

Agenda
Town of Moreau
Town Board Meeting
May 29, 2025
8:00AM

8:00 a.m. Month End Audit Meeting
8:05 a.m. Regular Town Board Meeting
Roll Call / Pledge of Allegiance

1. Public Hearing – Local Law 6 of 2025

Public Comment Period

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

2. Approval of Minutes
 - May 13, 2025 – Regular Town Board Meeting
3. Old Business
 - Marine/Hilton/Meadow Drainage Update
 - Court Scanning - Amended Resolution
 - Local Law 6 of 2025
4. Building, Planning and Development Office
 - Introduction of Proposed Local Law 7 – US Light Energy Solar
5. Town Clerk's Office
 - Introduction of Proposed Local Law 8 – Peddler's Permit
6. Recreation Department
 - New Hires
7. Water & Sewer Department
 - Out of District User Agreement – Template
8. Assessor's Office
 - Continuing Education
 - Appraiser's License

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

A regular of the Town Board of the Town of Moreau was held at 7:00 p.m. on May 13, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

The meeting was held in person and called to order by the Supervisor at 7:00 p.m. with an attendance roll call and the Pledge of Allegiance.

PRESENT:	John Donohue, Jr.	Councilmember
	Patrick Killian	Councilmember
	Mark Stewart	Councilmember
	Jesse A. Fish, Jr.	Supervisor

ALSO PRESEN:	Erin Trombley	Town Clerk
	Glen Bruening	Town Counsel
	Josh Westfall	Building, Planning and Development (BPD) Coordinator
	Elizabeth Bennett	Supervisor's Confidential Secretary

OTHERS PRESENT: Nick Schepp (Renuea Solar); Dave Byrne (Renuea Solar); Michelle DelSignore; Richie Wiltshire; Connor Reale; Jeremy Ruaklasy; Maureen Dennis (Schmerhorn Real Estate Holdings), Alex Portal (Post-Star)

FUTURE MEETINGS & EVENTS

Supervisor Fish said there were no scheduled upcoming meetings, and said the Memorial Day Parade would be Friday, May 23, at 6:00 p.m.

PUBLIC COMMENT PERIOD

No comments were made.

APPROVAL OF MINUTES

The Supervisor asked the Clerk to read a prepared resolution. She read:

"Be it resolved that the Town Board accepts and approves the minutes for the month-end audit meeting on April 29, 2025 as submitted."

Resolution 203-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to accept the resolution as read.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

The Town Clerk read:

"Be it resolved that the Town Board accepts and approves the minutes from the regular Town Board meeting on April 29, 2025 as submitted."

Resolution 204-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Killian to accept the resolution as read.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent

Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

Supervisor Fish asked the Clerk to read a resolution. She read:

“Be it resolved that the Town Board accepts and approves the minutes for the Special Town Board meeting on May 2, 2025 as submitted.” She also indicated that Councilmembers Noonan and Killian had not been present at that meeting.

Resolution 205-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to accept the resolution as read.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

LIGHTSTAR-RENUA SOLAR PRESENTATIONS

Dave Byrne from Renua energy introduced himself and his colleague Nick Schepp, explaining they were there to present two solar projects to the Board. He said he believed both projects met the intentions of the Town’s solar law. He said the presentations that night were preliminary and that they ultimately hoped to receive solar overlay district, site plan, and special use approvals. He said Renua Energy started 13 years prior and is based out of the Town of Moreau. He said they operated out of an office above his garage before opening a shop in Clifton Park more recently.

He explained that they work with Lightstar, who provides funding for projects such as the ones proposed. He said Lightstar would be present at the next meeting so Messrs. Byrne and Schepp were representing Lightstar at the meeting as well. He said Lightstar develops, builds, owns, and operates approximately 1 gigawatt of solar pipeline in the United States. Mr. Byrne said work on the two projects being presented that night started in 2019. He said milestone payments had been made to utility companies in 2021 and 2022 because they are confident the projects are good in the sense of reduced negative community impact and maximum benefit to the community.

He referenced plans that were before the Board which is said were thorough but not complete because a decommissioning plan was still owed. He said their objective was to make the Board familiar with the projects and answer any initial questions Board members had.

OLD WEST ROAD

Mr. Schepp introduced the Old West Road project, saying it would be the larger of the two at 4.75 megawatts AC and 5.579 megawatts single access tracker system. He explained that the solar array would track the sun throughout the day and then reset itself at the end of the day. He said there was an access road off Old West Road using and improving an existing farm road. A 7-foot-tall chain link fence will surround the array, he said. There will be six poles, he said, two of which would be owned by the utility company. The utility company will have access to turn the system on or off at the first pole if needed, he said. He continued, explaining that this will be a community solar array, meaning power from this system would enter National Grid’s circuits, with a local ability to subscribe to the array which would be credited to the users’ bills.

Mr. Schepp said they were working on a response from The New York State Historic Preservation Office (SHPO) related to an archaeological study they were required to perform. He said their archeologist had found nothing of importance on the site during the study. He said they expected a negative declaration from SHPO. He said US Fish & Wildlife and DC Natural Heritage had made negative declarations and the decommission plan was being worked on for this and the Washburn Road site.

Mr. Schepp said that wetlands on the site that are crossed by the access road were determined to be Army Corps wetlands. A determination is expected June 11, he said, as to whether it would remain an Army Corps wetland or whether the NYS Department of Environmental Conservation (NYSDEC) would assume jurisdiction for this and wetlands at Washburn Road.

Councilmember Killian said he did not recall seeing three-phase utility lines along the corridor between the site and Butler Road. The representatives said they would be upgrading the lines for about ½ mile, which is what the utility payments they had made were for. Councilmember Killian asked if the Washburn Road project would contact to this also. Mr. Byrne said this was a different line going to the substation toward Rte. 32.

Councilmember Stewart said it looked like the company had integrated the Town code into their plans as far as setbacks and buffers. He said the project abuts the Northway (I-87) on one side, woods on one side, that billboards were on the South side of the parcel. Mr. Schepp said they had provided summer and winter simulated views for the Board to review. Supervisor Fish asked if the billboards would still be visible. Mr. Schepp said they had been working out an arrangement with the billboard company, and that they would come back to the Board again once it was finalized.

Supervisor Fish asked the Town Clerk to read a prepared resolution. She read:

“Whereas, Lightstar/Renua submitted a solar application to the town, for a 4.75 MW solar project, to be sited at 81 Old West Road;

Whereas the Town Board heard a presentation on the application at the May 13, 2025 Town Board meeting; and

Whereas, the applicant has completed a full EAF for SEQR, the Building, Planning and Development Office generally agrees with the statements within the EAF with some minor modifications needed, and the project would be a Type I action;

Therefore, be it resolved, that the Town Board declares lead agency for the proposed Lightstar/Renua, pursuant to SEQRA, and will begin coordinated review.”

Discussion: Councilmember Stewart asked if the type 1 classification could be determined without a determination from the NYSDEC. BPD Coordinator Westfall said it could because the project would be over the size threshold. Councilmember Killian asked if the area in question was under 1/10th of an acre. Mr. Schepp said the area under consideration is not the total wetlands but the area of disturbance within it. He continued, saying arrays of this size are almost always a type 1 action. Mr. Byrne said there was no significant land clearing, and added that Guy Swears is the owner of the property in question, and the owner of the Washburn Road property is Chris Barden.

Resolution 206-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent

Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

WASHBURN ROAD

Mr. Schepp said the access road to the Washburn Road property would be on the West side on an existing road with improvements. As with the Old West Road connection, the first two poles would be utility-owned and the rest would be customer-owned. Mr. Byrne said the property is bordered by the Northway (I-87) on the East, and a horse farm to the North. He said they and Mr. Barden have the support of the owners of that farm as well. South of the property is a transfer station, and a tree line is to the West, he said, which would screen most of the visual impact. He said the array would be most visible from the Barden home on the property, and that the property owner and Mr. Byrne had planted fruit trees along that ridge line. Mr. Schepp said a 7-foot-tall chain link fence would be erected around the perimeter of the array, and that they were awaiting SHPO and NYSDEC reports. Another set of more detailed plans would be submitted for both sites in the near future, he said. Mr. Schepp added that this site is slightly smaller than the other, with 4 MW AC and 4.545 DC power. Mr. Byrne said this was a NYSDEC site that was closed out about 15 years prior.

Supervisor Fish asked the Town Clerk to read a prepared resolution. She read:

“Whereas, Lightstar/Renua submitted a solar application to the town, for a 4 MW solar project, to be sited at 148 Washburn Road; and

Whereas the Town Board heard a presentation on the application at the May 13, 2025 Town Board meeting; and

Whereas, the applicant has completed a full EAF for SEQR, the Building, Planning and Development Office generally agrees with the statements within the EAF with some minor modifications needed, and the project would be a Type I action;

Therefore, be it resolved, that the Town Board declares lead agency for the proposed Lightstar/Renua, pursuant to SEQRA, and will begin coordinated review.”

Resolution 207-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

OLD BUSINESS

Hilton, Marine, Meadow Drive Drainage Update

Supervisor Fish said he had received a call that afternoon from Kenyon, the company that lines pipes, to say they would be on site May 14 at Meadow Drive to camera the end of the cul-de-sac to the first section of collapsed pipe to verify the pipe's condition for lining. He said Kubricky would be moving equipment back in to drill well points to drain the water so they can fix the first section of broken pipe, and that homeowners had been notified. He said he would inform anyone when there is new information to report.

