

**TOWN OF GENOA REGULAR MEETING  
& ADVERTISED PUBLIC HEARING ON  
LOCAL LAWS #1 of 2024 AT 6:30 P.M.**

**September 11, 2024**

The Regular meeting of the Town Board of Genoa, Cayuga County, State of New York as well as the advertised Public Hearing on Local Law #1 of 2024 was held at the Town Hall, 1000 Bartnick Road, Genoa NY on September 11, 2024.

Present: Don Slocum, Supervisor Paul Wheeler, Highway Superintendent  
Cheryl Shields, Board Member  
Kristy Gans, Board Member  
Joe Philip, Board Member  
Albert Armstrong, Board Member

Absent: Shannon Armstrong, Town Clerk

The Regular Board meeting AND Public Hearing on one Local Law of 2024 was called to order at 6:30p.m. by Supervisor Don Slocum with the Pledge of Allegiance to the Flag.

**RESOLUTION 52-2024 APPROVAL OF BOARD MINUTES FOR AUGUST 14, 2024  
REGULAR MEETING**

On a motion of Board member Philips, seconded by Board member Shields, the following resolution was

ADOPTED Ayes 5 Slocum, Shields, Philip, Gans, Armstrong  
Nays 0

Resolved to accept approval for the August meeting minutes.

**RESOLUTION 53-2024 APPROVAL OF SUPERVISOR'S FINANCIAL REPORTS FOR  
AUGUST 2024**

On a motion of Board member Shields, seconded by Board member Gans, the following resolution was

ADOPTED Ayes 5 Slocum, Shields, Philip, Gans, Armstrong  
Nays 0

Resolved to approve the Supervisor's Financial Reports for August 2024.

**Budget Transfers:**

1. From 0878 Highway Equipment Reserve Savings \$200,000 to 2192 Highway Equipment Reserve. Form New 10-Wheeler
2. From 0879 Water Fund Investment Savings \$20,000 to 5043 Power & Pumping Contractual. For repairs to water tower in Genoa.
3. From A7310.1 PS Youth Programs to A7310.4 Contractual \$1,000 for Ballfield mowing
4. From 5043 \$757 water to 5018 General Fund for State Aid Chapter 53 of 2024. Also called temporary municipal assistance

**RESOLUTION 54-2024 APPROVAL OF BUDGET TRANSFERS**

On a motion of Board member Shields, seconded by Board member Philips, the following resolution was

ADOPTED Ayes 5 Slocum, Shields, Philip, Gans, Armstrong  
Nays 0

Resolved to four budget transfers.

**RESOLUTION 55-2024 APPROVAL OF BILLS AS PRESENTED**

On a motion of Board member Shields, seconded by Board member Philip, the following resolution was

ADOPTED Ayes 5 Slocum, Shields, Philip, Gans, Armstrong  
Nays 0

Resolved to accept the approval of the August 2024 final bills as presented.

**CLERK'S REPORT**

**Report on Revenues from Clerk's Office for August 2024**

Certified Copies (2)	\$ 20.00
Marriage License (0)	\$ 00.00
Dog Licenses (15)	\$ 164.00 (\$19.00 to Ag & Markets population control fund)
Building Permits (9)	\$ 525.00

**Disbursements for August 2024**

Paid to Supervisor	\$ 709.00
--------------------	-----------

**RESOLUTION 56-2024 CLERK'S REPORT**

On a motion of Board member Shields, seconded by Board member Gans, the following resolution was

ADOPTED Ayes 5 Slocum, Shields, Philip, Gans, Armstrong  
Nays 0

Resolved that the August 2024 Clerk's Report be approved.

**CODE ENFORCMENT REPORT**

Submitted by Kevin Foster

August 16

- Email Brandon Davis for C of O
- Email Owen Davis about proposed House Permit Blankley Rd
- Call HALCO to close out Permit

August 21

- Office Hours
- Issue Permits 24-49 1821 Atwater Road Pole Barn
- “ “24-50 375 Powers Road Heat Pump
- “ “24-51 10166 State rt 90 Deck
- “ “24-52 1070 Maple Street Replace Mobile Home
- Spoke with Attorney on OTR defective conditions

August 27

- Spoke with Resident about Shed permit Maple Street

*(Code Enforcement report continued)*

August 28

- Inspection Rt 90 Deck
- Office Hours
- Spoke with former county code officer about 496 Rt 34
- Reached out to Town Attorney follow up OTR's
- Spoke with Susan Murphy 842 Fire Lane 6 questions on building
- Contact County Attorney as owner of record Rt 34 property

August 29

- Email from CC Attorney follow up show's county turned property back to previous owner with additional information
- Received sewage system approvals for 2845 Hill Rd & 8899 Route 90

