



TOWN OF LIBERTY
NEW YORK
A GREAT PLACE TO WORK, LIVE AND PLAY

TOWN BOARD MEETING

PLACE: SENIOR CITIZEN CENTER, 119 NORTH MAIN STREET, LIBERTY, NY 12754

DATE 5/4/26

TIME: 6:30 P.M. REGULAR MEETING

FRANK DEMAYO, SUPERVISOR

VINCENT MCPHILLIPS, COUNCILMEMBER

LAURIE DUTCHER, TOWN CLERK

BRUCE DAVIDSON, COUNCILMEMBER

DEAN FARRAND, COUNCILMEMBER

SHERRI KAVLESKI, COUNCILMEMBER

PLEASE NOTE: ALL ITEMS FOR THE AGENDA MUST BE RECEIVED BY NOON ON THE WEDNESDAY BEFORE THE MEETING.

PLEDGE OF ALLEGIANCE

PRESENTATION: Dr. Patrick Sullivan, Superintendent, **Liberty Central School District Budget Presentation.**

CORRESPONDENCE

INCOMING:

1. Sullivan County 911 Communications.
2. Correspondence to the Town Board from Nancy Benedek regarding an update on the tree removals/arborist assessment and a request to replace the Loading Zone sign.
3. Copy of Facebook ads created by the Town Clerk for the IT bids and the Day Camp Concession Stand bids.
4. Copy of the County's updated Room Tax Law sent by County Treasurer Kathleen Lara.
5. Correspondence from the White Sulphur Springs Community Beautification Committee notifying the Town of their yearly Golf Outing and asking the Town for a \$100 sponsorship donation.
6. Copy of Delaware Engineering's monthly update.

OUTGOING:

NEW BUSINESS

1. Motion to appoint Kaitlin Moody as Climate Smart Coordinator.
2. Motion approving the Town of Liberty Planning Board as Lead Agency for the Arrowhead Ranch and Retreat project.
3. Motion to consider Lynn Dowe's request for abandonment and acquisition of Big Woods Rd.
4. Motion approving the Memorandum of Understanding between Green Hills Phase III and the Town of Liberty.

MISSION STATEMENT

We provide effective, transparent and responsible municipal service that promotes the highest standard of life for our community.



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5. Motion to approve a salary increase for Water & Sewer employees Carlos Carvajal and Charles Ayscue, who have both received their CDL license with a tanker endorsement. Their hourly rate will increase from \$23.40 (Laborer) to \$28.05 (Laborer with CDL license), effective April 17, 2026.
6. Motion to approve advertising for a part-time Data Collector position and to request the eligible candidate list from the Sullivan County Civil Service.
7. Motion approving the expenditure from the Water and Sewer Major Equipment Reserve Fund for the purchase of a 2026 Dodge Ram not to exceed \$76,000.00.
8. Approve the following minutes as submitted by the Town Clerk:
 - 3/2/26 Work session Mtg.
 - 4/20/26 Reg. Monthly Mtg.

DISCUSSION

1. Fines v. Fees
2. Large Sewer District User Bar Screen Local Law.
3. Changes to Water and Sewer Code.
4. Update on Walnut Mountain House Interpretive Trail.
5. One Way-Main Street Parksville.
6. Town Logo.

OLD BUSINESS

UNDER REVIEW

1. Quotes for tree removal at Town Hall.

IN PROGRESS

1. Illegal dumping of garbage.
2. Walnut Mt. Pavilion.
3. Solar Moratorium in the Commercial Industrial Zone.

PUBLIC PARTICIPATION

BOARD DISCUSSION

EXECUTIVE SESSION

1. Personnel to discuss employee compensation.
2. Legal discussion regarding assessments.

ADJOURN

MISSION STATEMENT

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Sullivan County 911 Communications Law Enforcement Activity Report March 2026



	Sheriff	NYSP	LPD	MPD	FPD	WPD	EnCon	DEC	NYC DEP	NPS	Totals
Assist EMS	31	51	23	64	10	2	1	0	1	0	183
Assist Fire	2	25	2	15	4	2	1	0	0	0	51
P-101 Abduction	0	0	0	0	1	0	0	0	0	0	1
P-102 Abuse/Abandonment/Neglect	0	1	0	0	0	0	0	0	0	0	1
P-103 Administrative	0	0	0	0	0	0	0	0	0	0	0
P-104 Alarms	1	1	0	2	0	1	0	0	0	0	5
P-105 Animal	5	7	1	1	0	1	0	0	0	0	15
P-106 Assault/Sexual Assault	2	6	1	5	0	0	0	0	0	0	14
P-107 Assist Other Agency	2	5	0	0	0	0	0	0	0	0	7
P-108 Bomb Found/Susp Package	0	0	0	0	1	0	0	0	0	0	1
P-109 Bomb Threat	0	0	0	0	0	0	0	0	0	0	0
P-110 Burglary	4	5	2	0	2	0	0	0	0	0	13
P-111 Damage/Vandalism/Mischief	0	1	0	1	0	0	0	0	0	0	2
P-112 Deceased Person	0	0	0	0	0	0	0	0	0	0	0
P-113 Disturbance	25	50	16	11	12	1	0	0	0	0	115
P-114 Domestic Violence	20	50	12	23	9	1	0	0	1	0	116
P-115 Driving Impaired	0	2	0	0	0	0	0	0	0	0	2
P-116 Drugs	0	1	0	1	0	0	0	0	0	0	2
P-117 Explosion	0	0	0	0	0	0	0	0	0	0	0
P-118 Fraud/Deception	0	0	0	0	0	0	0	0	0	0	0
P-119 Harassment/Stalking/Threat	0	1	1	1	1	0	0	0	0	0	4
P-120 Indecency/Lewdness	0	0	0	0	0	0	0	0	0	0	0
P-121 Mental Disorder	8	18	10	11	3	0	0	0	0	0	50
P-122 Miscellaneous	0	6	1	1	0	0	0	0	1	0	9
P-123 Missing/Found Person	0	3	0	1	1	1	0	0	0	0	6
P-124 Officer Needs Assistance	6	9	0	2	0	0	0	0	0	0	17
P-125 Public Svc	10	16	2	4	5	2	0	0	0	0	39
P-126 Robbery/Carjacking	0	0	0	0	0	0	0	0	0	0	0
P-127 Suicidal Persn/Att Suicide	3	4	0	0	3	0	0	0	0	0	10
P-128 Supplemental	0	37	0	0	0	0	0	0	0	0	37
P-129 Susp/Wanted Pers/Veh	5	12	0	2	2	1	0	0	0	0	22
P-130 Theft (Larceny)	3	1	1	1	0	0	0	0	0	0	6
P-131 MVA	31	88	4	8	20	4	0	0	4	0	159
P-132 Traffic Violation/Hazard	20	59	3	5	7	2	0	0	0	0	96
P-133 Trespassing/Unwanted	7	13	1	11	3	0	0	0	0	0	35
P-134 Unknown Problem	5	18	6	8	9	0	1	0	2	0	49
P-135 Weapons/Firearms	1	2	0	0	0	0	0	0	0	0	3
P-Abandoned Call	28	63	31	32	28	3	0	0	0	0	185
P-Responder Safety	0	0	0	0	0	0	0	0	0	0	0
Transfers	47	73	20	43	28	N/A	N/A	N/A	N/A	N/A	211
Totals	266	628	137	253	149	21	3	0	9	0	1466