Councilmember Stewart asked Attorney Bruening if there was information to report on the drainage district and possible ways to fund the draining repairs. Counsel said he was not up to speed on this and suggested BPS Coordinator Westfall may have additional information, but said they did have confirmation that the district was formed and a tax was collected for one year, but then it was dropped, even from tax bills. No line remained on bills, not even for \$0, he said. Councilmember Stewart asked if there was anything to suggest the district was ever dissolved. He said the Town had been working on it for over a month with no actual answer about how it would be paid for. Counsel said there are some legal options before the Board: 1) to stay with the district as it was originally composed, though he said the number of homes benefitted by the drainage district is likely higher; 2) consider expanding the district to encompass the newer homes that benefit from the district; 3) dissolve the district and absorb the cost. He said BPD Coordinator Westfall and the Town engineer can be asked to run the numbers and see which made the most sense. He said currently the Town is legally bound to charge the members who benefit from the existing district.

Councilmember Stewart said the Board needs direction to decide which way to go so they can inform the residents. Supervisor Fish said he didn't think the cost could be absorbed by the whole town because the drainage district doesn't benefit all the Town's residents. Councilmember Stewart said the benefit area is small, similar to the sewer lines, benefiting at most a few hundred homes, and this expense will be hundreds of thousands of dollars. He asked if financing options had been explored. Supervisor Fish said they had been looking into various financing options. Councilmember Killian asked Counsel if he had seen a district like this dissolved before. Attorney Bruening said he had, and said that instances where a Town absorbs a cost that benefits only a few residents are fairly common, giving paving and maintenance on roads used only by limited numbers of residents as an example. He said many Towns do opt to create districts for this type of infrastructure, but he said it is easier to collect revenue when incorporated into the Town's budget.

Councilmember Stewart said they need to make a plan and develop the budget for it. Councilmember Killian agreed. Councilmember Donohue said the district had to have been registered with NY State, and asked if record of it could be found. Confidential Secretary Bennett said the Town has obtained it and has a map. The Councilmember said there should have been language included about maintenance. Supervisor Fish said when the district was formed, one Councilmember said the Town was going to contribute \$4,000 and that was all. Councilmember Donohue said that Councilmember had been his father. Supervisor Fish said when you look at the map, residents on both side of the road benefit from the drainage, but the district only includes the houses on one side. He said they need to look into that. Councilmember Stewart said that is what he was asking about initially, and urged the Board to get the financing info so they can move one way or the other, and see if there was a way for the Town to pay for the project and offer 0% financing to the homeowners in the district if the district is not dissolved.

Richard Sears Tree Contract

Supervisor Fish said the Sears tree contract was previously passed but a change was needed because the contract had not been drawn up. He asked the Town Clerk to read a prepared resolution. She read:

“Be it resolved that the Town Board authorizes Richard Sears to complete tree work in the Town, as per the quote approved at the September 24, 2024 Town Board meeting.”

Resolution 208-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

BUILDING, PLANNING AND DEVELOPMENT OFFICE

NYS SUPREME COURT PROPERTY REFERRALS

The Supervisor asked BPD Coordinator Westfall and Attorney Bruening if they wanted to provide additional information about these property referrals. Mr. Westfall said these properties have been problematic for a couple of years. He said he hoped to remedy the situation through the referrals. Many attempts have been made to contact property owners for each one, he said. Some refuse to speak to the Town, some are unreachable. He explained further that the court can order the property cleaned up and the Town can hire people to complete the work. The Supervisor asked if the Town could recoup the expenses, to which Mr. Westfall replied that each property would be different but it was likely. Attorney Bruening said the Town can ask the court to add the expenses to a lien on the property, or sometimes a settlement may be reached. He said if there is no one to engage with, they can ask the court for a determination. Town costs and attorney's fees would be included in a lien. He said the Town code does not have a provision allowing for remediation of unsafe buildings that would allow these expenses to be levied onto taxes as with other unpaid taxes, so the referral to the NYS Supreme Court can provide this relief.

Councilmember Stewart said he remembers a time when a resolution was passed making it possible to clean up a property and add the cost to the property taxes without going to the Supreme Court. Counsel said he did not know about this. Confidential Secretary Bennett said it was before Attorney Bruening was hired. The Councilmember asked if there was a reason to pay to go before the Supreme Court. Attorney Bruening said it was a good question and said there were always two options: 1) to go before the Town Court, who can enforce local laws and set financial penalties, but which cannot give other relief to the Town, or 2) to go before the state Supreme Court when there is no hope of remedy with owners locally. Counsel said five out of six cases brought before the Town Court had success including financial reimbursement on three of them. He said if you include the property that was surrendered to the Town in exchange for forgiveness for back taxes and other expenses, the Town had recovered almost double what it spent on these cases. Councilmember Stewart asked Mr. Westfall if there were owners who would work with the Town on a remedy. Mr. Westfall responded that two have no contact, one is possible. He continued, saying he was looking for authorization for all three in case it was needed. Counsel said the Town does not have the authority to complete work and then bill people for it or require repayment.

The Town Clerk read the following resolution:

“Be it resolved that the Town Board authorizes the Building, Planning and Development office to work with the Town’s Attorney to refer the following three properties, in the Town of Moreau, to the Supreme Court, Saratoga County, for action related to ongoing code violations:

81 Harrison Avenue
108 Redmond Road
18 Park Drive.”

Resolution 209-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

RECREATION PARK ENGINEERING PROPOSAL

Supervisor Fish said a revised proposal for Recreation Park engineering had been received, and he invited Mr. Westfall to provide information about it. BPD Coordinator Westfall said that in the previous version of the plan an exception had been included for attending Town public meetings. The engineers agreed to strike that provision and would be happy to attend to answer questions.

“WHEREAS, the Town of Moreau was awarded a NYS Parks Planning Grant by the Office of Parks, Recreation and Historic Preservation for a project up to \$273,545; and

WHEREAS, the OPRHP grant is a 75:25 reimbursable grant to be used for funding the engineering of trails and a new entrance to the Harry J. Betar Recreation Park, from Fort Edward Road, on generally underdeveloped parcels; and

WHEREAS, the New York State Office of Parks, Recreation and Historic Preservation has approved the submitted proposal from MJ Engineering for the project;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board authorizes the Supervisor to execute the MJ Engineering proposal for improvements at the Harry J. Betar Recreation Park, dated January 22, 2025; and

BE IT FURTHER RESOLVED, that the Town Board authorizes an expenditure not to exceed \$227,200, pending notice of permissive referendum, to be paid from account HT7180.4, the Town Wide Recreation Capital Reserve Fund, which will include a reimbursable amount of \$170,400 and the Town’s contribution of \$56,800.”

Resolution 210-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

RECREATION DEPARTMENT

STAFF REHIRES

Resolution 211-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to rehire Bill Noonan and Dylan Keech as part-time seasonal Recreation Department laborers, at the rate established in the Town budget.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

NEW HIRES

Resolution 212-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to hire Logan Powhida as a part-time seasonal Recreation Department laborer at a rate of \$15.50 per hour, pending the successful completion of a background check and a pre-employment physical.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

TRANSFER STATION

Supervisor Fish said the Transfer Station was looking for an extra person to work a few hours a week.

Resolution 213-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to authorize Shawn Weller to work as a Transfer Station Laborer, at a rate of \$15.50 per hour, as needed, determined by the Transfer Station Working Manager and further resolved that Mr. Weller's combined Town hours each week shall not exceed part-time status.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

PLANNING BOARD ALTERNATE

The Supervisor asked the Town Clerk to read a prepared resolution. She read:

"Be it resolved that the Town Board appoints Ed Potter as an alternate member of the Town Planning Board, effective immediately, for a term which will expire on December 31, 2028."

Resolution 214-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Killian to accept the resolution as read.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Abstain
Supervisor Fish	Aye

The motion carried 3:0.

INSURANCE RENEWAL

Supervisor Fish said that at the last meeting he was authorized to sign an agreement for insurance based on quotes received and the recommendation of the broker. He asked if any Board member wished to comment.

Councilmember Stewart said the Town would be getting better coverage in some areas and for a lower price. The Supervisor asked Town Clerk Trombley to read the prepared resolution. She read:

“Be it resolved that the Town Board authorizes a change in carriers for the Town’s Liability Insurance to Selective, with an annual premium of \$123,250.90.”

Resolution 215-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

DEPARTMENT MONTHLY REPORTS

The Supervisor asked the Town Clerk to read the following resolution:

“Be it resolved that the Town Board accepts monthly reports from the following departments: Assessor’s Office; Building, Planning and Development; Dog Control Officer; Highway; Recreation; Transfer Station; Town Clerk.”

Resolution 216-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

PUBLIC COMMENT PERIOD

Connor Reale addressed the Board, saying he had bought property off Spier Falls Road 2-3 years ago and that his wife was 8 months pregnant. He asked what the Town Board was going to do about the crop growing at the cannabis farm that had been the source of foul odors the prior autumn. Supervisor Fish said there was a moratorium on growing cannabis. Mr. Reale said there was a whole pot farm 400 feet from his back yard. Confidential Secretary Bennett asked if he was referring to the same location, to which he responded that he was. Ms. Bennett said it was a cover crop, and BPD Coordinator said they had seeded the cover crop the previous year to prevent erosion. Councilmember Stewart said cannabis growing is not legal under the moratorium and said they would look into this. Mr. Reale said he was trying to protect his new child in advance. Councilmember Stewart said the moratorium wasn’t in place the prior year, and that the Board had received bad information, and tried to work with the New York State Office of Cannabis Management gathered information in preparation for the moratorium. Supervisor Fish asked Mr. Westfall if there had been any permits issued for growing. Mr. Westfall said there had not, that an anti-erosion cover crop had been planted. Mr. Reale brought photos and said there were trucks driving through there all the time. He asked what would happen when the smell arises. Multiple Board members said they would look into it.