September 3

- Plumbing Inspection 2845 Hill Road

September 4

- Office Hours
- Permit 24-53 Deck & Shed 779 Fire Ln 7
- Permit 24-54 Roof 145 Lake Road
- Permit 24-55 Shed 1036 Bradley Street
- Permit 24-56 14 X 16 Fire Lane 6

September 9

- Emails for final inspection

September 10

- Spoke with gentleman about Agricultural Drains flooding private road advised He call CC Soil and Water
- Email responses from Guy on Unsafe Building Law

September 11

- Office Hours
- Permit 24-57 1145 Rt 34 Roof
- OTR's 546 Tupper Rd and 1123 Honoco Rd

## **ASSESSOR REPORT**

Submitted by Jay Franklin

### **RECORDS MANAGEMENT/ SCANNING**

I am nearing completion of the scanning process for the 2024 exemption applications, as well as a portion of the 2023 exemption applications. The remaining items to be finalized include the original applications for the Low Income Senior, Disability, Enhanced STAR, and Agricultural Land exemptions.

I have successfully organized and cleared out two filing cabinet drawers by removing outdated information from the property record files. Much of the information in these folders is no longer necessary to retain. However, the volume of material has made this process more time-consuming than anticipated. To expedite the scanning process, I have enlisted the assistance of my daughter to help with this task, which should facilitate a more efficient workflow for both reviewing and scanning the remaining documents.

*(Assessor Report continued)*

Having completed two assessment rolls, I now have sufficient records to determine the most effective method for organizing them—either digitally or within the filing cabinets.

### STAR SAVINGS ANALYSIS

The State of New York is encouraging residents to transition from benefiting from the STAR exemption on their school tax bills to receiving a check from the State. This change, implemented in 2015, was intended to alter the accounting methodology associated with the STAR exemption. While the STAR Exemption is classified as 'spending' by the State, the STAR Check Credit is categorized as 'unreceived revenue.' This accounting approach enables the State to circumvent its self-imposed 2% spending cap. Consequently, the State is incentivizing this transition by limiting increases in the STAR Exemption and allowing only a 2% annual increase in the STAR Check Credit.

For the 2024-25 Southern Cayuga school taxes, it appears that switching to the STAR Check Credit would not provide any financial advantage to property owners. The estimated savings for both the Basic and Enhanced programs are expected to remain unchanged, with the Basic savings at \$291.38 and the Enhanced savings at \$815.87, regardless of whether the savings are applied to the tax bill or received as a check.

I have reviewed this situation to ensure our seniors receive the maximum benefits available to them. I plan to recommend that all seniors in Tompkins County enroll in the STAR Check Credit. However, this decision is complex, as any potential savings realized this year do not guarantee similar results in the following year. After careful consideration, I believe that in Genoa, where the savings remain equal, it is a straightforward recommendation to continue with the current approach.

### PROPERTY OWNER ASSISTANCE

I am actively assisting two property owners in obtaining their STAR Check Credit, which was denied by NYS due to an incorrect ownership listing when they tried to add their kids to their property ownership but retain life use of the property. I have engaged the support of Assemblyman Gallahan's office, and it appears that NYS is now prepared to issue the checks. Last week, I was informed that the checks are currently in the "ready" phase.

### **SUPERINTENDENT OF HIGHWAY REPORT**

Submitted by Paul Wheeler

Jeff has finished repairing lights and rebuilt ramps on our equipment trailer, replaced axle speed sensor on JD 6105 mowing tractor. We are waiting on parts for exhaust system truck #4. We are hauling 1A's for next year's chip sealing. Cleaned up brush and dead trees at the intersection Pine Hollow and Good Rich Hill Roads. Scott and I purged wells at the land fill for annual water sampling, Working on Lead/ Copper survey we have a few left to get.

**DOG CONTROL REPORT**

Number of Complaints: 2

Dogs Seized and Sheltered: 1

Dogs Redeemed: 0

Dog Adopted: 1

Dogs Advertised: 1

Dogs Euthanized: 0

Licenses Written: 0

Notice to Comply Wrote: 0

Appearance Tickets Issued: 0

Lost & Found Matches: 1

Notes: Mailed new contract as the current one expires end of the year. The only change made is a 30-day termination notice by either party. No need to sign yearly after this one.

One stray picked up early in month on Rt 90, in poor condition, took to vet. Adopted at end of month.

**WATER REPORT**

Total for month of July 2024 – 2,998,000 gallons (August 2023: 3,619,000 gallons)

Daily Average for month of July 2024 – 97,000 gallons (August 2023 – 116,000 gallons)

**COMMITTEE REPORTS**

Buildings & Grounds – Talked with Sara Nolan regarding the Maple Street ballfield and the use of it for the Little League next season.

