

Public Hearing on STR Local Law #1 of 2025 Minutes
January 13, 2025 7:04 pm -7:55 pm
Hybrid / in person & via Zoom

Present:

Supervisor Brenda Adams
Councilperson Brian Lifsec
Councilperson Ginny Nightingale
Councilperson David Patzwahl
Councilperson William Powers

Also in Attendance:

Town Clerk Joshua Weisbuch
Highway Superintendent Stephen Van Tassel
Town Attorney Andrew Howard

Audience: 62 plus 15 online

Call to Order

Supervisor Adams welcomed the audience and pointed out the fire exits. Once everyone was settled with chairs Supervisor Adams called for a motion to open the public hearing. Councilperson Nightingale made a motion to open, seconded by Councilperson Patzwahl. Supervisor Adams asked that all in favor say aye. 5 AYES - Motion carried.

Supervisor Brenda Adams – yes;
Councilperson Brian Lifsec – yes;
Councilperson Ginny Nightingale – yes;
Councilperson David Patzwahl– yes; and
Councilperson William Powers – yes.

Public Notice Read by Town Clerk Joshua Weisbuch

After introducing himself, Town Attorney Howard explained that there would be opportunities for everyone to speak and the ground rules: raising hand, stating name for the record, if correspondence has been submitted it does not need to be re-read, and keep comments between two to two-and-a-half minutes. The purpose of the meeting is the opportunity for the board to hear the information, absorb it, and then decide how to proceed. He said this is not going to be a debate. The board would like input but will not be answering questions. He clarified that by proceeding this way, all who want to speak will have an opportunity to speak. He then opened the floor.

Alexandra Vines

She had a question about the recent change in the draft as regards to owners with multiple STRs. Attorney Howard stated that tonight is not the time for Q & A but he briefly explained the change in the draft law. There is not a time table per se, but if there are individuals with multiple STRs, there will be a time frame. The town has the ability to

sunset what would otherwise be considered a grandfathered use. Vines objected to property rights being taken away without justification. And she wondered about the meaning, as stated in the draft, of “random inspections,” fearing barging into family gatherings. Attorney Howard assured Vines that the random inspections would be in response to complaints about violations of the permit.

Elizabeth Birch Chaharyn

Had several points. 1. Stated she does not see how the law balances the playing field for affordable housing. 2. If an inspection is triggered by a complaint, it would not be “random.” 3. The imposition of a specific amount for the required insurance policy, and wonders if the town is found liable. 4. [SIC 5.] Unreasonable requirement to respond within one hour about a complaint.

Bob Connors

Clarification needed about how the availability of long-term housing is being affected by the law.

William Klein

Not opposed to the town regulating short term rentals. He lives on the property and moves into a different building on the property when he has a rental. He commented that the recent mass mailing with phrases like “jack-booted thugs” is inflammatory and he hopes this process won’t turn into “something ridiculous.”

Peter Bartlett

Mentioned that on January 20th there will be a meeting about a new convenience store, truck stop and “section eight housing”. He said the town does not need them, and that “we should all get together and save our town.” There was applause.

Supervisor Adams responded that the land being cleared just off I-90 is not being cleared for “section eight housing”. That is a rumor but it’s untrue. She offered to speak later about it, but that for now it is important that the spreading of mis-information be stopped. Councilperson Nightingale added that the current convenience store is being replaced; there is not going to be an additional convenience store. Bartlett asked if there will be more gas pumps. Supervisor Adams again said this could be discussed later and she thanked Bartlett for his comments.

Greg Vines

He wondered about the motivation for the new law. He asked how many long-term rentals have been converted to short-term rentals. How many laws has the board passed in the past ten years to encourage affordable housing? He stated that for both questions the answer is “zero.”

Speaker (name unclear)

Confused about what data is being used. Has hosted Airbnb for eleven years.

