a Town issue and that between two private property owners.

See Code Enforcement Attachment.

Meetings

- Zoom Stormwater Meeting (6/6)
- Cornell Cooperative (Milton) (6/13)
- Greg Connors – SEDC (6/18)
- Councilman Donohue (Solar) (6/18)
- Town Counsel (6/18)
- Sam Bahatti (6/19)
- MJ Engineering (6/25)
- Town Board Workshop (6/24)
- Transportation Council (6/26)

Zoning Task Force

- Held Task Force Kick-Off Meeting (6/11)
- Held Task Force Open House (6/27)
Task Force held an Open house event on June 27th at Town Hall from 4pm to 7pm. Approximately 30 individuals attended. Board and presentation materials have been saved for TB and Task Force Review. Lots of good guidance to be provided to Task Force.
- Progressing generally on schedule

Chapter 124 Update – Highway Request

- Finalized Outstanding Items
- Law Adopted by Town Board

Stormwater Law Update

- Had several calls with Cornell Cooperative Extension related to required updates.
- Discussed updates with Counsel
- Preparation of Part I Short EAF
- Resolution and local law changes for June meeting for storm water coordinator – a position required as part of the new SWMP requirement (MS4). Adopted by Town Board

Solar Law

- The Building, Planning and Development Coordinator has reviewed finalized the draft of a solar law in advance of workshop.
- Attended Town Board Solar Workshop
- Revised as directed by the Town Board at the Workshop to include reference to ag and markets guidance.

Grants

- Submitted 2024 Economic Development Grant to Saratoga County
- Submitted 2024 Trails Grant to Saratoga County.
- It was determined that the CWSRF application which was submitted by Sar. Co. Sewer was ineligible. Discussed alternative funding with EFC/DEC; Laberge Group (Planning Staff), and County Planning.
- Discussed Addition of Moreau to IUP listing with NYS- Awaiting call back.
- Should be noted that the Town was awarded a grant from Saratoga County Open Space for the protection of Kropp Rowson property. This application was worked on by Saratoga Plan.

Additional Notes:

- The Building, Planning and Development Coordinator was added to the Adk/ GF Transportation Council’s Planning Committee.

Permit Report for June of 2024

<u>Permit#</u>	<u>Fee</u>	<u>Applicant</u>	<u>Address</u>	<u>Type and Value of Project</u>	
124	\$25	Sheilz, Dan	8 Winterberry Ln	Porch	\$5000
125	\$25	Washburn, Anthony	69 Lamplighter Ac	Deck	\$12,000
126	\$25	Washburn, Sarah	242 Ferry Blvd	Pool	\$4500
127	\$25	Stock, Lisa	8 Adams Road	Pool	\$750
128	\$25	Ayers, Erik	57 Oak View Dr	Shed	\$2500
129	\$25	Ring, Andrew	31 Bluebird Ter	Demo Porch	-
130	\$25	Hammond, Richard	12 North Rd	Porch	\$11,000
131	\$302.6	Clear, Bob	70 Reynolds Rd	Single Family	\$500,000
132	\$225.7	McKenna, Shawn	454 Selfridge Rd	Single Family	\$300,000
133	\$25	Ring, Andrew	31 Bluebird Ter	Porches	\$6000
134	N/C	Murphy, Ben	532A Selfridge Rd	Horse Barn	
135	\$100	Fordrung, Adrian	1568 Route 9	Manuf Home	\$140,000
136	\$150	Alden, Ben	68 Spier Falls Rd	Garage	\$40,000
137	\$25	Garrant, Laura	14 Tanglewood Dr	Pool	\$20,000
138	\$25	Rivers, Sherry	53 Lamplighter Ac	Demo	
139	\$100	Rivers, Sherry	53 Lamplighter Ac	Manuf Home	\$131,000
140	\$25	Hall, John	1698 Route 9	Septic	
141	\$25	Fagle, Zack	5 Jerome Lane	Reroof	\$10,600
142	\$25	Stewart, Mark	85 Hatchery Rd	Pool Shed	\$5000
143	\$185.2	Sweet, Roy	73 Bluebird Rd	Single Family	\$250,000
144	\$100	Dilley, Nate	12 Timber Ln	Garage	\$85,000
145	\$25	Apex Solar	33 Hilton Dr	EV Charger	\$3,000
146	\$200.8	Cerrone Const	24 South Road	Single Family	\$480,000
147	\$25	Scott, Devin	24 Winterberry Ln	Pool	\$10,000