Sullivan County 911 Communications EMS Dispatch Report March 2026

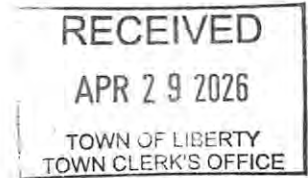


Ambulance Agencies	Jeffersonville	Cochecton	Livingston Manor	Lumberland	Mountaintop	Tusten	Neversink	Rock Hill	Roscoe/Rockland	Bethel	Woodbourne	Mamakating	Highland EMS	Upper Delaware	Grahamsville	Catskill Hatzalah	Empress	County EMS	Total
Abdominal Pain	0	0	5	0	0	0	2	2	0	2	1	5	1	0	1	3	20	13	55
Allergic Reaction	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	7	5	13
Animal Bite	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2	2	5
Assault/Sexual Assault	0	0	1	0	0	0	0	1	0	1	0	4	0	0	0	0	7	4	18
Back Pain	0	0	0	1	0	1	0	0	0	3	0	1	0	0	0	0	5	5	16
Breathing Problems	1	0	3	1	0	0	1	1	0	6	2	9	4	1	0	5	64	57	155
Burns / Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cardiac Arrest	0	0	1	0	1	1	2	0	0	3	0	2	2	0	1	1	4	11	29
Cardiac Problem	2	1	1	1	1	1	0	1	0	4	0	1	1	0	0	0	13	10	37
Chest Pain	2	0	4	0	1	2	2	1	0	6	1	6	1	0	0	2	37	32	97
Choking	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	9
Diabetic	0	0	2	0	0	0	0	0	1	2	0	3	0	0	0	0	8	10	26
Drowning/Water Related	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	3
Eye Problems	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	5	0	6
Fall	10	2	8	1	1	3	3	3	3	10	1	13	3	5	2	0	59	41	168
Headache	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	4	12
Heat/Cold Emergencies	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hemorrhage/Laceration	0	0	2	0	0	0	1	1	1	4	1	1	2	0	1	1	13	10	38
Inaccessible/Entrapment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medical Facillites	0	0	5	0	0	0	0	5	3	4	0	5	0	0	0	1	66	27	116
Mental Emergencies	4	0	6	0	2	0	0	2	0	8	1	8	1	0	2	0	34	15	83
MVA	1	2	1	2	0	1	2	3	5	9	2	9	3	0	1	1	32	29	103
Overdose	0	1	0	0	2	0	1	0	0	3	0	4	0	1	1	0	18	14	45
Poisoning/HAZMAT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pregnancy	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	5	3	10
Seizures	0	1	0	0	0	1	2	0	1	1	1	1	1	0	1	0	20	14	44
Sick Person (Gen. Ill)	7	3	7	0	2	6	3	5	0	27	1	38	4	3	0	5	127	86	324
Stab/GSW	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0	0	2	4	9
Stroke(CVA)	0	1	2	0	0	2	0	1	0	1	0	2	2	1	0	0	7	11	30
Trauma	1	0	1	0	0	0	0	0	1	1	0	2	0	0	0	0	4	3	13
Unconscious/Fainting	2	0	0	0	2	0	1	1	0	7	2	1	1	2	1	0	27	25	72
Unknown Medical	2	0	3	0	1	5	1	1	1	1	1	3	1	0	0	0	21	10	51
Mutual Aid	0	1	0	6	1	1	0	37	5	0	10	9	1	2	8	0	72	0	153
Standby	2	2	1	2	0	1	1	2	2	0	0	3	4	2	3	0	3	4	32
Agency Totals	35	14	56	14	14	25	22	67	23	107	24	132	33	17	22	19	695	454	1773

April 29, 2026

Attn: Liberty Town Board

From: Nancy Benedek
94, 96 & 98 North Main Street
Liberty, New York



I am writing to respectfully ask for an update on the Tree Removals / Arborist Assessment on our abutting properties.

I can see in the April Board Meeting notes that only one quote had been received to date and that obtaining a qualified professional to do a health assessment of the trees was discussed.

Also, I am writing to inquire if the Town could replace the faded LOADING ZONE sign in front of Liberty Press and to redraw the yellow line that is also faded in front. A number of people are parking for more than a couple of minutes to attend court or to work out at the gym, often for hours, without any idea that it actually is a Loading Zone. With summer coming, I'd like to be able to count on that Loading Zone area to be free for business deliveries and job pickups, not only for Liberty Press but other Main Street business and offices.

Thank you in advance for your consideration of this matter.

Respectfully,

A handwritten signature in cursive script that reads "Nancy Benedek". The signature is written in black ink and has a fluid, connected style.

Nancy Benedek



TOWN OF LIBERTY

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REQUEST FOR BIDS

COMPUTER & INFORMATION TECHNOLOGY SERVICES



CONTRACT PERIOD:

July 1, 2026 –
June 30, 2027



BID OPENING:

May 28, 2026
at 11:00 AM



Town Clerk's Office • 120 North Main Street, Liberty, NY



SEALED BIDS REQUIRED

Clearly marked:
"COMPUTER AND INFORMATION
TECHNOLOGY SERVICES"



DELIVER TO:

Town Clerk's Office
120 North Main Street, Liberty, NY



FAXED AND EMAILED BIDS
WILL NOT BE ACCEPTED.



A NON-COLLUSION STATEMENT
must be provided with the bid proposal.



REQUEST BID SPECIFICATIONS:



I.dutcher@townofliberty.org



s.sprague@townofliberty.org



845-292-5110



The Town reserves the right to reject any and all bids and to waive any formality or technicality in any bid in the interest of the Town.

The Town of Liberty is an equal opportunity, affirmative action employer.

BY ORDER OF THE
TOWN BOARD OF THE
TOWN OF LIBERTY

Laurie Dutcher, Town Clerk



MISSION STATEMENT

We provide effective, transparent and responsible municipal service that promotes the highest standard of life for our community.



TOWN OF LIBERTY

Parks & Recreation Department



NOW ACCEPTING BIDS!