Julie Currie

Reading, she gave the history of her second home ownership and the subsequent purchases of two three-season camps built in the 1960’s, one at Queechy Shores and the other at 1967 SR 295, that was relatively more expensive and purchased in 2017. She explained about the properties. She stated the purchase price of both properties and that she had improved both at significant expense relative to the purchase price. Neither of the properties is insulated. The income from the two STRs helps recoup the cost of investment in renovations and save for retirement; she plans to leave the properties to

her brother's family. She does not understand how her not being able to continue with these two STR properties can possibly help with the affordable housing problem in Canaan. She also stated she believes the renters contribute significantly financially to the local economy of Canaan.

John Polson

He brought up a communication issue, praised Canaan's special qualities, and expressed appreciation that the town is fostering dialog. He brought his lawyer with him. He wants the matter to be handled properly, he thinks that the law does not reflect legitimate issues, and he is not clear what problems the law purports to solve. He emphasized the lack of historical complaints and the lack of solid evidence. If regulating to solve a problem, there needs to be clarity about what the problems are. He does not think the law addresses the issue of affordable housing. He brought up a requirement about 5-acre lots. He has done his own research and stated that 3% of homes in Canaan are used as short-term rentals, and further stated that the market for these STRs appeal to luxury rentals and do not impact affordable housing availability. He and his family and friends use their home and also rent it out, but only on a short-term basis. He does not believe STRs are about making money; they are about owners being able to afford and maintain the buildings. He is optimistic that the eventual regulations will work for everyone.

Fred Jaeger

He spoke about 5-acre zoning making affordable housing impossible. On the need for affordable housing, he suggested making smaller lots possible. His statement was greeted with some applause.

Suzanne Michael

She brought up that short term rental policies are being developed across the country and NY State. Her understanding is that Canaan is not opposed to STRs, rather the idea is to have an engaged community and not have multiple dwellings with multiple people coming and going. As a community, we need to find ways to maintain the health and safety of everyone. Maybe some language needs to be adjusted, but the intent of the law is for everyone's benefit. She thinks the law dovetails with Columbia County's STR occupancy tax. She added that there are 5-acre zoning laws but also 2-acre zoning laws, such as along County Route 24. This is an opportunity to adapt to change and keep the sense of community.

Victoria Mills

Thanked the town board for the thoughtful approach. She thinks the law does a nice job of setting common sense standards, outcome-oriented as opposed to being overly restrictive. She is supportive of the law.

John (Larry) Bennett

STRs and affordable housing are not mutually exclusive. Retired now, the purchase of his house in Canaan with part of it on the market as a STR makes it affordable for him to live here. He hopes the regulations will be as minimally restrictive as possible.

Attorney Mitchell Khosrova (representing John Polson and Amanda Harding)

He explained his qualifications, including serving on the town of Chatham Zoning Board for several years. He further stated that in his opinion as an attorney, the board does not know what it is trying to tackle. He recommended sending out surveys. He believes building codes already address issues. He mentioned density regulations. He wonders if some other

approaches or documentation were discussed. He criticized the board's communication with the public. He asserted that it is against the law to restrict owners and not property. As an example, he brought up that the law does not specify things like how close the dwellings are to the road; the law as currently written focuses too much about ownership and not enough about the actual layout and size of the property. His opinion is this is unfair and illegal. He also mentioned a letter he had sent requesting the recusal of one of the board members. He distributed copies of an additional 12-page letter submitted on behalf of John Polson and Amanda Harding.

Attorney Howard thanked Attorney Khosrova.

George Fox

He has lived in Canaan for 50 years on one acre. He said the flier that was sent out was confusing. He wants the regulations to be clarified. He would like to be informed.

Attorney Howard opened the discussion to those who attended on Zoom. Nobody on Zoom chose to speak.

Julie Currie offered to advise anyone interested about how Airbnb works.