June 2, 2024 - June 8, 2024

June 2024

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July 2024

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8			Ftgs Prendergas		CC - Sign Sandin		
9		FRM - Earl ; 252	Poly - Cerrone;	Slab Rogge; 277	CO - #32 Bluebi		
		Solar CC - Solar	concrete - dilly;	Site Burn Reyno	CO - #33 Bluebi	Insu Dalaba; 8 V	
10		SEPTIC - Mornir	Foundation - Ce		CO - #	ISWM GP24	CO - Cerrone; 7
					BckFI-	Worki Group	Shed CC - Herbs
11		Walls Gilligan; 4	FTG - Greenwoc	Frm McDonnell;	Frost \	4H	CC - deck - hugl
		Site Pool; 8 Adal			FRM -	Trainin Blue R.	
12 PM							
1		Site Potter Rd; E					
				FRM/Plmb / Fr	Rgh Plmb - Cerr		
2							
			Katrin Appt				
3							Bckfl - Cerrone;
			FORM				
4				Frm Prendergas			
				Site Todd; 20 De			
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6				Task Force Meeting			

June 9, 2024 - June 15, 2024

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	9	10	11	12	13	14	15
7 AM						Matt 1/2 Day	
8			Katrina Day Off	septic - ludwig;			
9		Insu Greenwood Site Moreau Ani		Site Nate Dilley	FTG -; 28 South I	Frm Hudson; 43 FRM - Alfonso;	
10			Frm/ Firestop - CC Hughes Site		CO Ro ISWM Progra Montf Meetir	Site visit - Zion	
11					Site H: Frost I	Frost Wall Clear Matt: 1/2 Day Off	
12 PM				FTG - McKenna; Ftgs Shiels Dan; CC McDonnell;			
1		CC Prendergast;	Site Burn Permi		INSUL - Cerrone		
2							
3		site visit - Rich I		FTG- cerrone; 4 Ftgs Othmer; 12	CO - Patten; 20		
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June 16, 2024 -

June 22, 2024

June 2024

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9							
10		Stratton Pool Cl	FTG - Murphy (Septic Connor II	Deck & Pool CC	CC Addition -; 1	
		CC porch roof -	FTG - Pool Shed	Frost Wall - Mcl	Bkfl Othmer; 12	Deck FRM - Wa:	
11		CC - Solar Roof;	CC - Pool Fisk; 1				
		Walls Othmer; 1					
12 PM							
1			Matt -Rapid Ro				
		Poly Cerrone; 10	Ftg Hall; 1695 R	Bkfl Clear; 70 R		FRM - Pool Decl	
2							
			Katrina Aptmnt				
3							
				Matt Appt			
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June 23, 2024 - June 29, 2024

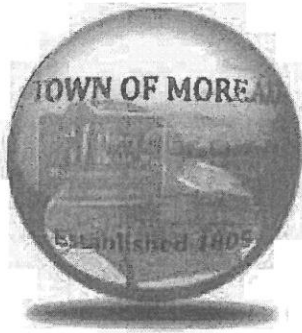
June 2024

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July 2024

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	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
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8						Katrina - sand g	
9			Site BKM; Route		Site Devon Scot		
		Geotherm CC - I		CC Pole Barn Sh	site visit - 94 fe		
10		Ftgs Hammond;		septic cc - hall;		Site 7 Meadow I	
		I/W Rapid Roofi				Site Keystone; 1	
11			Fence cc- ; 15 Cc			CC Pool Washbu	
			Septic Hall; 169t	Solar Roof CC -		Foundation wall	
12 PM		Poly - Greenwoi					
		I/W & FRM - GI				Pier - Lot 20 Blu	
1		Ftgs Sweet; 73 B	Shed CC - ; 12 S		Annual Fireworl	Frm Hammond;	
		Site Ring; Bluebi				CO Patten; 10 Ja	
2			Katrina Appointment				
3		CO - McPaddon		Fire Restoration	Walk thru for Ci		
4					Public Meeting #1 - Task Force		
5							
6							



Town of Moreau
Building and Zoning Dept.
Town Office Complex
351 Reynolds Road
Moreau, NY 12828-9261
Phone: (518) 792-4762 ~ Fax: (518)792-4615