**GREAT
OPPORTUNITY
FOR LOCAL
VENDORS!**

DAY CAMP CONCESSION STAND

HANOFEE PARK • LIBERTY, NY



BID OPENING DATE:
THURSDAY,
MAY 28, 2026
AT 11:00 AM



LOCATION:
Town Clerk's Office
120 North Main Street
Liberty, NY

IMPORTANT INFORMATION

- ✓ All bid envelopes must be sealed and clearly marked "DAY CAMP CONCESSION STAND".
- ✓ It is the responsibility of the bidder to ensure that their bid is delivered to the Town Clerk's Office.
Faxed and emailed bids will not be accepted.
- ✓ A non-collusion statement must be provided with the bid proposal.
- ✓ The Town reserves the right to reject any and all bids and to waive any formality or technicality in any bid in the interest of the Town.

REQUEST BID SPECIFICATIONS



l.dutcher@townofliberty.org
s.sprague@townofliberty.org



THE TOWN OF LIBERTY IS AN
EQUAL OPPORTUNITY,
AFFIRMATIVE ACTION EMPLOYER.



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WORK, LIVE & PLAY!

l.dutcher@townofliberty.org

845-292-5110

845-292-1310

KATHLEEN LARA
COUNTY TREASURER
Kathleen.Lara@sullivan.gov

Tele: 845-807-0200
845-807-0210



KHRISTOPHER DiBARTOLO
DEPUTY TREASURER
Christopher.DiBartolo2@sullivan.gov

Fax: 845-807-0220

Sullivan County Treasurer
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET
PO BOX 5012
MONTICELLO, NY 12701

April 1, 2026

To: All Towns and Villages within the County of Sullivan

Enclosed please find a copy of the County's updated Room Tax Law, which was adopted by the Legislature on December 18, 2025. As you know, the law was required to be filed with the New York State Department of State. Confirmation from the State that the filing was complete took some time, which resulted in a delay in forwarding the final version to you.

The updates in our Local Law were largely drawn from the various New York State laws enacted in 2025. For your reference, a copy of Senate Bill S820 is also enclosed. Please be aware that the language in the State legislation is not always particularly clear.

You may already be aware that the County has maintained a registry for Short-Term Rental (STR) hosts for many years. The State's law now makes such a registry a requirement in order to collect room tax, so the County was already well positioned to comply.

Another provision of the State law requires the County to maintain a portal that allows the public and booking platforms (such as VRBO and Airbnb) to verify whether a particular property is registered with the County to operate as a short-term rental. This portal is live and I invite all of you to give it a try:

<https://str-public-portal.deckard.com/?place=ny-sullivan>

The State law also authorizes counties to collect a registration fee from STR hosts. At this time, the County has chosen not to implement such a fee. This leaves open the option for towns and villages to adopt local laws establishing their own registration fees if they choose, which may be particularly relevant since the State law places primary responsibility for STR enforcement on towns and villages.

To help provide additional clarity, I am enclosing a brief summary of key provisions from the County's law, many of which mirror the State law.

I would be happy to meet with your municipality to review the law in greater detail and answer any questions. I have also spoken with members of the County Legislature, who are willing to attend and assist as well.

Please feel free to contact me if you have any questions or would like to arrange a meeting.

Sincerely,

KATHLEEN LARA
Sullivan County Treasurer

New York State Short-Term Rental (STR) Room Tax Law Key Provisions and Responsibilities

State Law – General Provisions

Registration Requirement: All short-term rental (STR) hosts must register their properties with their local municipality. Booking platforms (such as Airbnb and VRBO) must verify registrations and remove listings for unregistered properties.

Tax Collection: Hosts are required to collect and remit applicable sales tax and hotel/motel occupancy taxes for all short-term rental stays.

Data Reporting: Booking platforms must provide quarterly reports to the County detailing rental activity, including property locations, occupancy rates, and guest counts. This information helps local governments monitor housing availability and community impacts.

County Responsibilities

- Provide an online verification portal allowing booking platforms to confirm that a property is registered before listing it.
- Maintain and share lists of registered STR properties with Towns and Villages as permitted by law. These lists cannot be publicly released (e.g., through FOIL requests).
- Establish penalties for property owners who fail to register or do not file required returns.
- Establish penalties for booking platforms that advertise unregistered properties.

Town and Village Responsibilities

- Pursuant to §447 of the NYS Real Property Law, Town or Village Code Enforcement Officers may enforce the Room Tax Law where the STR unit is located.
- Municipalities may adopt local laws establishing STR registration or permit fees to help offset enforcement costs.

Booking Platform Responsibilities

- Booking platforms that list or collect fees for unregistered STR properties may be fined up to \$500 per day, per violation until the violation is corrected.

Required Safety Standards for STR Units

- A clearly posted evacuation diagram showing all exits from the unit and building.
- A posted list of emergency contact numbers (police, fire, poison control).
- A working fire extinguisher in the unit.
- Liability insurance coverage of at least \$300,000 for third-party property damage or bodily injury related to the rental.
- Compliance with any additional health, safety, or regulatory requirements established by the Town or Village where the property is located.

LOCAL LAW 6 OF 2025

Chapter 182 Taxation

[HISTORY: Parts 1 through 6 adopted by the Board of Supervisors (now County Legislature) of the County of Sullivan as indicated in Part histories; subsequent Parts adopted by the County Legislature of the County of Sullivan as indicated in Part histories. Amendments noted where applicable.]

Part 3

Lodging Facility Room Occupancy Tax Law

Article III General Provisions

§182-16 Short Title

This Part 3 shall be known as the "Sullivan County Hotel and Motel Room Occupancy Tax Law" (hereinafter referred to as "Room Tax Law")

§182-17 Intent; priority.

- A. This Room Tax Law is adopted to implement the provisions of Chapter 353 of the Laws of 1989, effective July 12, 1989, enacting §1202-j of the Tax Law of the State of New York, as amended by Chapter 32 of the Laws of 2007, effective May 21, 2007, amending §1202-j of the Tax Law of the State of New York.
- B. The amount of all taxes levied by virtue of this Room Tax Law shall be and become a lien upon the real property and personal property, fixtures and equipment of the owner of or operator or any officer and/or corporate stockholder, including the lodging facility or any other real property owned by them, when levied. The lien of this tax shall have priority over all other real and personal property liens in the same manner as a real property tax levied pursuant to the New York State Real Property Tax Law.

§182-18 Definitions.

Unless the context requires a different meaning, when used in this Room Tax Law, the following terms shall mean:

BOOKING SERVICE

A person or entity pursuant to an agreement with an operator or operators, facilitates the occupancy of a short-term rental unit for such operator or operators. A person "facilitates the occupancy of a short-term rental unit" for purposes of this paragraph when the person meets both of the following conditions: (A) such person provides the forum in which, or by means of which, the sale of the occupancy takes place or the offer of such sale is accepted, including a shop, store, or booth, an internet website, mobile device application, catalog, or similar forum; and (B) such person or an affiliate of such person collects the rent paid by a customer to an operator for the occupancy of a short-term rental unit, or contracts with a third party to collect such rent.

COUNTY

The County of Sullivan (hereinafter referred to as "County").