Suzanne Michael

She spoke about transparency and commented that the anonymous mailing that went out was counterproductive. She wanted to say on the record that if anyone in the future does something like this, they should have their name on the mailing so that there can be response and dialog. Her comment was applauded. She also addressed what she believes is the difference between monitoring STRs and restricting them. There is a possibility that beautiful Canaan could succumb to the fate of many other desirable places that the town could have too many STRs. The goal is to restrict and prevent their proliferation. Finally, STRs and affordable housing are not always on the same page; the differences need to be clarified, in an effort to maintain the sense of community.

In response to a final question about the next hearing, Attorney Howard explained that is yet to be determined.

Attorney Howard brought up closing the public hearing. There were three more questions about what comes next and how the town will be informed. Supervisor Adams explained the process, emphasizing that the board meets monthly and that they will work on getting the updated draft of the STR law available on the website in a timely manner before the next meeting.

Motion to close the Public Hearing

Councilperson Nightingale made a motion to close the public meeting, seconded by Councilperson Patzwahl. 5 AYES - Motion carried.

Supervisor Brenda Adams – yes;
Councilperson Brian Lifsec – yes;
Councilperson Ginny Nightingale – yes;

Councilperson David Patzwahl– yes; and
Councilperson William Powers – yes

Town Board Meeting Minutes
January 13th, 2025, 8:05 pm – 9:51PM
Hybrid / in person & via Zoom

Present:

Supervisor Brenda Adams
Councilperson Brian Lifsec
Councilperson Ginny Nightingale
Councilperson David Patzwahl
Councilperson William Powers

Also in Attendance:

Town Clerk Joshua Weisbuch
Highway Superintendent Stephen Van Tassel
Town Attorney Andrew Howard

Audience: about 20 plus 10 online

Supervisor Adams called the meeting to order.

Moment of Silence / Pledge of Allegiance

Motion to revise the order of the meeting

Supervisor Adams called for a motion to revise the order of the meeting to move the STR discussion to the top of the agenda to accommodate the public.

Councilperson Lifsec made a motion to approve changing the order of the agenda, seconded by Councilperson Nightingale. 5 AYES - Motion carried.

Supervisor Brenda Adams – yes;
Councilperson Brian Lifsec – yes;
Councilperson Ginny Nightingale – yes;
Councilperson David Patzwahl– yes; and
Councilperson William Powers – yes

STR /Occupancy Tax / local law review / public comment / next steps

Attorney Howard explained that the recent revisions are redlined and include: random inspections for compliance at the time of renewal of existing permits or for complaints, and, multiple units pre-existing the enactment of the law and grandfathering. Discussion of various points ensued,

especially in response to concerns brought forth in the hearing and also by the board members. Attorney Howard said the law will need to provide a reasonable opportunity for owners to recoup their investment. He gave an example of a case in Valatie involving a mobile home park. He asserted there can be a period of “reasonable” time given, the amount of time is at the discretion of the town board. He suggested making the proposed grace period longer, perhaps up to four years. This would require an additional permit renewal every year. Councilperson Nightingale asked about changing the word “variance” to “area variance” in subdivision 9 in the draft law. Giving some flexibility/leeway to people who have more than one existing STR rentals was discussed. The needs of the zoning board need to be balanced against the continual revisiting of a variance. Attorney Howard stated that there is a lot of case law with similar instances. Zoning laws have charts of permitted use. Currently there is no distinction between renting over 30 days or under thirty days. When the zoning laws were written, short term rentals were not considered. Accessory dwellings, i.e. garages, were discussed relating to rentals.

