

Minutes of the Regular Meeting of the Town Board of the Town of Durham held March 7, 2006 at the Town Building in Oak Hill, NY.

**Present:** Gary Hulbert - Supervisor  
 Robert Elpel – Councilman  
 Linda Sutton – Councilwoman  
 Jodi Wood – Councilwoman

**Absent:** William Carr – Councilman

**Recording Secretary** Chris Kohrs –Deputy Clerk

**Others Present:** Tal Rappleyea – Town Attorney  
 Gordon Bennett – Assessor  
 Charles Soderblom – Town Clerk  
 Wes Moore – Highway Superintendent

Supervisor Hulbert called the meeting to order at 7:36 PM. There were 33 people present.

The public hearing for Niall Donnelly was rescheduled for April 4, 2006 at 7:30 p.m., as it was not advertised.

A representative of Buckman & Whitbeck P.C. presented the board with a subdivision for Michael Caccavale of County Rt. 20 tax map number 21.03-3-8.1. Mr. Caccavale would like to subdivide his 7.261-acre lot into two parcels. One lot would consist of 3.006 acres and the other would consist of 4.255 acres. The proposal shows an existing shared driveway running down the property line for each lot for egress and ingress. The proposed 4.255-acre lot currently contains a house and shed. The proposed 3.006-acre lot is vacant. Each proposed lot has the minimum road frontage. The board encouraged Mr. Caccavale's representative to allow a separate driveway for each proposed lot. Should Mr. Caccavale choose to keep the shared driveway for each lot then the board would like to see a property maintenance agreement in each deed to outline the maintenance and upkeep for the driveway so there is not a problem in the future.

Bruce O'Mara-Hulbert, NYS DEC, representing Good Tidings Bible Conference presented the board with a proposed subdivision for tax map number 47.00-1-10 consisting of 385.18 acres. The proposal is to subdivide and convey 205.187 acres with 50-foot wide administrative right of way to and from Sutton Road. Lands to be compiled with other adjoining lands owned by the NY/NJ Trail Conference and New York State to the southwest. The remaining 180 acres would continue to house the bible camp and its infrastructure. A public hearing is scheduled for April 4, 2006 at 7:30 p.m.

Mr. Hulbert explained that the subdivision of Suwara tax map number 65.01-1-25 & 65.01-1-24, previously approved on January 3, 2006 was not filed on time with the county, therefore, the plans needed to be stamped again by the town. As nothing has changed **Ms. Wood made the motion seconded by Mrs. Sutton to authorized Mr. Hulbert to stamp and sign the plans again. All were in favor motion carried.**

Gordon Bennett reviewed with the board the current Veterans Exemption. As the equalization rated drops for the town the exemption percentage on the Veterans Exemption decreases. The equalization rate is directly affected by sales, as sale prices

increase the equalization rate drops. The town's equalization rate has dropped to approximately 75%. The county is proposing changing the current exemption scale as follows:

The exemption limit sets are:	Current	Proposed
	<u>State Law Max</u>	<u>State Law Max</u>
Wartime Veteran 15%	12,000	18,000
Combat Zone Vet 10%	8,000	12,000
Disabled Vet ½ of rating	40,000	60,000

The proposed increase is currently in place in Greenville and is the recommendation of Mr. Bennett. Mr. Bennett estimates that between 200 and 300 residents would benefit from the change in the exemption limit. The impact would result in a .4% decrease in the total town taxable assessed value.

**Ms. Wood made the motion seconded by Mr. Elpel to adopt the proposed State Law Maximums for the Veterans Exemptions. All were in favor the motion carried.** A public hearing was scheduled for April 4, 2006 at 7:30 p.m.

Mr. Elpel questioned if this is time to conduct a revaluation. Mr. Bennett explained that as the market is still unstable – two identical houses are selling at drastically different prices. It is Mr. Bennett's recommendation that the town wait on the revaluation project at this time. To revisit the topic periodically and closely monitor sales. Once sales have stabilized then we should consider a revaluation project.

Mr. Rappleyea presented the board with a draft-building moratorium. The moratorium would cease approval of any building permits other than one or two family residential or agricultural use and normal accessories. A variance for hardships and a grandfather clause could be written into the moratorium. Mr. Rappleyea offered in his opinion a moratorium of this nature would be too drastic and not beneficial to the town and its residents.

Mrs. Kerrigan asked the individual board members to state their position on the moratorium. Mr. Elpel stated that he felt it was not in the best interest of the town to pursue a moratorium, as it would prevent expansion. Ms. Wood echoed Mr. Elpel's sentiments.

**Mr. Elpel made the motion seconded by Ms. Wood to enter executive session to discuss a personnel issue and interview two candidates for the position of Building Inspector.** The board entered executive session at 8:33 p.m.

Mr. Hulbert called the regular workshop to order at 10:00 p.m. A decision for the position of the Building Inspector should be expected by the next meeting.

**Ms. Wood made the motion seconded by Mrs. Sutton to adjourn at 10:01 p.m.**

**Minutes approved:**