Michelle DeSignore said she was inquiring about the drainage issue again in the vicinity of Marine Drive. She said she had read the minutes from the last Board meeting and about the financial situation. She said she had already sustained large expenses as a result of the damaged pipe. If there was already a drainage district, she asked, was a drainage Board ever assembled. The Town Board had handled it directly, the Supervisor said. Ms. DelSignore asked what the original plan was for maintenance, because, she asserted, if it had been maintained the flooding situation she experienced wouldn't have happened. She said two more developments built in the 2000's are impacting the situation.

Maureen Dennis started her remarks by saying that when there was a water issue near her house under a State road in Hoosick Falls, the homeowners were charged for the repair work. She turned the topic to the April 8, 2025 Board discussion about an outside user agreement. She said in 2019 the Grove had been approved, and 112 Harrison was approved in 2021, which she said should have been grandfathered in before local law 115 was passed, banning outside user agreements. She then referenced Local Law 4 of 2025 which repealed the previous law. She asked where and when she could anticipate an outside user for the Grove and 112 Harrison Ave because they want to build. She said permits were filed in September but they had not heard anything yet. She said a stop work order had been issued on February 11, 2022, and on April 8, 2025 discussion and action on the outside user agreement was tabled and it has not come back to the agenda since. She asked for an update on these issues.

Supervisor Fish said the permits on the Grove had expired on January 31 after being approved in 2019. He said the outside user agreement was not ready yet, but close, and he said he'd like it done before the end of the month. Ms. Dennis said she had drafted outside user agreements to submit a new application the prior fall based on a boilerplate document from the Arrowhead development. Councilmember Stewart said Ms. Dennis would have a legitimate argument to make that the buy-in rate they had been approved for in 2019 ended, and they had to stop work through no fault of their own. Ms. Dennis said she hoped the rate could be grandfathered. Supervisor Fish said that had been discussed with Counsel in his office previously. Councilmember Stewart said it would take Board action to grandfather the rate. Ms. Dennis said she had emailed the Board to inquire about the issue on December 6, prior to the new rate being passed, but she said she received no response. Councilmember Stewart indicated his agreement to grandfather the rate, but said he was clarifying the process to do it. Ms. Dennis said she is asking because material costs keep rising. Councilmember Stewart said it sounded like the agreement could be ready for the next meeting.

Supervisor Fish said there was also an issue with the NYSDEC not allowing construction until the Bluebird Road pump station is upgraded. He said the pump is in, being set up, and that he hoped the upgrade would be done by the end of June. Ms. Dennis said that had been item 9 on an October 2019 letter. She asked if the meter was ever repaired on the Wilton pump station. The Supervisor said it had been.

COMMITTEE REPORTS

RECREATION

Councilmember Stewart recapped a resolution made at the May 2 special Town Board meeting which authorized the expenditure of up to \$10,000 from the restricted recreation fund for a new set of aluminum bleachers for the Recreation Park. At that time he said they had not received their prices but approved a sum in hopes of advancing the required 30-day permissive referendum so they could order the item sooner. He said the three quotes they received were all under the amount in the resolution. He said he wanted to move to pay the vendor with the actual amount in this meeting, and that he hoped that since the actual amount was less than what was passed in the May 2 meeting, a notice of permissive referendum being published based on that resolution was okay. Supervisor Fish said it was already approved. Councilmember Stewart said they didn't approve the purchase with the vendor.

Confidential Secretary Bennett asked if the Town Clerk had published the notice of permissive referendum. Town Clerk Trombley replied that the wording of the resolution was that it was pending Counsel approval, and

that it would be published May 14 because she had checked with Attorney Bruening. Ms. Bennett asked if the notice did not have the vendor quote information in it, and then said it would have to be reposted. Councilmember Stewart said the previous resolution (Resolution 201-2025) had been general and quotes were not in yet, but they had recently purchased some bleachers, and they were under \$10,000. He directed a question to Attorney Bruening as to whether the item needed to be reposted and the time of the permissive referendum re-started. Ms. Bennett also asked Counsel if they wanted to approve the actual quote and vendor then the notice would it have to be reposted. The Town Clerk said the notice which was being published was worded to mirror Resolution 201-2025, which is that they passed a resolution authorizing the purchase of a set of bleachers for the recreation park for an amount not to exceed \$10,000 from the restricted recreation account subject to permissive referendum.

Councilmember Stewart said based upon the procurement policy, he had to obtain the three quotes, and identify the preferred vendor, which he had. Based on the quotes and recommendation of the Recreation Director the Councilmember recommended Park & Facilities out of West Palm Beach, FL for a 5-row bleacher in the amount of \$7,551.34 including shipping. Counsel said he did not know if it was required that they re-notice the permissive referendum, and he first wanted to check to see if the vendor needs to be identified in the notice. He said if it does not, the published notice would suffice. He said if they give the option to only re-notice if needed, then the issue could be settled the next day. Councilmember Stewart said in the past they had done it this way, and he had purchased items with an expenditure cap, but it had been for Kubota which was a sole source purchase.

Resolution 217-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to approve the purchase of 5-row bleachers from Park & Facilities in the amount of \$7,551.34 from account HT7180.4, Townwide Recreation Capital Project Fund, to be posted for permissive referendum May 14, 2025 if needed.

The Supervisor called for a roll call vote, the results of which were:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

Councilmember Stewart said BOCES was doing an outstanding job at the Recreation Park clearing out the area behind fields 2 & 3 with bulldozers and front loaders, and there was a backup plan for removing the rest of the debris if needed.

TRANSFER STATION

Councilmember Donohue said there had been an electronics recycling day April 22 that had been open to residents as well as people from other towns. He said the event had been very successful, despite rainy weather.

RECREATION, CONT.

Councilmember Donohue also said the new equipment that had been approved for the Recreation Park was being ordered and he said he was looking forward to seeing the new equipment down at the park.

TECHNOLOGY

Councilmember Killian reported on the 90" screen he had been researching for the Board room. He said it would be used for anyone making any type of PowerPoint or other kinds of visual presentations, and that the single quote he had received was for an Android, Apple, and Microsoft compatible unit from BestBuy. He said he had also looked at some computer monitors for the Building, Planning and Development Department, but he was finding it difficult to get quotes. He said the single quote he had was from BestBuy again, which was the only one he said was qualified to run the software with HDMI cables, fiber, and sound bars. He said they had to be careful, and though the Building Department or Rec. Department can install some of the things, they cannot install everything due to the software being used. He said if they get additional quotes, they have to ensure the vendors are qualified. Councilmember Stewart said if Councilmember Killian had reached out to two additional vendors, that met the procurement policy even if they did not submit quotes. Councilmember Stewart said if Councilmember Killian had worked with the Supervisor's office to identify the account to pay for the items, he would be prepared to support the items when Councilmember Killian is ready to make a recommendation.

SUPERVISOR'S ITEMS

None.

EXECUTIVE SESSION

Resolution 218-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to enter into Executive Session for the purpose of discussing the employment history or matters leading to the appointment, employment, discipline, suspension, or removal of a particular person.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0. The Board entered Executive Session at 8:14 p.m.
Executive session ended at 8:24 p.m. with no action having been taken.

ADJOURNMENT

Resolution 219-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Killian to adjourn the meeting.

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0. The meeting was adjourned at 8:24 p.m.

Respectfully submitted,
Erin Trombley
Erin Trombley, Town Clerk

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Chapter 105
PEDDLERS/VENDORS

§ 105-1. Findings.

§ 105-2. Definitions.

§ 105-3. License required; methods of vending restricted; authority to limit number of licenses.

§ 105-4. License fees refundable retainer.

§ 105-5. General requirements application requirements.

§ 105-6. Requirements for vendors of refreshments.

§ 105-7. Requirements for vendors of sparkling devices.

§ 105-8. Requirements for door-to-door peddlers.

§ 105-9. Site suitability

§ 105-10. Pre-orders, bond requirement.

§ 105-11. Exemptions.

§ 105-12. Term and form of license.

§ 105-13. Non-issuance of license.

§ 105-14. Display of licenses.

§ 105-15. Transfer of license.

§ 105-16. Renewal of license.

§ 105-17. Implementation.

§ 105-18. Penalties for offenses.

§ 105-19. Suspension or revocation of license.

§ 105-20. Effect of license revocation.

§ 105-21. Post-issuance recommendation from Building, Planning and Development Office.

§ 105-22. Severability.

§ 105-23. Rules and regulations.

§ 105-1. Findings.

It is found and declared that:

- A. The business of vending or peddling merchandise and refreshments from temporary sites along public roadways, in public spaces, and from door to door in the Town of Moreau shall be regulated to protect the public health, safety, and welfare of the inhabitants of the Town of Moreau.
- B. Reasonable regulation of peddling is necessary for the prevention of congestion of traffic and travel.
- C. Persons engaged in the business of peddling should be required to be licensed and to furnish such information as necessary to effectively carry out the purposes of this chapter.
- D. Unless specifically authorized by this chapter, peddling in the Town of Moreau within any public right-of-way, along any public roadway, or in any public space is prohibited.

§ 105-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

GARAGE SALE – The sale or offering for sale to the public of items of personal property by the owner or tenant of a residential lot, whether within or outside of any structure. Neither the seller nor any household member shall be in the business of selling similar items. Garage sales shall be limited to up to three days or less in a

calendar week, on up to three occasions or less in a calendar year except during the time of any town-wide garage sale. This definition shall not be inclusive of other terms defined herein.

LICENSE — A license issued pursuant to this chapter.