Attorney Howard suggested that the board absorb what was received this evening, make recommendations, and he will revise the draft. He was very impressed by the civil public meeting tonight. If the next draft looks good, the town can have it on the desk for a month, then send it to Columbia County Planning. The next draft could be reviewed in February with a second public hearing scheduled for March, and, potentially a board vote in either in March or April. Supervisor Adams brought up the wording “random inspection” on permit renewal needs to be clarified; such as, “all short-term rentals may be subject to a scheduled inspection at the discretion of the code enforcement officer at the time of renewal”. The word “random” does not convey the intention of the board which is to allow for scheduled inspections for compliance purposes. Inspections would also be allowed in response to a complaint. The process for applying for a permit and having the inspection in a timely manner was discussed. There are approximately 80 STRs in Canaan and the inspections timing may interfere with existing rentals or advance rentals. Septic inspections were also discussed. If the health department has approved the septic system, does the septic system need to be approved by the code officer? The septic system’s capacity needs to align with the number of people that would be using the house. The insurance requirement was discussed. Insurance requirements of VRBO and Airbnb may not be adequate to what the Town of Canaan is looking for. Umbrella policies were discussed. Insurance that protects the renters is necessary. Questions about 6.A.5: one STR unit per property/property owner needs clarification. There can be variance opportunities. There is a distinction between variance and exemption; there can be appeals. Everybody has the opportunity for a hearing. Someone may have two properties that would be a potential reason for an exemption but exemptions would sunset after a given amount of time and are not variances. A “use variance” would not sunset but is usually only given when there is no other use possible. Councilperson Patzwahl explained an important goal of the law is to restrict individuals and corporations coming in to use the properties as a business to generate revenue in a residential area. Councilperson Lifsec thinks that there could be a rationale for a person to have more than one – such as two – properties. With the new law, STRs will be incorporated in to the Use Chart in the zoning law. The provisions will be spelled out more clearly. Supervisor Adams asked Attorney Howard if he has enough input now to proceed with a new draft. He stated he does. Having a local contact person was also briefly discussed. Complaints were never the reason motivating the creation of the law; there is a misunderstanding about the purpose of the law. The introduction explaining the law’s purpose needs to be re-written to clarify the town’s intent. The town wants to maintain a balance between residential living and STRs, assuring community cohesion. Also the law should create a balance between residents who would

prohibit short-term rentals and those who want to have them.

Attorney Howard was thanked. He left the meeting.

APPROVALS

Minutes December 9 and 23, 2024

Supervisor Adams asked if everyone had a chance to review the minutes and if there were any questions or comments. There were none. She called for a motion to approve the December 9 and December 23 Minutes. Councilperson Patzwahl made a motion to approve, seconded by Councilperson Lifsec. 5 AYES - Motion carried.

Supervisor Brenda Adams – yes;
Councilperson Brian Lifsec – yes;
Councilperson Ginny Nightingale – yes;
Councilperson David Patzwahl– yes; and
Councilperson William Powers – yes.

Bills

Supervisor Adams asked if everyone had a chance to look the bills over. She explained there were online purchases from Harbor Freight and Dell Computer that included sales tax. The sales tax was paid by credit card but it will be reimbursed. The process for filing for tax exemptions has tightened and the time to approve the paperwork extended. Councilperson Patzwahl made a motion to accept and pay the bills, seconded by Councilperson Nightingale. 5 AYES - Motion carried.

Supervisor Brenda Adams – yes;
Councilperson Brian Lifsec – yes;
Councilperson Ginny Nightingale – yes;
Councilperson David Patzwahl– yes; and
Councilperson William Powers – yes

YTD Financials / see documents distributed for 12/23/2024 meeting

Supervisor Adams reviewed the financials briefly and asked for any questions. There were no questions. Councilperson Nightingale made a motion to accept the financials, seconded by Councilperson Patzwahl. 5 AYES - Motion carried.

Supervisor Brenda Adams – yes;
Councilperson Brian Lifsec – yes;
Councilperson Ginny Nightingale – yes;
Councilperson David Patzwahl– yes; and
Councilperson William Powers – yes

RESOLUTIONS & MOTIONS

Organizational Resolutions 1 – 49 of 2025 see attached “Organization Meeting – Organizational

Meeting Resolutions”

Resolutions 1-10 of 2025

Supervisor Adams read through the resolutions and asked if there were any questions or comments. Councilperson Nightingale made a motion to approve Resolutions 1-10 of 2025, seconded by Councilperson Lifsec. 5 AYES - Motion carried.