**Old Business**

FEMA – The quarterly report from FEMA was sent, but no work has been approved.

**New Business**

Trees in Pine Hollow have been a concern from a town resident. Weir’s Tree Service took the trees down at no cost to ToG. NYS Retirement is projecting an increase from \$50,989 to \$54,290. The housekeeping employee for ToG is resigning as of October 15. The search will begin for a new employee. There will be a budget workshop on Wednesday, October 2 at 6:30. There will also be a public hearing on the unsafe building law on this date.

**With no public comment on THE PUBLIC HEARING ON LOCAL LAW #1:**

**RESOLUTION 57-2024 AUTHORIZATION TO CLOSE THE PUBLIC HEARING ON LOCAL LAWS #1 2024**

On a motion of Board member Gans, seconded by Board member Shields, the following resolution was

ADOPTED Ayes 5 Slocum, Shields, Philip, Armstrong, Gans

Nays 0

Resolved to authorize the closing of the public hearing on Local Laws #1 2024.

**RESOLUTION 58-2024 RESOLUTION AUTHORIZING ADOPTING LOCAL LAW #1 OF 2024, AND OPTING OUT OF REAL PROPERTY TAX LAW § 487 EXEMPTIONS FOR SOLAR, WIND, FARM WASTE AND ALTERNATIVE ENERGY SYSTEMS**

The following Resolution was duly presented for consideration by the Town Board:

**WHEREAS**, § 487 of the New York State Real Property Tax Law allows for an exemption of any increase in value due to the construction of any solar or wind energy system, farm waste energy system, micro-hydroelectric energy system, fuel cell electric generating system, micro-combined heat and power generating equipment system, electric energy storage equipment and electric energy storage system, or fuel-flexible linear generator electric generating system (herein severally and together an “Alternative Energy System”); and

**WHEREAS**, New York State does not make provision for the Town to distinguish between small-scale residential and large-scale commercial or industrial Alternative Energy Systems for the purposes of this exemption, and while the Town wishes to encourage the development of clean, alternative means of producing energy, it recognizes that this priority must be balanced with the pressing fiscal needs of local governments and schools and as well as other local concerns; and

**WHEREAS**, the Town’s ability to achieve that balance is served by being able to negotiate, in collaboration with other affected taxing authorities and jurisdictions, a payment-in-lieu-of-tax (PILOT) plan or agreement with the developers of Alternative Energy Systems, and by opting-out of the RPTL § 487 exemption, it is the intent of the Town to encourage developers to negotiate PILOT Agreements in good faith with the affected taxing jurisdictions, including measures to offset host community costs and impacts; and

**WHEREAS**, a decision to opt-out of the Section 487 exemption may be re-considered and the exemption restored by the Town at its discretion at any time in the future; and

**WHEREAS**, a public hearing on proposed Local Law #1 of 2024 was duly noticed and held upon September 11, 2024, and the input, testimony and evidence given thereat were duly considered; and

**WHEREAS**, this action is classified as a SEQRA Type II action indicating that no environmental review is required; and upon consideration and deliberation upon the same, the Town Board of the Town of Genoa has hereby

**RESOLVED**, that proposed Local Law #1 of 2024, entitled “A LOCAL LAW TO OPT-OUT OF SECTION 487 OF THE NEW YORK STATE REAL PROPERTY TAX LAW” be and is hereby approved and adopted in the form as presented to this meeting, and in such form “be it so enacted”; and it is further

**RESOLVED and DIRECTED**, that in accord with § 20 of the Municipal Home Rule Law and § 487 of the real Property Tax Law, the final adopted version of this Local Law shall be filed as follows:

BOARD MEETING, TOWN OF GENOA

September 11, 2024 Page 7

1. In the Office of the Town Clerk.
2. With the New York State Secretary of State, pursuant to Municipal Home Rule Law § 27.
3. With the President of NYSERDA, at NYSERDA, Attn: Doreen M, Harris, President & CEO, 17 Columbia Circle, Albany NY 12203-6399, pursuant to RPTL § 487(8)(a),
4. With the Commissioner of the NYS Department of Taxation and Finance, Building 9, W.A. Harriman Campus, Albany NY 12227, as required by RPTL §§ 102(5-a) and 487(8)(a).

On a motion of Board member Gans, seconded by Board member Shields, the local law resolution was

ADOPTED Ayes 5 Slocum, Shields, Philip, Armstrong, Gans  
Nays 0

Roll call taken. All approved.

The regular meeting was adjourned at 7:30p.m. on a motion of Board Member Shields, seconded by Board Member Gans. Carried unanimously.

---

Shannon Armstrong, Town Clerk