HOTEL

A building or portion of it which is regularly used and kept open as such for the lodging of guests. The term "hotel" includes an apartment hotel, motel, boarding house or club, whether or not meals are served.

OCCUPANCY

The use or possession, or the right to the use or possession, of any room in a hotel or short-term rental unit

OCCUPANT

A person who, for a consideration, uses, possesses, or has the right to use or possess, any room in a hotel or short-term rental unit under any lease, concession, permit, right of access, license to use or other agreement, or otherwise.

OPERATOR

Any person operating a hotel or short-term rental unit. Such term shall include a room remarketer and such room remarketer shall be deemed to operate a hotel, or portion thereof, with respect to which such person has the rights of a room remarketer.

PERMANENT RESIDENT

Any occupant of any room or rooms in a hotel or short-term rental unit for at least thirty (31) consecutive days shall be considered a permanent resident with regard to the period of such occupancy.

PERSON

Any individual, group, entity or any other person acting in a fiduciary or representative capacity, whether appointed by a court or otherwise, or any combination of the foregoing.

REGISTRY

The County of Sullivan is required by Real Property Law §447-c to establish and maintain a registration system for short-term rental units located within the County of Sullivan. The County shall make available on its website the data necessary to allow booking services to verify the registration status of a short-term rental unit and that the unit is associated with the short-term rental host who registered the unit.

RENT

The consideration received for occupancy. Rent received by operators of lodging facilities shall be deemed as taxable unless each is supported by a written agreement providing for the exclusive possession of such Lodging Facility for a period of thirty (30) consecutive days or more. In the event that an occupancy is provided to an occupant free of charge or complimentary, then the standard rate applicable to that occupancy will be deemed the consideration received for the purpose of computing the tax due.

ROOM REMARKETER

A person who reserves, arranges for, conveys, or furnishes occupancy, whether directly or indirectly, to an occupant for rent in a hotel or other short-term rental unit for an amount determined by the room remarketer, directly or indirectly, whether pursuant to a written or other agreement. Such person's ability or authority to reserve, arrange for, convey, or furnish occupancy, directly or indirectly, and to determine rent therefor, shall be the "rights of a room remarketer". A room remarketer is not a permanent resident with respect to a room for which such person has the rights of a room remarketer.

SHORT-TERM RENTAL UNIT

A dwelling unit, building, room, group of rooms, or any other living or sleeping space offered for rent to guests for fewer than thirty (30) consecutive days. These rentals are intended for tourist or transient use and are provided by a short-term rental host. The term includes any form of shelter not owned or provided by the occupant and excludes spaces used solely as places of assembly. It also includes any room or portion of a hotel or short-term rental unit made available for purposes other than assembly.

It is not necessary that meals are served. A building or portion of a building may qualify as a shortterm rental unit whether or not amenities, including but not limited to daily housekeeping services, concierge services, or linen services, are provided.

If a guest provides their own sleeping accommodations (e.g., a tent, camper, or RV), the ShortTerm Rental Host is not required to collect Room Tax for that stay.

SHORT-TERM RENTAL HOSTA person or entity in lawful possession of a short-term rental unit who rents such unit to guests in accordance with this Room Tax Law.

TAX

The tax imposed pursuant to this Room Tax Law and any increase, reduction or modification hereafter authorized.

TREASURER

The Treasurer of Sullivan County or the Treasurer's designee.

§182-19 Territorial limitations.

The tax imposed by this Room Tax Law shall apply only within the territorial limits of the County of Sullivan.

§182-20 Reference to tax.

Wherever reference is made in placards, advertisements or other publications to the tax imposed by this Room Tax Law, such reference shall be substantially in the following form: "Tax on occupancy of lodging facility rooms," except that in any bill, receipt, statement or other agreement or memorandum of occupancy or rent charge issued or employed by an operator, the words "occupancy tax" or "room tax" shall suffice.

Article IV Administration of Tax Law

§182-21 Administration.

The tax imposed by this Room Tax Law shall be administered and collected by the Treasurer or other fiscal officers of the County as they may designate by such means and in such manner as are other taxes which are now collected and administered by the Treasurer or as otherwise are provided by this Room Tax Law.

§182-22 General powers of Treasurer.

In addition to the powers granted to the Treasurer in this Room Tax Law, the Treasurer is hereby authorized and empowered to:

- A. Make, adopt and amend rules and regulations appropriate to the carrying out of this Room Tax Law and the purposes thereof; provided, however, that no rule or regulation shall become effective until 30 days after such rule or regulation shall have been filed with the Clerk of the County Legislature.
- B. Request information from the Tax Commissioner of the State of New York or the Treasury Department of the United States relative to any person; and to afford information to such Tax Commission or Treasury Department relative to any person, any other provision of this Room Tax Law to the contrary notwithstanding.
- C. Delegate their functions hereunder to a Deputy Treasurer or any employee or employees of the Treasurer.
- D. Prescribe methods for determining the rents for occupancy and to determine the taxable and nontaxable rents.
- E. Require any operator in Sullivan County to keep detailed records of the nature and type of the short-term rental unit maintained, nature and type of service rendered, rooms available and rooms occupied daily, leases or occupancy contracts or arrangements, rents received, charged

and accrued, the names and addresses of the occupants, whether or not any occupancy is claimed to be subject to the tax, and to furnish such information upon request to the Treasurer.

- F. Assess, determine, revise and readjust the taxes imposed under this Room Tax Law, and require the filing of estimated tax returns and payment of estimated tax where necessary.
- G. Direct the County Attorney to take such action as may be required to enforce this Room Tax Law, including but not limited to providing representation in any administrative proceeding conducted by the Treasurer or enforcement of this Room Tax Law any appropriate proceeding brought in the name of the County in any court of appropriate jurisdiction without any further authorization of the County Legislature.
- H. Where the Treasurer, in their discretion, deems it necessary to protect revenues to be obtained under this Room Tax Law, the Treasurer may require an operator to file with them a bond, issued by a surety company authorized to transact business in this state and approved by the superintendent of insurance of this state as to solvency and responsibility, in such amount as the Treasurer may fix to secure the payment of any tax and/or penalties and interest due or which may become due from such operator. In the event that the Treasurer determines that an operator is to file such bond they shall give notice to such operator to that effect specifying the amount of the bond required. The operator shall file such bond within five days after the giving of such notice, unless within such five days the operator shall request, in writing, a hearing before the Treasurer at which the necessity, propriety and/or amount of the bond shall be determined by the Treasurer. Such determination shall be final and shall be complied with within 15 days after the giving notice thereof. In lieu of such bond, securities approved by the Treasurer or cash in such amount as they may prescribe, may be deposited which shall be kept in the custody of the Treasurer who may at any time without notice of the depositor apply them to any tax and/or interest or penalties due, and for that purpose the securities may be sold by them at public or private sale without notice to the depositor thereof.

§182-23 Administration of oaths and compelling testimony.