JUNE 2024

Address	Date	Nature of Complaint
1386 Rt 9 Moreau	6/4/2024	Grey Rock properties own the old horse track, currently used for storing trailers. I have sent them a reminder to come in for a change of use for the property.
17 Thornapple Dr Gansevoort	6/4/2024	I have sent a letter again asking the homeowner not to park his commercial car carrier at his home. In checking, he has a deed restriction, this will be a civil matter for the complainant.
15 Thornapple Dr Gansevoort	6/4/2024	A complaint came in with regard to the owner having unpermitted chickens and a rooster. I sent a letter and included an application.
18 Park Rd SGF	6/4/2024	I had another complaint regarding this abandoned property, I believe it is a foreclosed home, although I do not have any information on it.
25 Merritt Dr SGF	6/4/2024	The next-door neighbor had complained about the lack of maintenance. I explained that the home is in the process of sale. The owners did come and cut the lawn.
345 Selfridge Rd Gansevoort	6/5/2024	The property owner took out the unapproved culvert for his field entrance. Chris Abrahms was notified.
1287 Rt 9 Moreau	6/5/2024	The Budget Inn has removed 2 of the unauthorized trailers on the property. The third one (more permanent) will be used for storage.

527 Gansevoort Rd Gansevoort	6/5/2024	Galusha's old property has been turned over to his daughter after he passed away. I had inquired as to what they plan on doing with it as it is a junkyard. Their attorney is unsure as to what they will do with it; however, it is being worked on.
10 Hudson Dr SGF	6/6/2024	A neighbor had complained about a "sewage smell" coming from their backyard. I did look from a neighboring yard, I did see trenches in the back yard, I will be stopping in to speak to the owner.
17 Greenway Dr SGF	6/6/2024	I had sent this homeowner a letter with a chicken application. I still have not heard anything back as of yet.
1 Centerbar Dr Gansevoort	6/6/2024	This home was a garage, there was no CO issued, no electricity at this time. I have asked the attorney to send a letter inquiring about what is there, the number of bedrooms, kitchen, heating etc. The homeowner has been unresponsive to my inquiries.
6 D Pine Hill SGF	6/11/2024	A resident had complained the management company of Sisson Reserve were not responding to her needs (medical). I referred her to HUD and Legal Aide.
Bean's Store	6/11/2024	Complaint about the grass being too tall. The owners have cut the grass.
Zion Church 207 Redmond Rd Gansevoort	6/11/2024	Demo and installation of the front porch without a permit. Application received 6/17.
28 Hilton Dr SGF	6/12/2024	FOIL request
749 Old Saratoga Rd Gansevoort	6/12/2024	FOIL request

12 Pine Rd SGF	6/12/2024	Possible unpermitted Chickens
428 Fortsville Rd Gansevoort	6/18/2024	We had a complaint that Coydogs were going into the home and pulling out trash. I checked it out, but I did not see any evidence of that. I will let the management company know about it.
427 Fortsville Rd Gansevoort	6/18/2024	We had a complaint about a few guests at Sun Retreat taking their golf carts through the woods to go to Subway and driving them down Fortsville Rd up to Pizza shack as well. The campground was notified to tell guests that this not allowed.
17 Greenway Rd SGF	6/18/2024	2 nd and final letter sent. Chickens without a permit.
8 Coriander Dr Moreau	6/18/2024	A homeowner complained about a neighbor having several unregistered cars in the driveway. A letter of violation has been sent.
2 Christie La Moreau	6/18/2024	A homeowner complained about his neighbor who has not cut his grass in 2 years. A letter of violation will be sent.
297 Ft Edward Rd SGF	6/19/2024	A neighbor had complained that the homeowner has installed a swimming pool without a permit. A letter with an application was sent.
18 Park Rd SGF	6/20/2024	This home has been abandoned for the past few years. I finally have a lead on where the widow may be living. I will try to locate her to get the property cleaned up.
1679 West River Rd Gansevoort	6/20/2024	This home was destroyed by fire this past week. The home is condemned.