LICENSEE — Any person granted a license.

MERCHANDISE — Any nonedible commodity, including but not limited to flowers and balloons.

PERSON — Includes any individual, society, club, firm, partnership, corporation, or association of persons.

PURCHASE — To obtain merchandise or refreshments in exchange for money or its equivalent; the act or instance of buying merchandise or refreshments along public roadways, in public spaces, or from door to door in the Town of Moreau.

PURCHASER — Any person engaged in the buying of merchandise or refreshments, by means of money or its equivalent, refreshments along public roadways, in public spaces, or from door to door in the Town of Moreau.

REFRESHMENT — Any food, fruit, or other edible commodity, or soft drink or carbonated beverage.

REFRESHMENT BUSINESS OR STAND — Any temporary place, location or structure where is sold, or is proposed to sell, or offer for sale at retail, any refreshment for consumption on-site or off the premises, either as a separate business or in connection with any other business.

TOWN CLERK — The Town Clerk of the Town of Moreau or his/her Deputy.

VEND/PEDDLE—The act of selling or offering for sale, or the act of purchasing or offering to purchase for commercial purposes, refreshments or merchandise along public roadways, in public spaces, or from door to door in the Town of Moreau, from a stand, motor vehicle, or from a person.

- A. VENDOR/PEDDLER — A person, corporation, partnership, association or any other organization undertaking a retail or wholesale business selling, offering for sale or soliciting orders for future sales of merchandise, works of art, meats, seafood, vegetables, fruit, other food products or goods of any kind, magazines, books, photos, or educational books, in a building, temporary structure, stand, or tent; from a truck, van or trailer; on a parking lot or vacant parcel of land; on a part of a public right-of-way; by going from house to house, or in any other place for a temporary period of time. ROADSIDE VENDOR—A vendor who operates a stand or who parks a motor vehicle at the licensed location to sell merchandise or refreshments.
- B. DOOR-TO-DOOR PEDDLER—A vendor who sells directly from household to household on foot, by car, or via another mode of transportation.
- C. ICE CREAM TRUCK VENDOR—A vendor who sells ice cream or similar frozen desserts as a primary product from one motor vehicle traveling through residential streets.
- D. SPARKLING DEVICE VENDOR—A vendor who sells sparkling devices as defined by NYS Division of Homeland Security and Emergency Services.

§ 105-3. License required; methods of vending restricted; authority to limit number of licenses.

- A. It shall be unlawful for any person to peddle/vend in the Town of Moreau without a license, except for those entities described in § 105-11.
- B. It shall be unlawful to peddle merchandise other than from door-to-door, with the exception of flowers, and/or balloons, and special events.
- C. The Town Clerk is hereby authorized to limit the number of refreshment businesses or stand licenses.

§ 105-4. License fees, refundable retainer.

- A. License fees shall be payable in full, for the entire term of the license, upon application for said license. Fees shall be in accordance with a schedule adopted by the Town of Moreau Town Board.
 - a. To sell refreshments, flowers, or balloons, or to peddle door-to-door, the following license durations will be available:

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1. \$One day or special event licenses (not to exceed three days).
 2. three months.
 3. six months.
 4. one year.
- b. To peddle sparkling devices roadside, a license shall be offered for the duration of dates permitted by New York State for the sale of sparkling devices.
- c. With the exception of ice cream truck vendors, refreshment and sparkling device vendors shall also provide a refundable cash retainer to the Town Clerk in an amount set by resolution of the Town Board. The retainer shall be refunded to the vendor at the end of the license term after it is verified that the sales site is free of trash or debris from vendor activities.
- d. If granted, licenses will be valid for the term specified in the application, beginning on the effective date listed on the license.

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§ 105-5. General requirements, application requirements.

- A. Persons licensed pursuant to the provisions of § 32 of the General Business Law of the State of New York shall be prohibited from vending or peddling within the Town of Moreau unless they have obtained a license in accordance with the provisions of this chapter. (Penalty described in § 105-18)
- B. No vendor or peddler shall vend between dusk and dawn of the following day, unless otherwise specified.
- C. All vendors are prohibited from vending in a manner that interferes with pedestrian or vehicular traffic or other legitimate business in the Town of Moreau. Site suitability shall be determined by the Building Department in accordance with §105-09, herein.
- D. No vendor shall, directly or indirectly, cause or permit the public streets, sidewalks or places to be littered with papers, wrappings or other debris or refuse where the littering results from the conduct of his business. A plan for trash or debris removal must be described in the license application.
- E. No vendor shall use or operate any loudspeaker, public address system, radio, sound amplifier, or similar device to attract the attention of the public, with the exception of ice cream trucks.
- F. No vendor shall vend within 1,000 feet of the grounds of any elementary or secondary school between 1/2 hour prior to the start of a school day and 1/2 hour after dismissal at the end of a school day.
- G. No owner of real property located in the Town of Moreau shall knowingly allow said real property to be used by or in furtherance of the business of a vendor or a vendor market, unless the vendor and/or vendor market shall have first been licensed as required by this chapter. Real property shall be deemed "used" as provided herein when the real property is the place where goods and/or services are offered for immediate sale and/or where orders are taken for subsequent delivery of goods or furnishing of services by vendors and/or vendor markets. "Knowingly" shall be defined and application of such term shall be as the term is set forth in the Penal Law of the State of New York.
- H. Unless otherwise provided, a licensed vendor shall be authorized to vend at a specific location in the Town of Moreau. The license shall specify the location within the Town from which vending is permitted and shall only be valid for vending at that location. There shall only be one stand in a designated location at a time.
- I. The license may limit the amount of space to be occupied by the vendor.
- J. Vendors at special events not exceeding three days in duration shall comply with all applicable provisions of this chapter and rules and regulations issued pursuant to it and pay all fees as required by the entity coordinating the special event.
- K. Applicants for a Peddler/Vendor License shall provide the following information:
 - a. The name, title, and address of the applicant.
 - b. The name and address of the person, firm, organization or corporation that the applicant represents.
 - c. The name, address, and age of the operator, and of any personnel who will be present during operations.
 - d. The length of time for which the applicant desires the license.

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- e. A description of the kind(s) of refreshments, goods, wares, or merchandise the applicant intends to sell or the services the vendor intends to provide.
- f. A description of the method of distribution for pre-ordered goods or services.
- g. A statement as to whether the applicant, operator, or other staff who will be present during operations have been convicted of a crime, including the date of conviction(s), the name of the crime(s) and which applicant was convicted, the penalty imposed for the conviction(s), and the name(s) and address(es) of the court(s) in which the applicant was convicted, if applicable.
- h. Proof of a valid NYS Certificate of Authority to collect sales tax or proof of exemption.
- i. Such other information as the Town Clerk may require to substantiate the items above.
- L. Applicants for a Peddler/Vendor License vending from a vehicle or operating a motor vehicle in connection with door-to-door peddling shall produce the following:
 - a. A valid drivers license for each operator of the vehicle.
 - b. A copy of an Abstract of Driving Record or equivalent official state-issued driving record produced no more than 7 days prior to the application submission for each operator of the vehicle.
 - c. The license plate number and description of the vehicle to be used by the applicant in the course of carrying on the business for which the license is desired.
 - d. Proof of valid motor vehicle registration.
 - e. Proof of valid vehicle insurance including liability coverage in an amount set by Town Board resolution.
- M. Door-to-door peddlers shall provide copy of the results of a background check having been performed in the previous 3 months.
- N. Vendors who intend to sell privately or publicly in Town recreation areas shall provide valid certificate of commercial liability insurance naming the Town of Moreau as additional insured in an amount to be set by Town Board resolution.

§ 105-6. Requirements for vendors of refreshments.

- A. Refreshment vendors shall produce proof of valid Saratoga County Department of Health permit with the license application.
- B. Ice cream truck vendors shall be permitted in the residential zones of the Town in accordance with any rules and regulations promulgated by the Town Clerk.
- C. Ice cream truck vendors may broadcast the sound of a chime or music only during daylight hours, at volumes below 70 dB that do not distort the sound, or in such a manner as to avoid annoyance in the vicinity of the vehicle through either volume or repetition.
- D. Any person vending refreshments from a motor vehicle that is attractive to children, which invites or causes children to gather or collect about the motor vehicle, is required to take precautions to protect the children from being struck by motor vehicles. The vendor shall describe those precautions in their license application.
- E. With the exception of Ice Cream Truck vendors, as defined, vendors of refreshments shall be limited to conducting business, including establishing refreshment stands within non-residential zones within the Town of Moreau.
- F. Vendor sales shall not exceed 60 days of operations in one location in any calendar year. This may be consecutive or distributed over not more than for than twenty-five occasions in a calendar year.

§ 105-7. Requirements for vendors of sparkling devices.

- A. Applicants for licenses to vend sparkling devices shall provide proof of NYS Sparkling Devices Certification.
- B. Approved vendors of sparkling devices shall be authorized to operate at a specific location in the commercial zones of the Town of Moreau. The license shall specify the location within the commercial zone from which purchasing is permitted and shall only be valid for purchasing at that location.
- C. With the application, sparkling device vendor applicants must submit a site plan detailing parking, shelter, and temporary fencing locations, and indicate the locations of tables and exits within the shelter structure.
- D. NYS Fire Marshal inspection of sparkling device vendor sites is required before operations may begin.

- E. Sparkling device vendors shall be required to have two (2) tagged fire extinguishers on site, marked entrances/exits, and a binder which contains current valid certificates before they may commence operations.
- F. Any vendor of sparkling devices shall be limited to setting up five (5) days prior to New York State designated sales dates. Any and all stands, tents, fencing, etc. shall be removed five (5) days after New York State designated sales dates end and the site should be returned to the condition prior to sales.