- A. The Treasurer or their employees or agents duly designated and authorized by them shall have power to administer oaths and take affidavits in relation to any matter or proceeding in the exercise of their powers and duties under this Room Tax Law. The Treasurer shall have power to subpoena and require the attendance of witnesses and the production of books, papers and documents to secure information pertinent to the performance of their duties hereunder and of the enforcement of this Room Tax Law and to examine them in relation thereto, and to issue commissions for the examination of witnesses who are out of the state or unable to attend before them or excused from attendance.
- B. A justice of the Supreme Court, either in court or at chambers, shall have power summarily to enforce by proper proceedings the attendance and testimony of witnesses and the production and examination of books, papers and documents called for by the subpoena of the Treasurer under this Room Tax Law.
- C. The officers who serve the summons or subpoena of the Treasurer and witnesses attending in response thereto shall be entitled to the same fees as are allowed to officers and witnesses in

civil cases in courts of record, except as herein otherwise provided. Such officers shall be the County Sheriff and their duly appointed deputies or any officers or employees of the Treasurer, designated to serve such process.

Article V Tax Rate; Persons Liable; Taxable Rent; Exemptions

§182-24 Imposition of tax.

On and after the first day of June 2007, there is hereby imposed and there shall be paid a tax of 5% upon the rent for every occupancy of a room or rooms in a short-term rental unit in this County, except that the tax shall not be imposed upon:

- A. Permanent residents; or
- B. Exempt organizations as hereinafter set forth.

§ 182-25 Statement of tax to be collected; person liable for payment.

- A. The tax to be collected shall be stated and charged separately from the rent and shown separately on any record thereof, at the time when the occupancy is arranged or contracted for and charged for, and upon every evidence of occupancy or any bill or statement or charge made for said occupancy issued or delivered by the operator, and the tax shall be paid by the occupant to the operator as trustee for and on account of the County, and the operator shall be liable for the collection thereof and for the tax. The operator and any officer of any corporate operator shall be personally liable for the tax collected or required to be collected under this Room Tax Law, and the operator shall have the same right in respect to collecting the tax from the occupant, or in respect to nonpayment of the tax by the occupant as if the tax were a part of the rent for the occupancy payable at the time such tax shall become due and owing, including all rights of eviction, dispossession, repossession and enforcement of any innkeeper's lien that they may have in the event of nonpayment of rent by the occupant; provided, however, that the Treasurer or other fiscal officer or officers, employees or agents duly designated by them shall be joined as a co- plaintiff in any action or proceeding brought by the operator to collect or enforce collection of the tax.
- B. This tax obligation shall be deemed levied at the time that the occupant is in legal possession of the room. The obligation shall continue to be deemed levied on each day that the occupant is in legal possession of the premises. Where an occupant has failed to pay and the operator has failed to collect a tax as imposed by this Room Tax Law, said operator shall be obligated to pay the total amount of the tax directly to the Treasurer, and it shall be the duty of the operator to file a return thereof with the Treasurer and pay the tax levied thereon to the County Treasurer within 15 days after such tax was due. In the event that the occupant or the operator fail to pay any tax imposed by this Room Tax Law, the owner of the short-term rental unit shall be obligated to pay said tax to the County.
- C. For the purpose of the proper administration of this Room Tax Law and to prevent evasion of the tax hereby imposed, it shall be presumed that all rents are subject to tax until the contrary is

established, and the burden of providing that a rent for occupancy is not taxable hereunder shall be upon the operator.

All taxes collected by the operator pursuant to this Room Tax Law shall be deposited in a bank as defined by the Banking Law or a national banking association located and authorized to do business in Sullivan County. Such deposits shall be kept in a bank account, in trust for the County, separate and apart from all other accounts of the corporate operator. The bank statements for such accounts shall be sent directly to the Treasurer.

§182-26 **Exempt organizations.**

- A. Except as otherwise provided in this section, any use or occupancy by any of the following shall not be subject to the tax imposed by this Room Tax Law:
 - i. The State of New York, or any public corporation (including a public corporation created pursuant to agreement or compact with another state or Canada), improvement district or political subdivision of the state.
 - ii. The United States of America, insofar as it is immune from taxation.
 - iii. Any corporation or association, trust or community chest, fund or foundation organized and operated exclusively for religious, charitable or educational purposes, or for the prevention of cruelty to children or animals, and no part of the net earnings of which inures to the benefit of any private shareholder or individual and no substantial part of the activities of which is carrying on propaganda or otherwise attempting to influence legislation; provided, however, that nothing in this section shall include an organization operated for the primary purpose of carrying on a trade or business for profit, whether or not all of its profits are payable to one or more organizations described in this section.
 - iv. Temporary housing or lodging permitted by the NYS Department of Health.
- B. An organization exempt pursuant to §182-27A above shall only be exempt from the tax if the occupancy is for a lawful and proper exempt purpose of the exempt organization and for no other purpose.
- C. The operator or owner of a short-term rental unit shall be required to collect a tax from all occupants who are not exempt from the tax as defined in this §182-27, whether or not the operator or owner would qualify as an exempt organization pursuant to §182-27A above.

Article VI

Registration; Records; Returns; Refunds §182-27

Registration.

- A. Within three days after commencement or opening, every operator shall file with the Treasurer an application for a certificate of authority empowering such operator to collect the tax from the

occupant. Upon receipt of such application, the Treasurer shall issue a certificate of authority to such operator which, when authenticated, shall constitute the authority for the purposes of this Room Tax Law. Each application for a certificate of authority shall state the short-term rental unit to which it is applicable; the name of the operator of such short-term rental unit, the address of such operator, the taxpayer identification number assigned to such operator, the state of incorporation and the date upon which such corporation obtained authority to do business in this state, if not organized in this state, the names of each partner, if a partnership, and such other information as the Treasurer may require. Such certificates of authority shall be prominently displayed by the operator in such manner that it may be seen and come to the notice of all occupants and persons seeking occupancy. Such certificates shall not be assignable and nontransferable and shall be surrendered immediately to the Treasurer upon the cessation of business at the short-term rental unit named or upon its sale or transfer.