Supervisor Brenda Adams – yes;
Councilperson Brian Lifsec – yes;
Councilperson Ginny Nightingale – yes;
Councilperson David Patzwahl– yes; and
Councilperson William Powers – yes

Resolutions 11-20 of 2025

Supervisor Adams asked Councilperson Patzwahl to read through the resolutions. He did and explained to the audience that this just happens in January. He asked for a motion to approve. Councilperson Nightingale made a motion to approve Resolutions 11-20 of 2025, seconded by Councilperson Powers. 5 AYES - Motion carried.

Supervisor Brenda Adams – yes;
Councilperson Brian Lifsec – yes;
Councilperson Ginny Nightingale – yes;
Councilperson David Patzwahl– yes; and
Councilperson William Powers – yes

Resolutions 21-30 of 2025

Supervisor Adams asked Councilperson Nightingale to read through the resolutions. She did. Councilperson Patzwahl made a motion to accept Resolutions 21-30 of 2025, seconded by Councilperson Powers. 5 AYES - Motion carried.

Supervisor Brenda Adams – yes;
Councilperson Brian Lifsec – yes;
Councilperson Ginny Nightingale – yes;
Councilperson David Patzwahl– yes; and
Councilperson William Powers – yes

Resolutions 31-40 of 2025

Supervisor Adams asked Councilperson Lifsec to read through the resolutions. He did. Supervisor Adams called for a motion to approve. Councilperson Nightingale made a motion to approve Resolutions 31-40 of 2025, seconded by Councilperson Patzwahl. 5 AYES - Motion carried.

Supervisor Brenda Adams – yes;
Councilperson Brian Lifsec – yes;
Councilperson Ginny Nightingale – yes;
Councilperson David Patzwahl– yes; and
Councilperson William Powers – yes

Resolutions 41-49 of 2025

Supervisor Adams asked Councilperson Powers to read through the resolutions. He did. Supervisor Adams called for a motion to approve. Councilperson Lifsec made a motion to approve Resolutions 41-49 of 2025, seconded by Councilperson Patzwahl. 5 AYES - Motion carried.

Supervisor Brenda Adams – yes;
Councilperson Brian Lifsec – yes;
Councilperson Ginny Nightingale – yes;
Councilperson David Patzwahl– yes; and
Councilperson William Powers – yes

Resolution 50 of 2025 to approve annual 284 agreement with Highway Superintendent
Supervisor Adams asked Highway Superintendent Van Tassel if he wanted to review the agreement. He went over the details. The Canaan Town Board reviewed the annual 284 agreement in the amount of \$175,600 for General Repairs; and \$160,000 in CHIPS funding to be allocated as follows: \$29,000 for Permanent Improvements and \$131,000 for the balance payment on a 2024 John Deere 6110M Tractor with accessories for a total of \$160,000 proposed by the Canaan Highway Superintendent. Councilperson Nightingale made a motion to approve the 284 agreement of Resolution 50 of 2025, seconded by Councilperson Powers. 5 AYES - Motion carried.

Supervisor Brenda Adams – yes;
Councilperson Brian Lifsec – yes;
Councilperson Ginny Nightingale – yes;
Councilperson David Patzwahl– yes; and
Councilperson William Powers – yes

MOTION to move to a public hearing Local Law #1 of 2025

Supervisor Adams explained this will be tabled until February, as per discussion above.

OLD BUSINESS

Broadband grant update / USDA & CC contracts signed / CC sold last week of December / check-in underway

USDA and Consolidated Communications signed their contracts in December. CCI was sold in December which will require that new owner be added to the contract.

Routes 295 & 22; Routes 295 and CR5 & Post Rd, SR 295 & Vandenburg, SR 22 & Love's / site meeting held October 29 w/ NYS DOT / awaiting response to town requests

Supervisor Adams and Superintendent Van Tassel will ask for an update. Supervisor Adams asked Van Tassel to put it on his calendar.

Vandenburg Rd – intersection safety conversations continue / see above

The mirror placement on Vandenburg will be done according to NYS requirements, outside the NYS right of way. There was brief discussion about how to move forward and historical details.