§ 105-8. Requirements for door-to-door peddlers.

- A. No door-to-door peddler shall enter any house, building or premises where there is posted on the front of the house, building, or premises a written notice stating that vendors or solicitation are not desired, unless the peddler has received the prior consent of the occupant.
- B. No door-to-door peddler shall make false statements or misrepresentations in the course of his or her activities. The peddler shall conduct themselves in an orderly and lawful manner at all times.
- C. If an applicant's application to peddle door-to-door is approved, the applicant shall only be entitled to engage in the sale of the merchandise or services listed in the applicant's application.

§105-9. Site suitability

- A. The Building, Planning and Development Office reserves the right to request a business and operation plan for Roadside Vendors, Sparkling Device Vendors, or from Refreshment Stand Vendors. Said plan shall be drawn to scale as reasonable and is to include, but not be limited to, the following elements:
 - a. Location Map
 - b. Hours of Operation
 - c. Temporary Signage, as applicable.
 - d. General Site Layout Plan, to include but not be limited to:
 - i. Location of any sales
 - ii. On site Parking
 - iii. On site solid waste disposal
- B. In determining the suitability of a site for the sales either for Roadside Vendors, Sparkling Device Vendors, or from Refreshment Stand Vendors, the Building, Planning and Development Department, and after the review of the operations plan as discussed above, the Department shall consider the following:
 - a. Proximity to intersections.
 - i. No business identified in §105-9(A), may be established closer than 250 feet of any intersection. If, location is within 250 feet, the suitability of location may be reviewed by the Town Board, Town Planning Board, Town Engineer, Town Highway Department and/or County or State Authorities as applicable, at the discretion of the Director of the Building, Planning and Development office, or their designee.
 - b. Adequacy of pull-off locations and off-street parking area designations.
 - c. Proximity to permanent businesses establishments dealing in the same wares.
 - d. Any known traffic problem areas, including locations near on-going or planned construction.
 - e. Location of any public transportation so as not to interfere with bus or other transit services stops.
 - f. General health safety and welfare of the residents and established businesses in the Town of Moreau.
- C. Confirmation of a suitable site shall be made in writing to the Town Clerk. Should the site not be suitable, specific reasons for this determination shall be made in writing to the Town Clerk and a duplicate copy shall be provided to the Town Board in the event the applicant wishes to appeal the Town Clerk's determination based on site suitability.

§ 105-10. Pre-orders, bond requirement.

- A. All orders taken by licensed peddlers or vendors who accept, receive, or demand payment or a deposit of money in advance of final delivery shall be documented in writing in duplicate, stating the terms thereof, and the amount paid in advance. One copy shall be given to the purchaser, and one kept by the seller.

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B. Before a license application may be approved, a minimum bond of \$1,000 is required for all vendor and peddler types that allow pre-paid orders to be accepted. The amount shall be set so as to provide sufficient surety or sureties, or sufficient collateral security, conditioned for making a final delivery of the goods, wares or merchandise ordered or services to be performed in accordance with the terms of such order or, failing therein, that the advance payment on such order be refunded.

- a. If advanced payments will commonly be larger than \$1,000, the Town Clerk will consult with the Town's attorney to determine an appropriate bond sum. In lieu of bond, this sum may be secured with cash.
- b. Any person aggrieved by the action of any licensed solicitor shall have right by action on the bond for the recovery of money or damages, or both. Such bond shall remain in full force and effect, and in case of a cash deposit, such deposit shall be retained by the Town of Moreau for a period 90 days after the expiration of any such license, unless release is authorized sooner by the Town Board.

§ 105-11. Exemptions

- A. The provisions of this chapter which require registration and/or licenses shall not apply to the following types of sales, except that any activities or locations used in furtherance of sales identified hereunder must still comply with all other laws, ordinances, rules and regulations of the State of New York, County of Saratoga and/or Town of Moreau, including the Town of Moreau Zoning Laws:
- a. Any sales conducted pursuant to statute or by order of any court.
 - b. Youth organizations and sales activities performed by children ages 16 years or under.
 - c. The peddling of meats, fish, fowl, fruit, vegetables, flowers, shrubs and trees by a gardener or farmer or his employees where the products so sold or offered for sale are the produce of this vendor's farm, garden or orchard.
 - d. Sales by dealers in milk, baked goods, heating fuel, dry cleaning/laundry and daily newspapers.
 - e. Sales by any person soliciting at the express invitation of the person solicited or soliciting to established customers.
 - f. Garage Sales.
 - g. Sales of firewood from wood harvested on site.
- B. The following shall be exempt from fees associated with peddler/vendor licensing, but must still comply with all application requirements, all other laws, ordinances, rules and regulations of the State of New York, County of Saratoga and/or Town of Moreau, including the Town of Moreau Zoning Laws:
- a. Veterans; nonprofit organization or associations [501(c)(3)]; volunteer firemen's associations; religious, civic, or service groups that maintain a chapter or conduct regular business or meetings within the County of Saratoga.
 - b. Any veteran who has procured a license from the State of New York pursuant to § 32 of the General Business Law.

§ 105-12. Approval process and form of license.

- A. Approval of a Peddlers License application shall be made by the Town Clerk in consultation as needed with the Building Department.
- B. If approved, the license shall be produced in a form prescribed by the Town Clerk.

§ 105-13. Non-issuance of license.

- A. If the Town Clerk determines any applicant's criminal history or driving record may render an applicant unfit to vend within the Town, (s)he will refer the application to Town Counsel and the Town Board for a determination. In making such determinations, consideration shall be given to provisions of §§ 701 through 703-b and §§ 751 through 753 of the New York State Correction Law.
- B. No license shall be issued to any applicant if the business sought to be licensed does not comply with all applicable federal, state and local laws, ordinances and regulations. If the application is rejected, the Town Clerk shall notify the applicant in writing, giving the reasons for the rejection.

§ 105-14. Display of licenses.

All licenses shall be displayed in a conspicuous place at all times during the operation of the vending business, and shall be produced upon request during operating hours.

§ 105-15. Transfer of license.

A license may not be transferred or assigned or its location changed without prior approval of the Town Clerk. If the Town Clerk approves the transfer, assignment or location change, this action shall be endorsed upon the license by the Town Clerk.

§ 105-16. Renewal of license.

A license may be renewed at its expiration by submitting a new application form and applicable documentation.

§105-17. Implementation

All uses, businesses, and operations identified herein subject to this law, shall adhere to requirements thereof upon passage of this local law and filing with the Secretary of State. Issuance of prior permits shall not grant any rights. Licenses having been issued in 2025 prior to passage of this law shall automatically have the term of their licenses extended to 12 months from the effective date of the existing license.

§ 105-18. Penalties for offenses.

A. Any person who conducts a business without a license required by this chapter or who conducts or attempts to conduct a business during the period when his license is suspended or revoked or who violates any of the terms or provisions of this chapter shall be guilty of a violation.

B. Any persons found guilty of a violation shall be subject to a fine which shall not exceed \$250 per offense, or to imprisonment not to exceed 15 days, or to both, in the discretion of the court.

C. Except as otherwise provided by law, such violation shall not impose any disability upon or affect or impair the credibility as a witness or otherwise of any person found guilty of such offense.

§ 105-19. Suspension or revocation of license.

A. Written notice of intent to suspend or revoke shall be given by registered or certified mail, to the address set forth on the application.

B. The Town Clerk shall suspend or revoke the license of any vendor found to have violated or to have permitted a violation of any provision of this chapter or any other ordinance, rule or regulation or state or federal law pertaining to the operation of his business.

C. Upon a determination that a license should be suspended or revoked, the Town Clerk shall notify the vendor, in writing, setting forth reasons for such suspension or revocation.

§ 105-20. Effect of license revocation.

A. When a license has been revoked, no other license shall be issued to the same vendor until after the expiration of at least one year.

B. Upon revocation of any license, the license fee shall be forfeited.

C. All vending activities shall immediately cease beginning on the date of revocation and should vacate the site within 24 hours.

§105-21. Post-issuance recommendation from Building, Planning and Development Office.

Should any problems arise from the location of Roadside Vendors, Sparkling Device Vendors, or from Refreshment Vendor Stands, the Director of the Building, Planning and Development Office, or their designee shall recommend to the Town Clerk that relocation would be desirable in order for a permittee to remedy any

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such problem. Said recommendation shall be in writing to the Town Clerk, and if acted on by the Clerk, be appealable to the Town Board at the vendors request.

§ 105-22. Severability.

If any section or sections of this chapter shall be declared unconstitutional or otherwise void and ineffective, the validity of the remainder of the provisions hereof and their application shall not be affected thereby.

§ 105-23. Rules and regulations.

The Town Clerk, upon advice and with consent by resolution of the Town Board, may promulgate rules and regulations necessary to effectuate the provisions of this chapter and to address special circumstances, specially designated areas of the Town, and/or special events. Special rules and regulations may supersede otherwise inconsistent provisions of this chapter.

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Peddler/Vendor License Application

Applicants: submit documentation required for your activity according to the listing on the back of this form.
If additional space is required to complete the questions below, attach extra sheets as needed.