- B. Registration shall be valid for two (2) years, after which time the short-term rental host may renew their registration with the County. Registration renewals shall be done in January.
- C. A short-term rental host shall include their current, valid registration number on all offerings, listings or advertisements for short-term rental unit guest stays, including all online platforms. Listing or offering a dwelling unit, or portion thereof, as a short-term rental unit without a current, valid registration shall be unlawful and shall make persons who list or offer such unit ineligible for registration for a period of twelve (12) months from the date a determination is made that a violation has occurred, together with any other remedies available by law.
- D. A short-term rental host may operate a dwelling unit as a short-term rental unit provided such dwelling unit:
 - i. Is registered with the County in accordance with §182-28A above;
 - ii. Includes a conspicuously posted evacuation diagram identifying all means of egress from the unit and the building in which it is located;
 - iii. Includes a conspicuously posted list of emergency phone numbers for police, fire, and poison control;
 - iv. Has a working fire-extinguisher;
 - v. Is insured by an insurer licensed to write insurance in this State or procured by a duly licensed excess line broker pursuant to the NYS insurance law for a minimum of Three Hundred Thousand (\$300,000.00) Dollars coverage for third party claims of property damage or bodily injury that arise out of the operation of a short-term rental unit. Such liability insurance coverage may be satisfied by insurance maintained by a booking service that provides equal or greater coverage if a short-term rental host lists a short-term rental unit with such booking service;
 - vi. Is in compliance with any additional health and safety requirements or any other regulatory requirements applicable to short-term rental units established by the Town or Village in which such short-term rental unit is located (if any).
- E. Enforcement. Pursuant to §447-f of the NYS Real Property Law, the provisions of this Room Tax Law may also be enforced by the Town or Village Code Enforcement Officer where the short-term unit is located.

- F. The County may revoke the registration of a short-term rental host upon determination that the short-term rental host has violated any provision of this Room Tax Law at least three times in two (2) consecutive years and may determine that the short-term rental host shall be ineligible for registration for a period of up to twelve (12) months from the date of such determination by the County.
- G. It shall be unlawful for a booking service to collect a fee for facilitating booking transactions for a short-term rental unit if the booking service has not verified with the County of Sullivan that the short-term rental unit has a valid registration. ****

§182-28 Records to be maintained.

Short-term rental hosts shall maintain records related to guest stays for two years following the end of the calendar year in which an individual rental stay occurred, including the date of each stay and number of guests, the cost for each stay, including an itemization of the sales tax and hotel and motel occupancy tax collected, and records related to their registration as short-term rental hosts with the County. Short-term rental hosts shall make such records available to local enforcement agencies (County, Town and/or Village) in which the short-term rental unit is located when lawfully requested.

§182-29 Returns.

- A. Every operator shall file with the Treasurer a return of occupancy and of rents, and of the taxes payable thereon for the quarterly periods ending February 28, May 31, August 31 and November 30 of each year, on and after March 1, 1990. Such returns shall be filed within 20 days from the expiration of the period covered thereby. The Treasurer may permit or require returns to be made by other periods and upon such dates as they may specify. If the Treasurer deems it necessary in order to ensure the payment of the tax imposed by this Room Tax Law, they may require returns to be made for shorter periods than those prescribed pursuant to the foregoing provisions of this section and upon such dates as they may specify.
- B. The forms of returns shall be prescribed by the Treasurer and shall contain such information as they may deem necessary for the proper administration of this Room Tax Law. The Treasurer may require amended returns to be filed within 20 days after notice and to contain the information specified in the notice.
- C. If a return required by this Room Tax Law is not filed, or a return filed is incorrect or insufficient on its face, the Treasurer shall take the necessary steps to enforce the filing of such a return or of a corrected return.

§182-30 Payment of tax.

At the time of filing a return of occupancy and of rents, each operator shall pay to the Treasurer the taxes imposed by this Room Tax Law upon the rents required to be included in such return, as well as all other moneys collected by the operator acting or purporting to act under the provisions of this Room Tax Law even though it may be judicially determined that the tax collected is invalid. The amounts required to be billed shall be due from the operator and payable to the Treasurer on the date limited for the filing of the

return for such period, without regard for whether a return is filed or whether the return which is filed correctly shows the amount of rents and the taxes due thereon.

§182-31 Determination of tax.

If a return required by this Room Tax Law is not filed, or if a return when filed is incorrect or insufficient, the amount of tax due shall be determined by the Treasurer from such information as may be obtainable and, if necessary, the tax may be estimated on the basis of external indices, such as number of rooms, location, scale of rents, comparable rents, type of accommodations and service, number of employees and/or other factors. Notice of such determination shall finally and irrevocably fix the tax unless the person against whom it is assessed, within 30 days after giving of notice of such determination, shall apply to the Treasurer for a hearing, or unless the Treasurer of their own motion shall re-determine the same. After such hearing, the Treasurer shall give notice of their determination to the person against whom the tax is assessed. The determination of the Treasurer shall be reviewable for error, illegality or unconstitutionality or any other reason whatsoever by proceeding under Article 78 of the Civil Practice Law and Rules if application therefor is made to the Supreme Court within 30 days after the giving of the notice of such determination. A proceeding under Article 78 of the Civil Practice Law and Rules shall not be instituted unless:

- A. The amount of any tax sought to be reviewed, with penalties and interest thereof, if any, shall be first deposited with the Treasurer.
- B. At the option of the applicant they may file an undertaking approved by the Supreme Court with the Treasurer in a sum sufficient to cover the taxes, penalties and interest thereon stated in such determination, plus the costs and charges which may accrue against it in the prosecution of the proceeding, in which event the applicant shall not be required to deposit such taxes, penalties and interest as a condition precedent to the application.

§182-32 Refunds.

- A. In the manner provided in this section the Treasurer shall refund or credit, without interest, any tax, penalty or interest erroneously, illegally or unconstitutionally collected or paid if application to the Treasurer for such refund shall be made within one year from the payment thereof. Whenever a refund is made by the Treasurer, they shall state their reason therefor in writing. Such application may be made by the occupant, operator or other person who has actually paid the tax. Such application may also be made by an operator who has collected and paid over such tax to the Treasurer, provided that the application is made within one year of the payment by the occupant to the operator, but no actual refund of moneys shall be made to such operator until they shall first establish to the satisfaction of the Treasurer, that they have repaid to the occupant the amount for which the application for refund is made. The Treasurer may, in lieu of any refund required to be made, allow credit therefor on payments due from the applicant.
- B. An application for a refund or credit made as herein provided shall be deemed an application for a revision of any tax, penalty or interest complained of and the Treasurer may receive evidence

with respect thereto. The petitioner will pay all costs and charges which may accrue in the prosecution of such proceeding.

- C. A person shall not be entitled to a revision, refund or credit under this section of a tax, interest or penalty which had been determined to be due pursuant to the provisions of §182-32 of this Room Tax Law where they have had a hearing or an opportunity for a hearing, as provided in said section, or has failed to avail themselves of the remedies therein provided.

§182-33 Reserves.

In cases where the occupant or operator has applied for a refund and has instituted a proceeding under Article 78 of the Civil Practice Law and Rules to review a determination adverse to their application for refund, the Treasurer shall set up appropriate reserves to meet any decision adverse to the County.

§182-34 Remedies exclusive.

The remedies provided by §182-32 and §182-33 of this Room Tax Law shall be exclusive remedies available to any person for the review of tax liability imposed by this Room Tax Law; and no determination or proposed determination on any application for refund shall be enjoined or reviewed by an action for declaratory judgment, an action for money had and received or by an action or proceeding in a nature of a certiorari proceeding under Article 78 of the Civil Practice Law and Rules; provided, however, that a taxpayer may proceed by declaratory judgment if they institutes suit within 30 days after a deficiency assessment is made and pays the amount of the deficiency assessment to the Treasurer prior to the institution of such suit and posts a bond for costs as provided in §182-32 of this Room Tax Law.