Implementation of Local Law #3 / flier printed / position advertised / sign approval underway

The flier has been printed and is going out with each permit, and the position is advertised. The sign is being made.

Hazard Mitigation Plan update / awaiting revised timeline from county & engineers

Supervisor Adams has requested an update from the county and expects one soon.

CEC grant funding for \$110,000 / funds approved / contracts w/ NYSERDA to follow for February meeting

The grant funding has been confirmed; the town will receive \$110,000 for approved projects. These are funds that do not require a match. Applause ensued for the effort and the supervisor acknowledged and thanked the Climate Smart Task Force. Columbia County overall, including New Lebanon and Canaan, has brought in over \$3,000,000 in grant funding for local energy projects, investments that make improvements to lower energy consumption and operating costs.

ARPA purchases complete

Lining up the work has begun. Some projects are weather-related. The generators at the firehouse will have a loaning protocol for borrowers that Elijah Falkner will arrange.

Strategic / Comprehensive Plan update / committee appointments / data gathering begins

Supervisor Adams explained the process is moving forward; the town wants the process to be as inclusive as possible. She urged people to go to the website for information and updates.

Draft Fund Balance Policy conversation to be scheduled / February meeting?

Supervisor Adams suggested this should be tabled until April because the calendar for the next few meetings is pretty full.

Schedule 2024 Cash Audits

Supervisor Adams asked the board to provide available dates in late January for the meeting.

Town Hall closed January 20th for Martin Luther King holiday

Supervisor Adams reminded everyone of the holiday.

Vacancies: Planning Board, Senior Advisory Council, Ethics Committee, Planning & Zoning Clerk, Transfer Station employee / update

Supervisor Adams asked for recommendations for the open positions.

Report from Columbia County BOS / NYS STR law

NY State passed a STR Law that was signed by the governor in December. Supervisor Adams is a member of the Columbia County Occupancy Tax workgroup and will attend a webinar on Wednesday to see if there is any impact on the town's draft law. The county occupancy tax will impose a 4% user tax; the new state law will require that STRs also collect sales tax. This is an attempt to balance the playing field for bed and breakfast and hotel business owners that are subject to these taxes.

Anonymous Letter

Supervisor Adams asked the board whether there should be a town response to the anonymous letter. It seems that residents in zip code 12060 did not receive the letter, only those in 12029. It was addressed to "Postal Patron." Supervisor Adams asked the audience, who had received the letter? Some had but not all. The town clerk shared that about 30 people who came to the office had mentioned the letter. The supervisor provided a draft letter for the board to discuss. After discussion it was decided not to mail or email a response but to provide a letter for the website and as a hand-out in the Town Clerk's office.

BOARD DISCUSSION / COMMITTEE REPORTS

Planning / ZBA report / Ginny

Councilperson Nightingale briefly went over the latest actions. The Planning Board held a Public hearing on the ONVO site plan which is expected to move forward. There was no ZBA meeting this month.

Climate Smart Task Force / Will

Supervisor Adams explained they are working with NYSERDA and the attorneys on the CEC grant contract and she doesn't think there will be any surprises. 25% of the grant will be paid up front. 75% will be out-of-pocket and reimbursed afterwards.

Public Safety / David

There was no meeting in January. Next meeting is January 23rd. Highway Superintendent Van Tassel will be attending for Councilperson Patzwahl.

Transfer Station / David

December was down, compared to 2023, to about 12 tons. The year ended up at 616 tons total, compared to 587 tons in 2023. That is 57,000 pounds. The position for the Transfer Station attendant: they will be interviewing and hiring soon. The Town Clerk reported that over two hundred paid permits have already gone out. There was a brief discussion about the challenges of the Transfer Station job initiated by an audience member.