1 Name of organization, business, or person offering food, goods, or services: _____

2 Address of organization, business, or person: _____

3 Contact name:	6 Operator name (if different):	Age
4 Contact title:		
5 Contact email, phone number:	7 Name(s) of any other on-site staff:	Age

8 Category of product or service to be provided (circle one): Sparkling Devices Door-to-Door Sales
Food Truck Ice Cream Truck Flowers/Balloons Other (specify): _____

9 Description of goods or services to be offered: _____

10 Term of license sought (circle one): 1-3 day 3 months 6 months 1 year
(does not apply to sparkling device sales)

Fees: Sparkling Device = \$250 1-3 day = \$25 3 months = \$100 6 months = 150 1 year = \$250

11 Preferred license effective date: _____

12 Proposed location(s) of sales or services: _____

13 Is this private property? ☐ YES ☐ NO 14 If yes, name of owner: _____

15 If yes to 13, have you obtained permission from the property owner? ☐ YES ☐ NO

16 Will you be taking pre-orders or prepayment for food, goods, or services to be delivered at a later date or time? ☞
☐ YES ☐ NO If yes, what is the anticipated amount of pre-sales you expect to collect?: _____

17 If yes to 16, how will items ordered be delivered? _____

18 Do you intend to provide food, goods, or services either privately or publicly within Town of Moreau recreation areas? Δ
☐ YES ☐ NO If yes, a \$2 million liability policy naming the Town of Moreau as additional insured is required.

19 Is this organization a 501(c)(3) or exempt from collecting NYS Taxes? ☐ YES ☐ NO

20 Does any operator or staff member have a misdemeanor or felony conviction? ☐ YES ☐ NO

If yes, name operator/staff, describe the date, type and place of conviction, and sentence below.

I hereby attest that the information provided on this application is true and complete to the best of my knowledge.

Signature of applicant

Date

Exemptions

The following are exempt from **applying and paying for** a Town of Moreau Peddler/Vendor License:

- Youth organizations and sales activities performed by children ages 16 or under.
- Any sales conducted pursuant to statute or by order of any court.
- Gardeners, farmers, or their employees when selling meats, fish, fowl, fruits, vegetables, flowers, shrubs or trees produced by the vendor's farm, garden, or orchard.
- Sales of milk, baked goods, heating fuel, laundry, and daily newspapers.
- Sales where the solicitor has the express invitation of the person being sold to.
- Garage sales.
- Sales of firewood from wood harvested on site.

The following are exempt from the license fee but **must still apply for and obtain a license**:

- Veterans; fraternal or charitable organizations; volunteer firemen's associations; religious, civic, or service groups; or other nonprofit organizations or associations.

Items to be Submitted

For all:

- ☐ Current photo ID for any operator or staff member who will be on site during operations.
- ☐ Proof of NYS Certificate of Authority to collect sales tax, or proof of exemption.
- ☐ ☞ If taking prepayments, a minimum \$1,000 bond is required to ensure delivery.* (see note below)
- ☐ Δ If private or public sales will take place at a Town of Moreau recreation area, a \$2 million liability policy naming the Town of Moreau as Additional Insured is required.

* Amount of required bond to be determined based upon anticipated pre-order sales collected.

If a vehicle is used in connection with sales (food truck, ice cream truck, door-to-door sales):

- ☐ Current, valid drivers license for anyone operating the vehicle
- ☐ Abstract of Driving Record for each vehicle operator (may not be more than 7 days old when submitted).
- ☐ Proof of vehicle registration
- ☐ Vehicle license plate number _____
- ☐ Description of vehicle _____
- ☐ Ice cream truck operators: describe precautions taken to ensure child safety near your vehicle: _____

Door-to-Door Peddlers

- ☐ Copy of the results of a background check performed no more than 3 months prior.

Food/Refreshment Vendors

- ☐ Copy of a Saratoga County Department of Health Permit.
- ☐ A \$100 retainer to ensure site clean-up after sales end (ice cream trucks exempt from this requirement).
- ☐ Describe measures taken to ensure all trash is contained and removed from sales site.

Sparkling Device Vendors

- ☐ Proof of New York State Sparkling Devices Certification ☐ A \$100 retainer to ensure site clean-up after sales end
- ☐ A site plan drawing indicating the location of: parking, shelter, temporary fencing, tables, exits, fire extinguishers

For Office Use Only

Application Date: _____
Additional Documents Required: _____

Fee collected: _____
Date of license issue: _____
License effective dates: _____
License number: _____
Processed by?: _____

Follow-up Contact Date(s): _____
Date of review by BPD: _____
BPD follow-up required?: _____
Fire Marshall Inspection: _____

Notes: _____

Bond amount set (if applicable): _____

**AGREEMENT TO SUPPLY SEWER SERVICE TO PROPERTY
OUTSIDE OF THE SEWER DISTRICT**

THIS AGREEMENT is entered into this ____ day of _____ 2025 by and between the **Town of Moreau**, a municipal corporation existing by and under the laws of the State of New York, having its principal place of business located at 351 Reynolds Road, Moreau, New York, acting for and on behalf of **Sewer District No. 1, Extension No. 5** of the Town of Moreau (hereinafter referred to as "Town"), and _____ the legal owner of real property located at _____ (hereinafter referred to as "_____")

W I T N E S S E T H:

WHEREAS, the Town has duly established **Sewer District No. 1, Extension 5** (the "Sewer District") within the boundaries of the Town and adopted rules and regulations for Sewer Districts as found in Chapter 115 of the Code of the Town of Moreau; and

WHEREAS, _____ is the owner of real property (hereinafter referred to as the "Property Owner") located _____, identified by Tax Map No. _____ (hereinafter referred to as the "Subject Premises"); and

WHEREAS the Subject Premises is currently located outside the boundaries of the Sewer District but in the vicinity of the boundaries and/or infrastructure of the Sewer District; and

WHEREAS, the Property Owner desires at their sole cost and expense to extend municipal sewer infrastructure to the Subject Premises and connect to the sanitary sewer service of the Sewer District; and

WHEREAS, the Town has completed a sewer project which connects to the Saratoga

County Sewer District No. 1 collection and treatment system to provide additional sanitary sewer treatment capacity (hereinafter referred to as the "County Connection"); and

WHEREAS, the Town through the Sewer District is willing to allow the Property Owner at their sole cost and expense to extend and connect the Subject Premises to the sewer infrastructure of the Sewer District upon the terms and conditions set forth herein.

NOW, THEREFORE, it is hereby agreed by and between the parties hereto as follows:

1. This Agreement shall be binding upon the parties and their respective successors, heirs, or assigns.
2. Until such time that the Town incorporates the Subject Premises into the Sewer District, all rules and regulations outlined in Town of Moreau Chapter 115 and now applying in the Sewer District, including any amendments to such rules and regulations as the Town Board may from time to time hereafter enact, shall apply in its entirety to the Subject Premises and the property owner agrees to comply with all said rules and regulations to the same extent as such rules and regulations apply to all other similarly situated properties.
3. The Property Owner shall, at their sole risk, cost, and expense, furnish and install all necessary infrastructure, including but not limited to sewer lines, mains, laterals, pump stations, telemetry system and all the appurtenances needed for the Subject Premises to connect to the Sewer District. Construction and/or connection shall be completed in accordance with all applicable State, County and local regulations and as required by the Town's Water and Sewer Department.
4. The Property Owner, at their sole cost and expense, shall be responsible for obtaining all necessary easements, access agreements, permits, and approvals from any other governmental agencies, including, but not limited to, the County of

Saratoga Highway and Sewer Departments, the State of New York Department of Health, and the State of New York Department of Environmental Conservation, and the Town of Moreau Water Department. The Town shall cooperate with Arrowhead to the extent necessary to obtain such approvals or permits.

5. Within sixty (60) days from the effective date of this Agreement, the Property Owner shall make application to the Town Board of the Town of Moreau pursuant to Article 12 or Article 12A of the New York State Town Law for an extension of the Sewer District to include the Subject Premises.
6. The Town shall accept dedication for sewer infrastructure installed within public roadways provided they are designed and constructed to the reasonable satisfaction of the Town of Moreau Water Department and in accordance with approved plans and specifications. Improvements located on private property shall be privately owned unless otherwise required under governmental approvals or permits.
7. The Property Owner shall be responsible for any legal and engineering fees required for the review of public water and sewer infrastructure plans, reports, and final construction prior to backfill.
8. It is expressly agreed that the sanitary sewer service herein provided is exclusively for, and limited to, the Subject Premises and the land uses specifically approved by the Town of Moreau Town Board, Planning Board and for no other uses or purposes.
9. All infrastructure, including, but not limited to, sewer lines, lateral lines, and pump stations to be installed and utilized by the Property Owner shall receive the prior approval of the Town Water Superintendent and shall be coordinated to be compatible with the Sewer District as the Sewer District exists at the time of

design approval.

10. Any water or sewer infrastructure to be dedicated to the Town shall be inspected by the Town Water & Sewer Department and/or Saratoga County Sewer District No. 1 before trenches are filled, with inspection costs to be borne by the Property Owner .
11. The Property Owner hereby releases the Town from any and all liability which may arise out of any actions of the Town or its employees, agents, and consultants as well as the actions of the Property Owner or its agents or contractors in completing the sewer connection as herein contemplated and the furnishing of sanitary sewer service to the Subject Premises and agrees to indemnify and hold harmless the Town from any and all liability which may arise out of any actions of the Property Owner or its agents or contractors in completing the sewer connection as herein contemplated and the furnishing of sanitary sewer service to the Subject Premises.
12. It is hereby agreed that all rules and regulations set forth in Chapter 115 and now applying in the Sewer District including any amendments to such rules and regulations as the Town Board may from time to time hereafter enact, shall apply in their entirety to the Subject Premises, and the Property Owner agrees to comply with all said rules and regulations. The Property Owner shall pay a connection fee to the Town in the amount of Three Thousand and 00/100 Dollars (\$3,000.00) per equivalent dwelling unit at the time that a building permit is issued by the Town's Building Department A \$750.00 per equivalent dwelling unit fee will thereafter be paid by the owner of the real property beginning on June 1, 2025 and continuing on an annual basis on June 1 of each year until modified by the Town of Moreau

Town Board. All billing for the Three Thousand and 00/100 Dollars (\$3,000.00) equivalent dwelling unit fee, as well as billing for the annual Seven Hundred Fifty and 00/100 Dollars (\$750.00) equivalent dwelling unit annual fee will be sent to the Property Owner. Payment of invoices must be remitted in full to the Town within thirty days of issuance, and if payment is not received within the said thirty days the Town shall be entitled to initiate an action against the Property Owner to recover all arrears together with all disbursements, court costs and attorneys' fees.