Article VII Enforcement of Collection of Tax, Penalties and Interest

§ 182-35 Proceedings to recover tax.

- A. Whenever any operator or any officer of a corporate operator or any occupant or other person shall fail to collect and pay over any tax and/or to pay any tax, penalty or interest imposed by this Room Tax Law as herein provided, the County Attorney shall, upon the request of the Treasurer, bring or cause to be brought an action to enforce the payment of the same on behalf of the County of Sullivan in any court of the State of New York or of any other state or of the United States. Said action may be commenced against the operator and/or the owner of the short-term rental unit. If, however, the Treasurer, in their discretion, believes that any such operator, officer, occupant or other person is about to cease business, leave the state or remove or dissipate the assets out of which the tax or penalties might be satisfied, and that any such tax or penalty will not be paid when due, they may declare such tax or penalty to be immediately due and payable and may issue a warrant immediately and file the warrant against the owner of the short-term rental unit or other appropriate person, upon ten (10) days' notice with the County Clerk to be recorded in the judgment docket.
- B. As an additional or alternate remedy, the Treasurer may re-levy the judgment amount in the warrant as a tax against the real property where the short-term rental unit is situated.

- C. As an additional or alternative remedy, where the occupant has failed to pay and the operator has failed to collect a tax as imposed by this Room Tax Law, then in addition to all other rights, obligations and remedies provided, such tax shall be payable by the occupant directly to the Treasurer, and it shall be the duty of the occupant to file a return thereof with the Treasurer and to pay the tax imposed thereon to the Treasurer within 15 days after such tax was due.
- D. The Treasurer may, whenever they deem it necessary for the proper enforcement of this Room Tax Law, provide that the occupant shall file returns and pay directly to the Treasurer the tax herein imposed, at such times as returns are required to be filed and payment made over by the operator.

§182-36 Penalties.

A. PENALTIES FOR AN INDIVIDUAL'S FAILURE TO REGISTER A SHORTTERM RENTAL UNIT

Listing or offering a dwelling unit, or portion thereof, as a short-term rental unit without a current, valid registration shall be unlawful and shall make persons who list or offer such unit ineligible for registration for a period of twelve (12) months from the date a determination is made that a violation has occurred, together with any other remedies available by law.

B. PENALTIES FOR BOOKING SERVICES THAT ACCEPT FEES WITHOUT CONFIRMING SHORT-TERM RENTAL REGISTRATION

The County of Sullivan has established a registry as defined in §182-18 above. As such, any booking service which collects a fee related to booking a unit as a short-term rental unit where such short-term rental unit is not registered in accordance with this article may be issued a fine by the County of Sullivan of up to five hundred (\$500.00) dollars per day, per violation, until such violation is cured.

C. PENALTIES FOR THE FAILURE TO FILE A TIMELY TAX RETURN

Any person failing to file a return or to pay over any tax to the Treasurer within the time required by this Room Tax Law shall be subject to a penalty of 5% of the amount of tax due for each month or portion thereof and shall continue to accrue until said tax is paid in full.

D. PENALTIES FOR AN INDIVIDUAL'S FAILURE TO COMPLY WITH A VIOLATION OF THIS ROOM TAX LAW

Any person who fails to comply with any notice of violation or other order issued pursuant to this Room Tax Law by the County, Town or Village in which the short-term rental unit concerning the violation is located or by the attorney general or the attorney general's designee for a violation of any provision of this article may be fined in accordance NYS Real Property Law §447-e, as follows:

1. Except as provided in paragraph (b) of this subdivision, a short-term rental host that violates the requirements of this article shall receive a warning notice issued,

without penalty, from the County. The warning notice shall detail actions to be taken to cure the violation.

2. For a third violation a fine up to two hundred (\$200.00) dollars may be imposed;
3. For each subsequent violation, a fine of up to five hundred (\$500.00) dollars per day may be imposed.
4. Upon the issuance of a violation, a seven-day period to cure the violation shall be granted. During such cure period, no further fines shall be accumulated against the short-term rental host, except where a new violation is related to a different short-term rental unit.

Nothing in this section shall supersede or limit in any way the authority of enforcement agencies for the Town or Village in which the short-term rental unit is located, or the authority of any other entity with enforcement authority over local health and safety matters, to timely enforce violations of any health and safety laws or regulations.

§182-37 Returns to be confidential.

- A. Except in accordance with proper judicial order, or as otherwise provided by law, it shall be unlawful for the Treasurer or any officer or employee of the Treasurer to divulge or make known in any manner the rents or other information relating to the business of a taxpayer contained in any return required to be filed pursuant to this Room Tax Law.
- B. Any violation of Subsection A shall be punishable by a fine not exceeding \$1,000, or by imprisonment not exceeding one year, or both, in the discretion of the court, and if the offender be an officer or employee of the County they shall be dismissed from office and be incapable of holding any public office for a period of five years thereafter.
- C. Nothing in this section shall preclude the Treasurer or their designee from disclosing information contained in a return to employees of the County Treasurer's Office, or the County Attorney, or the County Manager or their respective designee(s).

§182-38 Notices and limitations of time.

- A. Any notice required under the provisions of this Room Tax Law may be given by mailing the same to the person for whom it is intended in a postpaid envelope addressed to such person at the address given in the last return filed by them pursuant to the provisions of this Room Tax Law, or in any application made by the operator, or if no return has been filed or application made, then to such address as may be obtainable. The mailing of such notice shall be presumptive evidence of the receipt of the same by the person to whom addressed. Any period of time which is determined according to the provisions of this Room Tax Law by giving the notice shall commence to run from the date of mailing of such notice.
- B. The provisions of the Civil Practice Law and Rules or any other law relative to limitations of time for the enforcement of a civil remedy shall not apply to any proceeding or action taken by the County to levy, appraise, assess, determine or enforce the collection of any tax or penalty provided by this Room Tax Law. Except in the case of a willfully false or fraudulent return with

intent to evade the tax, no assessment of additional tax shall be made after the expiration of more than three years from the date of filing of a return; provided, however, that where no return has been filed as provided by law the tax may be assessed at any time.

- C. Where, before the expiration of the period prescribed herein for the assessment of an additional tax, a taxpayer has consented, in writing, that such period be extended, the amount of such additional tax due may be determined at any time within such extended period. The period so extended may be further extended by subsequent consents, in writing, made before the expiration of the extended period.

Article VIII Disposition of Revenues

§182-39 Disposition of revenues.