527 Gansevoort Rd Moreau	6/20/2024	This is the vacant Galusha property, it appears that they have hired a crew to get some of the junk out of there. The property is supposed to be donated to the Temple Beth El.
1 Ryder Ave SGF	6/20/2024	HUD house. They finally came and did some lawn maintenance.
72 Feeder Dam Rd SGF	6/20/2024	I have reached out to the Estate Manager to get her to do some exterior maintenance as the home is rough. As of 7/2, I still have not heard back.
1529 West River Rd Moreau	6/20/2024	The homeowner's son, who was living in the camping trailer next to the house, has finally packed up and left the premises. Trailer and all.
205 Reservoir Rd Moreau	6/25/2024	FOIL Request
194 Ferry Blvd SGF	6/25/2024	Complaint about kids partying in a vacant (burned out) house. The homeowner was notified and will check it out.
1402 Rt 9 Moreau	6/25/2024	I met with the property owner to discuss the old courthouse which has fallen into disrepair. He will try to get the grass cut and the windows resealed to improve the appearance.
Robert Rogers Rd Ft. Edward	6/25/2024	A neighbor had complained about the large washout on the road (Private Road section) as the heavy rain is washing debris onto yards. The owner has not returned any phone calls. This is a Civil matter, not a town issue.
8 Coriander Dr Moreau	6/26/2024	I have spoken to the homeowner about the 3 unregistered cars, her parents have died, the estate is in probate and the attorneys have the title. They cannot be sold or moved as yet. I told her to do so when she is able. Complainant notified about the situation.

428 Fortsville Rd Gansevoort	6/26/2024	I was notified by the bank that the Aunt finally has POA over the property and the bank is now holding off on property cleanup.
2 Christie La Moreau	6/26/2024	The homeowner contacted me about the violation and stated that the yard will be cleaned up within a week or so.
4 Centerbar Heights Moreau	6/27/2024	Second notice of violation sent out.
	6/28/2024	Out for 6hrs continuing ed courses.

To: The Supervisor and Town of Moreau Board Members

From: Leah Cronin

Date: July 2024

Re: Assessor's Office Monthly Report for June 2024

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TOWN OF MOREAU
SUPERVISOR'S OFFICE

In an effort to keep you up to date I respectfully submit the following:

The month of June is the home stretch as the 2024 Assessment Roll becomes final July 1. The Board of Assessment Review meet May 28, 2024 for Grievance day. There were 7 residents appearing in person to have their RP-524 presented directly to the Board of Assessment review. The BOAR then reconvened June 12th to make determinations on the remaining 15 grievances that were submitted with no appointment made. The Board of Assessment Review made a in reductions on 5 parcels. Decisions with BAR determinations were then mailed to all homeowners who filed complaints – change or no change. Commercial complaints that were filed are as follows: 82 Harrison Ave (Schermerhorn Apts), 220-260 Washburn Rd (Dancing Grain Brewery) 1 River St (Essity), 1569 Route 9 (Absolute Auto Credit).

Change to Assessment Roll:

A work effort to maintain an equitable roll has resulted in an *increase* to the Town's 2024 taxable value:

2022 Town taxable: \$1,698,404,966

2023 Town taxable: \$1,876,723,108

2024 Town Taxable: \$2,048,442,509

An increase of \$171,719,401 taxable value on the 2024 Assessment Roll. I say taxable – so that includes all the exemptions that were administered – Low-income Senior, Veterans, Agricultural and Not for Profit.

Effects of Maintenance to the Assessment Roll & maintaining 100% equity & School Tax Rates:

With the update of the assessment roll, the school tax rate for the 2024-2025 has been calculated to be:

	2023-2024	2024-2025
Moreau:	\$12.966	\$***
Northumberland:	\$20.570	\$***
Wilton:	\$18.010	\$***

****These rates have not been approved by the School Board yet – and I do not want them to be public – I will provide these to you separately.*

I am extremely proud of this office and the hard work done to maintain equity and fairness in this difficult time. This was a huge undertaking – and done successfully. Maintaining a 100% equalization rate is the only way ALL our residents continue to pay their fair share of taxes while receiving the highest benefits the Town can offer (seen in sales tax revenue, low bond rating and maximum exemption savings).

Matt Espey

Matt has hit the ground running here! Catching on very quickly and working hard! He is going to be an asset to this office!

2025 Assessment Roll

The 2024 roll is final. We now begin work on the 2025 roll!!

I want to thank each and every one of you for your continued support of this office.

Please see attached for GARs June work effort.

Sincerely,

Leah M. Cronin

Leah M Cronin, IAO

Hi Leah,

All is well here, happy to have final rolls completed and a little bit of summer now. Hope all is well with you too!

Here is what I have for June:

- Continued MLS support
- Continued RPS Support
- RPS Model/Option updates for NBHD 44501

Thanks!

From: Leah Cronin <assessor@townofmoreau.org>

Sent: Monday, July 1, 2024 11:13 AM

To: Ryan Burns <rburns@gar-associates.com>

Subject: June work effort

Good morning! Can I please get a June work effort??

Hope all is well! 😊

Leah M. Cronin, IAO

Assessor, Town of Moreau

President, Saratoga County Assessors Association