13. It is agreed that at such time when the Subject Premises in its entirety is included in the Sewer District, in any extension of the Sewer District or in any Consolidated Sewer District, then and in that event, this Agreement shall become null and void with the exception of required permit review and approval, indemnification, and reserve capacity purchase terms. The Subject Premises shall remain subject to compliance with Chapter 115 and any amendments thereto.
14. No Town public water or sewer infrastructure construction or connections will be allowed until an application to the Town has been made and approved by the Town Water & Sewer Operator, whose review shall be completed within sixty (60) days of submission.
15. This Agreement may be canceled by the Town in the event of a material breach by the Property Owner upon thirty (30) days prior written notice from the Town to the Property Owner and commencement to cure such breach has not commenced within such 30 day period.
16. This Agreement has been executed and delivered in the State of New York and shall be governed by and interpreted in accordance with the laws of the State of New York.

17. In the event any term or provision of this Agreement is deemed void or unenforceable, the remainder of this Agreement and the application of such provision, other than to the extent it is held invalid, will not be invalid or affected thereby.
18. No waiver of any breach of any condition of the Agreement shall be binding unless in writing and signed by the party waiving said breach. No such waiver shall in any way affect any other term or condition of this Agreement or constitute a cause or excuse for a repetition of such or any other breach unless the waiver shall include the same.
19. This Agreement constitutes the entire Agreement between the parties and shall not be modified except by a subsequent written agreement executed by the authorized representatives of the parties hereto.
20. Solely in respect to the subject of this Agreement, this Agreement supersedes all prior negotiations, representations, understandings, or agreements, whether oral or written, and no modification, alteration, amendment, construction, or interpretation of this Agreement shall be binding on either Party unless reduced to writing and executed by each Party.
21. Each of the persons signing below warrants that he or she is duly authorized to sign this Agreement on behalf of the party for which he or she is signing.

NOTARY PUBLIC

Town of Moreau

351 Reynolds Road
Moreau, NY 12828-9261

Leah M. Cronin
Sole Assessor

SARATOGA COUNTY, STATE OF NEW YORK

Phone: (518) 792-1030 x4

E-mail: assessor@townofmoreau.org



Jesse A Fish, Jr.
Town Supervisor

Patrick Killian
Deputy Supervisor

John Donohue
Councilman

Kyle Noonan
Councilman

Mark Stewart
Councilman

REQUEST TO FOR CONTINUING EDUCATION AT CORNELL CONFERENCE 2025

For Matt:

I would like to request permission for Matthew Espey to attend the 2025 Cornell Conference offered by the New York State Assessors Association July 13- July 18, 2025 in person. Matt will be signing up for the "Course 1: Appraisal Principles and Procedures." This is a 5-day course. These expenses have been budgeted for on line A1355.4 Please see below (and attached reimbursement/expense worksheet) for cost estimates:

Appraisal Principles & Procedures - \$495
Hotel Room - 5 nights - \$720
Travel to and from Conference - \$285.60 (408 miles x .70)
Food/Incidentals - \$341
Cost to the Town: \$1841.60

For Leah:

I would like to request permission for myself to attend the 2025 Cornell Conference July 13 - July 17, 2025 in person. I will be taking 2 courses "RPSv4: Revaluation" and "581-a Subsidized Housing." These are 2 2-day courses. These expenses have been budgeted for on line A1355.4 Please see below (and attached reimbursement/expense worksheet) for cost estimates:

RPSv4: Revaluation & 581-a Subsidized Housing - \$405
Hotel Room - 4 nights - \$576
Travel to and from Conference: \$281.40 (402 miles x .70)
Estimated Food/Incidentals - \$282
Cost to the Town: \$1544.40

The 2025 budget was populated for both Matt and I to attend this Conference.

Request to close the Office:

I am asking permission to have the Assessor's Office closed Monday-Thursday, July 14th - 17th. To plan accordingly: I will have all phone calls forwarded to an appropriate office within the building, I will be available during work hours via my personal cell phone for emergencies, and I will be monitoring and responding to all received work emails promptly. During the month of July, foot traffic and phone calls to my office is minimal, and I'm confident any resident in need of my assistance will be helped. The Assessor's Office remaining open 100% is very important to me and was one of my goals stated when I came to the town. I only ask when it is important and a true benefit to the Town.
Thank you for your consideration.

Leah M Cronin, IAO

TOWN OF MOREAU

Employee Training & Conference

Reimbursement/Expense Worksheet (01/2023)

To be completed by **each** employee requesting to attend a conference

Employee Name: Leah Cronin Position: Assessor
Name of Conference: Cornell Seminar on Professional Development
Hosting Agency: New York State Assessors Association
Location: Hotel Ithaca 222 S Cayuga St, Ithaca 14850
Total Professional Development Hours To Be Earned: 24 hours

EXPENSES

Conference Registration Fee: \$ 405.00
Hosting organization membership fee (Annual dues):
Cost for lodging per night: \$ 144.00 X 4 \$ 576.00
(TB to est. Max. if not included) (# nights)
Cost of Coverage while position is unstaffed (if applicable):

Meals & Incidental reimbursement (M&IE):

Meals will be reimbursed at the NYS rate, which is also the Federal rate. The Standard rate of \$59.00/day covers 3 meals per day. Meals that are offered through the hotel or the conference will not be reimbursed. It is expected the employee will take advantage of offerings included in registration fees. First and last days of M & IE will be reimbursed per meal (see rates below).

	Rate		Quantity	Total
Breakfast	\$ 13.00 *	X	4	\$ 52.00
Lunch	\$ 15.00 *	X	5	\$ 75.00
Dinner	\$ 26.00 *	X	5	\$ 130.00
Incidental	\$ 5.00 *	X	5	\$ 25.00

Total \$ 59.00 **SAMPLE - TB MAY ADJUST MAXIMUM DAILY ALLOWANCES/MEALS** Total M & IE: \$ 282.00

*INDICATES MAXIMUM DAILY ALLOWANCE PER MEAL - ONLY ACTUAL COSTS WILL BE REIMBURSED.

Mileage: Reimbursed at IRS annual set rate.

Total mileage: 402 X \$0.700 Total Mileage: \$ 281.40
Tolls: Jan-24 \$ -

TOTAL COST : \$ 1,544.40

Account #: A1355.4

9766.53

Account Ending Balance: \$

Failure to properly fill out this form and submit a timely request may delay Board action and could negatively impact approval. Receipts must be submitted for reimbursement of expenses.

TOWN OF MOREAU

Employee Training & Conference

Reimbursement/Expense Worksheet (05/2025)

To be completed by **each** employee requesting to attend a conference

Employee Name:	Leah Cronin	Position:	Assessor
Name of Conference:	Cornell Seminar on Professional Development		
Hosting Agency:	New York State Assessors Association		
Location:	Hotel Ithaca 222 S Cayuga St, Ithaca 14850		
Total Professional Development Hours To Be Earned:	28 hours		

EXPENSES

Conference Registration Fee:		\$	495.00
Hosting organization membership fee (Annual dues):			
Cost for lodging per night:	\$ 144.00	X	5
(TB to est. Max. if not included)		(# nights)	\$ 720.00
Cost of Coverage while position is unstaffed (if applicable):			

Meals & Incidental reimbursement (M&IE):

Meals will be reimbursed at the NYS rate, which is also the Federal rate. The Standard rate of \$59.00/day covers 3 meals per day. Meals that are offered through the hotel or the conference will not be reimbursed. It is expected the employee will take advantage of offerings included in registration fees. First and last days of M & IE will be reimbursed per meal (see rates below).

	Rate		Quantity	Total
Breakfast	\$ 13.00 *	X	5	\$ 65.00
Lunch	\$ 15.00 *	X	6	\$ 90.00
Dinner	\$ 26.00 *	X	6	\$ 156.00
Incidental	\$ 5.00 *	X	6	\$ 30.00
Total	\$ 59.00	SAMPLE - TB MAY ADJUST MAXIMUM DAILY ALLOWANCES/MEALS		Total M & IE: \$ 341.00

*INDICATES MAXIMUM DAILY ALLOWANCE PER MEAL - ONLY ACTUAL COSTS WILL BE REIMBURSED.

Mileage: Reimbursed at IRS annual set rate.

Total mileage:	408	X	\$0.700	Total Mileage:	\$ 285.60
Tolls:			Jan-24		\$ -

Account #: A1355.4

9766.53

Account Ending Balance: \$

TOTAL COST : \$ 1,841.60

Failure to properly fill out this form and submit a timely request may delay Board action and could negatively impact approval. Receipts must be submitted for reimbursement of expenses.

Cornell registration
Fee

2025 Cornell Seminar on Professional Development

July 13, 2025 – July 18, 2025

Hotel Ithaca

222 S. Cayuga St.
Ithaca, NY 14850

Fees

Below is all of the pricing information for the event.