HIGHWAY REPORT: sent via email & in person (summary below)

Highway Superintendent Van Tassel kept his remarks brief and went over key points of his report. He thanked the board for approving the 284 Agreement. Supervisor Adams thanked him and his crew for the great job in the cold weather; she also commented on the fire company efforts helping with the Samascott Orchard fire (Superintendent Van Tassel is an active member of the fire company). Highway Superintendent Van Tassel explained that town highway crews always help out to keep the roads from icing over. Recent brush fires were also briefly discussed.

- A series of snowstorms at the end of December, three days of 0-degree weather, followed by rain that froze everything, and then 2-3 days of nearly 60-degree weather kept us busy.
- Fingar Insurance have sent the new insurance ID cards. Fingar Insurance provided John Deere with proof of adequate physical damage insurance.
- In the attached a copy of the 2025 284 Agreement, note: Frisbee Street first on top as it reaches its 10-year mark under CHIPS; and funds allocated to the new tractor as a final payment to John Deere. We will revisit this agreement in April once NYS releases the 2025 CHIPS allocations.

- A block heater was not installed on the tractor, as it should have been. John Deere ordered the part and they sent a technician to install it free of charge.
- Per Highway Law 143, we have updated the highway department's equipment rental rates in correspondence with the latest FEMA rates. This is done every January. (See attached copy)
- I organized the keys the new crew member will need and printed out a new key registry to have them sign to keep track.
- Our annual fire extinguisher safety inspection was done last week.
- Mark Meppen did the annual boiler maintenance/clean out. There was some leaking of soot into the boiler room. I cleaned the boiler room afterwards. I asked Mark for an estimate to replace the water heater, to either replace it with an identical unit or to replace it with a tank-less water heater.
- The LHI (local Highway inventory) has been completed and sent back to NYSDOT with the road name changes for Vandenburg Rd and Beebe Pond Rd.
- Last week I received an email from NYS Association of Town Superintendents of Highways stating that New York State Department of Environmental Conservation (NYSDEC) has revised its limited enforcement discretion letter for the Advanced Clean Trucks (ACT) and Heavy-Duty Low Nox Omnibus (HD Omnibus) regulations. This revision includes the New Approval Process, Clarification on Authorized Executive Officers and Removal of Sales Allocation Language. The revision will have little effect on the Town, as we are still exempt from ACT for the next two years (2025-2026). The only part I see that might affect the Town is the New Approval Process, which says local and state agencies may have to send in written requests for certain vehicles. NYSDEC will then check these submission letters to make sure they are complete, and either approve or deny them, inform the agency and dealership about their decision, and if they were approved, the vehicle manufacturer will also be notified.

ASSESSOR'S REPORT: sent via email / 2025 next steps

Superintendent Adams asked if there were questions or comments. There were none. She recommended staying at 100% in 2025 rather than make an incremental change via trending and asked for feedback. There was a brief discussion about transparency and equalization rates (that most people do not understand), and about Canaan in the context of the other towns in Columbia County, about how their evaluations affect Canaan, touching on declining student populations.

As the business portion of the meeting wound down, Superintendent Adams brought up firming up possible dates for the cash audit, and about the public hearing date announcement. It was decided to announce the next public hearing on the STR law will be March 17th to allow for plenty of lead time for the next draft update to be available to the public.

PUBLIC DISCUSSION

Superintendent Adams asked if anyone in the audience would like to speak.

Sharon McCredie: If people are listing a garage as a STR, it needs to be assessed not as a garage but as a residence. This was briefly discussed and Superintendent Adams thanked her for bringing it up.

MOTION TO ADJOURN

As there were no more questions or comments, Superintendent Adams called for a motion to adjourn. Councilperson Patzwahl made a motion to adjourn, seconded by Councilperson Powers. 5 AYES - Motion carried.

Supervisor Brenda Adams – yes;
Councilperson Brian Lifsec – yes;
Councilperson Ginny Nightingale – yes;
Councilperson David Patzwahl– yes; and
Councilperson William Powers – yes

Next meeting:

Cash Audit date to be determined

February meeting February 10th, 2025

Respectfully submitted,
Rebecca Nebesar
Deputy Clerk 2