Admission Items

4-day In-person Pass

4 Day In-person Pass - IAO

\$405.00

4 Day In-person Pass - NYSAA

\$425.00

4 Day In-person Pass - Non-member

\$575.00

Scholarship

Complimentary

Leah

5-day In-person Pass

IAO Member

\$475.00

NYSAA Member

\$495.00

Non-member

\$650.00

Scholarship

Complimentary

MATT

Hotel

Your Reservation

Confirmation Number:
LEah Cronin #976789077

Dates Of Stay:
Jul 13, 2025 - Jul 17, 2025

^ King Executive - 1 room

\$ 576.00

 4 nights  1 adult

Sun, Jul 13, 2025

\$ 144.00

Mon, Jul 14, 2025

\$ 144.00

Tue, Jul 15, 2025

\$ 144.00

Wed, Jul 16, 2025

\$ 144.00

Subtotal

\$ 576.00

Code:7120

Tax

Total

no tax

~~\$ 103.68~~

\$ 679.68

Cancellation Policy:

Modifications allowed only before cut off date

See [Terms & Conditions](#)

Guest Information

LEah Cronin
assessor@townofmoreau.org
5182320973
UNITED STATES

$$\text{Matt} = 144/\text{night} \times 5 = \$720$$

Payment Method

Discover ending in 7597
13 Balsam Lane
Gansevoort, NY, US
12831

Need to Make Another Reservation?

START A NEW RESERVATION

Getting Around

Property Location:
222 South Cayuga Street, Ithaca, NY, USA, 14850



Map data ©2025 Google 10 mi



via I-88 W

Fastest route now due to traffic conditions

▲ This route has tolls.

3 hr 23 min

201 miles

LeAlt



via I-90 W

3 hr 43 min

209 miles



via I-90 W and NY-34 S

3 hr 55 min

221 miles

Explore new places along this route

Add suggested stops



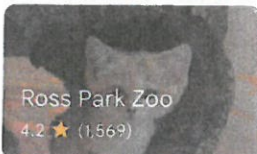
New York State Museum

4.7 ★ (3,753)



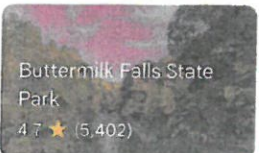
National Baseball Hall of Fame and...

4.8 ★ (7,037)



Ross Park Zoo

4.2 ★ (1,569)



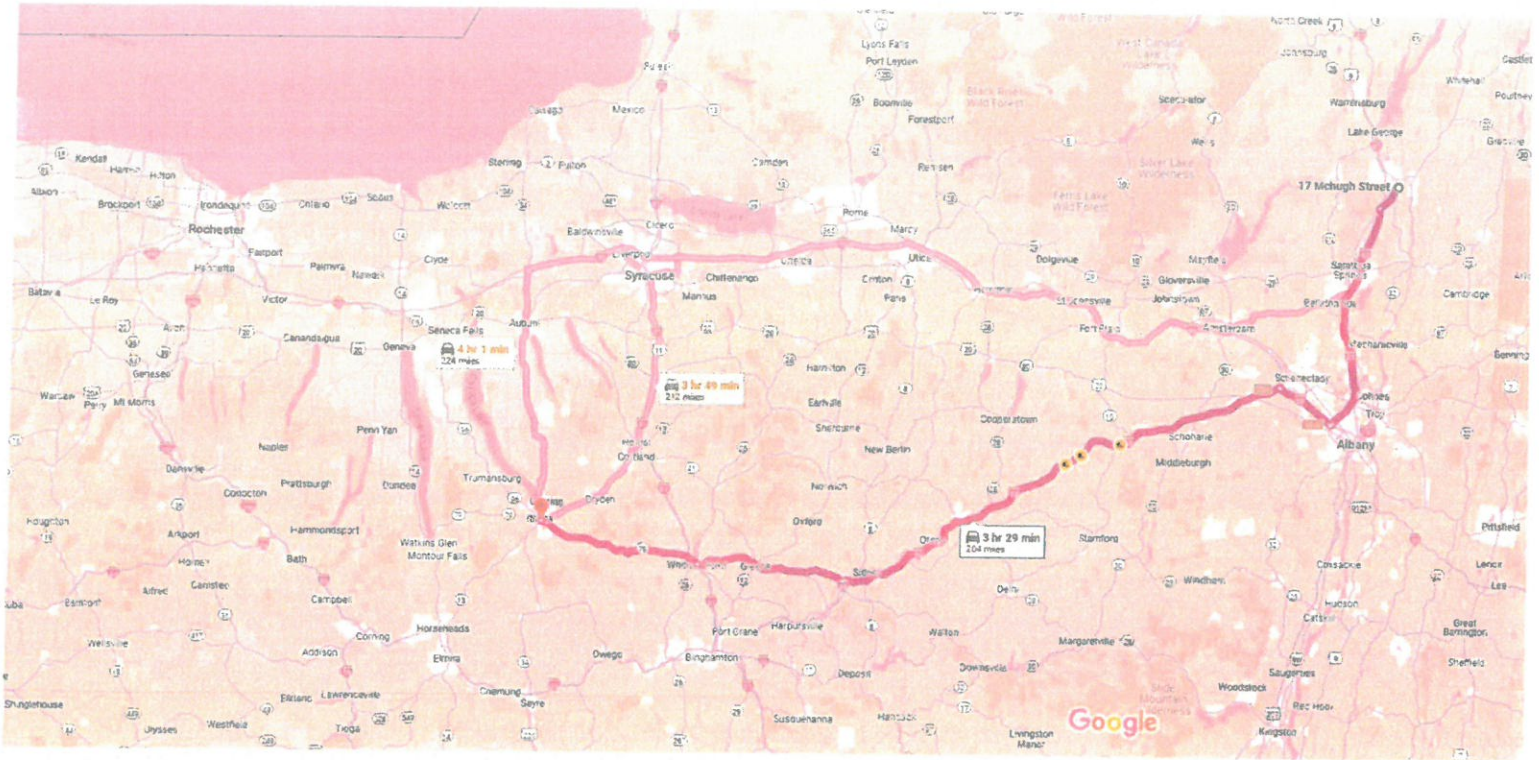
Buttermilk Falls State Park

4.7 ★ (5,402)



New York State Capitol

4.6 ★ (1,785)



Map data ©2025 Google 10 mi



via I-88 W

Fastest route now due to traffic conditions

▲ This route has tolls.

3 hr 29 min

204 miles

MA11



via I-90 W

3 hr 49 min

212 miles



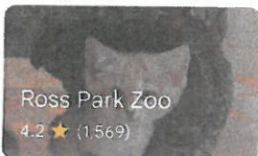
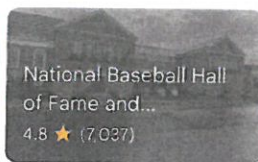
via I-90 W and NY-34 S

4 hr 1 min

224 miles

Explore new places along this route

Add suggested stops



Leeh

581a Subsidized Housing Revisited

July 16, 2025 – July 17, 2025

9:00 AM-4:00 PMET

Cayuga Room, Hotel Ithaca

July 16-17, 2025

This seminar is a comprehensive look and analysis of Subsidized Housing and Real Property Tax Law 581a. Since 581a came into real property tax law, a few issues and court decisions have come down the pike. In day one, the class will jump into the different types of subsidized housing as well as how and why subsidized housing is created and funded. Then, the class will investigate the Real Property Tax Law 581a, with discussion of the wording and intent of the law and why it was created. Later day one, the class will look at how 581a cases have progressed and the case laws that have changed the ways these cases are handled.

Day two will be mainly focused on valuation. The class will discuss and review a few case studies, analyze actual income statements, and discuss the income and the expenses in detail including the reasonableness of expenses and where supporting documentation can be found. The class will discuss the risk level associated with these properties and turn that expected risk into a supportable capitalization rate. The instructor will then dive into the industry perspective on expenses, capital improvements, and reserves.

By the end of day two, attendees will be able to justify and support an opinion of value for their 581a cases. This seminar was created for the assessment community. Since almost every municipality has 581a properties, this seminar should be valuable for everyone. A basic understanding of the income approach would be helpful heading into day two, but it is not mandatory. Please bring a calculator.

Approved for DOS credit

John Zukowski, IAO, MAI, SRA, MRICS
Vice President
ENPM, Inc.

7 spots left

Leeh

RPSv4: Revaluation

July 14, 2025 – July 15, 2025

9:00 AM-4:00 PMET

Campus: Mann Library, Room B30A/B

July 14-15, 2025

This is a two-day, hands-on "how to" class using V4 for a townwide revaluation. It will include sales analysis, land schedules, mass valuation cost & comparable sales.

Students will also learn how to update the exemptions, calculate new tax rates, run disclosures, and create all the "end result" products.

This class is held on the Cornell campus.

Teri Ross, IAO

Assessor/Past President

Town of Queensbury

24 spots left

Matt

Course 1: Appraisal Principles and Procedures ×

July 14, 2025 – July 18, 2025 9:00 AM-5:00 PM ET

5 Day Session - ...

Owasco Room, Hotel Ithaca

July 14-18, 2025

Assessors seeking basic certification from NYS ORPTS, and who are not interested in pursuing IAAO professional designations in the future, are encouraged to take Course 1.

This is an introductory course of instruction in the appraisal of real property, emphasizing legal considerations, economic principles, real estate markets, and analysis. At the conclusion of this course the student will understand the basic terms, concepts, and principles applicable to valuation; understand the appraisal process and its steps; and apply the valuation process and its steps to course exercises and to "real world" situations. Exam required.



Molly MacElroy, IAO
Assessor
City of Schenectady



William Purtell, IAO
Assessor
Town of Glenville

22 spots left