All revenues resulting from the imposition of the tax authorized by this Room Tax Law shall be paid to the Treasurer of the County of Sullivan and shall be credited to and deposited in the general fund of the County; thereafter 85% of the base tax collected to be allocated and paid to a not-forprofit corporation under contract with the County for the promotion of tourism in the County. Provided, however, that the County shall be authorized to retain up to 15% of such revenue to defer the necessary expenses of the County in administering the tax. The County of Sullivan shall also be authorized to retain all interest and penalties collected and derived from late payment of those taxes authorized by this Room Tax Law with those funds used to offset collection efforts and cost of administering the tax.

§182-40 Severability.

If any provision, paragraph, sentence or word contained in this Room Tax Law or the application thereof to any person or circumstance be held unconstitutional, invalid or unenforceable in whole or in part by any court of competent jurisdiction, such holding of unconstitutionality, invalidity or unenforceability shall in no way affect or impair any other provision, paragraph, sentence or word in this Room Tax Law. Any court holding, rendering any provision, paragraph, sentence or word of this Room Tax Law unconstitutional, invalid or unenforceable, shall be interpreted or applied in such a manner so as to give maximum force and effect to those provisions, paragraphs, sentences or words in this Room Tax Law not addressed in the court holding.

Article IX

§182-41 Data to be Collected

Pursuant to §447-b of the NYS Real Property Law, booking services shall collect data related to all short-term rental unit guest stays that the booking service facilitates within the County. The data maintained by booking services shall include, but not be limited to, the dates of each stay and the number of guests, the cost for each stay, the physical address, including any unit designation, of each short-term rental unit

booked, the full legal name of each short-term rental unit host, and each short-term rental unit's registration number. On the first day of every January, April, July, and October thereafter, the booking service shall report such data to the County.

The County shall share such data with all Town, or Village governments located within the County within sixty days of receiving such data and shall make such data available to any Town or Village enforcement agencies upon request. Such data and any records provided to generate such data shall not be made publicly available and are not subject to FOIL.

When Effective

§182-42 Effective date.

This Room Tax Law shall take effect on January 1, 1990, except that the provisions of this Room Tax Law relating to registration and the authority of the Treasurer to adopt regulations and take all necessary action to prepare for the implementation and enforcement of this Room Tax Law shall take effect immediately. Notwithstanding anything to the contrary contained in this Room Tax Law, if this Room Tax Law shall be adopted less than 30 days prior to its effective date, the regulations adopted by the Treasurer after the date of such adoption and the effective date will become effective on the date of filing same with the Clerk of the County Legislature.

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village

(Select one.)

of Sullivan

Local Law No. 6 of the year 2025

A local law "Sullivan County Hotel and Motel Room Occupancy Tax Law"
(Insert Title)

Be it enacted by the Sullivan County Legislature of the
(Name of Legislative Body)

County City Town Village

(Select one.)

of Sullivan

as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 6 of 2025 of the (County)(City)(Town)(Village) of Sullivan was duly passed by the Sullivan County Legislature on December 18, 2025, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 20 , in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

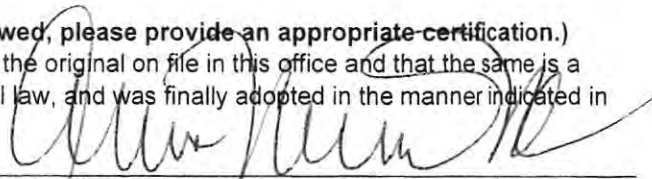
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.



Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 12/31/25



STATE OF NEW YORK

820

2025-2026 Regular Sessions

IN SENATE

(Prefiled)

January 8, 2025

Introduced by Sen. HINCHEY -- read twice and ordered printed, and when printed to be committed to the Committee on Rules

AN ACT to amend the real property law and the tax law, in relation to short term rental units; amends a chapter of the laws of 2024 amending the real property law and the tax law relating to short-term residential rental of private dwellings in certain municipalities, as proposed in legislative bills numbers S. 885-C and A. 4130-C, in relation to the effectiveness thereof; and repeals certain provisions of the tax law and such chapter relating to the authority of local governments to prohibit certain short term rental units

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. The article heading of article 12-D of the real property
2 law, as added by a chapter of the laws of 2024 amending the real proper-
3 ty law and the tax law relating to short-term residential rental of
4 private dwellings in certain municipalities, as proposed in legislative
5 bills numbers S. 885-C and A. 4130-C, is amended to read as follows:

6 SHORT-TERM [~~RESIDENTIAL~~] RENTAL UNITS

7 § 2. Section 447-a of the real property law, as added by a chapter of
8 the laws of 2024 amending the real property law and the tax law relating
9 to short-term residential rental of private dwellings in certain munici-
10 palities, as proposed in legislative bills numbers S. 885-C and A.
11 4130-C, is amended to read as follows:

12 § 447-a. Definitions. For the purposes of this article, the following
13 terms shall have the following meanings:

14 1. "Covered jurisdiction" means every county, city, town, and village
15 in the state except for:

16 (a) a city with a population of one million or more;

17 (b) a county within a city with a population of one million or more;

EXPLANATION--Matter in *italics* (underscored) is new; matter in brackets
[-] is old law to be omitted.

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1 (c) a county which enacts a local law pursuant to paragraph (b) of
2 subdivision one of section four hundred forty-seven-c of this article
3 stating that such county opts not to establish a registration system for
4 short-term rental units pursuant to such subdivision, provided that if
5 such county repeals such local law, such county shall become a covered
6 jurisdiction immediately upon the repeal of such local law;

7 (d) any city, town, or village located within a county which enacts a
8 local law pursuant to paragraph (b) of subdivision one of section four
9 hundred forty-seven-c of this article stating that such county opts not
10 to establish a registration system for short-term rental units pursuant
11 to such subdivision, provided that if such county repeals such local
12 law, such city, town, or village will become a covered jurisdiction
13 immediately upon the repeal of such local law unless after such county
14 enacted such local law and prior to such county repealing such local
15 law, such city, town, or village enacts a local law creating its own
16 registry for short-term rental units or non-covered short-term rental
17 units located within such city, town, or village;

18 (e) any county, city, town, or village that has a registration system
19 for non-covered short-term rental units or short-term rentals of dwell-
20 ing units or other living or sleeping spaces, with the coverage and
21 requirements of such registration system as established pursuant to
22 local law, where such registry exists as of the effective date of this
23 article; and

24 (f) a county, city, town, or village that has lawfully enacted or
25 lawfully enacts a local law prohibiting short-term rental units or non-
26 covered short-term rental units, or short-term rentals of dwelling units
27 or other living or sleeping spaces, within such county, city, town, or
28 village, regardless of whether such county, city, town, or village is or
29 is not a covered jurisdiction or located within a covered jurisdiction
30 prior to such enactment.

31 2. "Short-term [~~residential~~] rental unit" means an entire dwelling
32 unit, or a room, group of rooms, other living or sleeping space, or any
33 other space within a dwelling, made available for rent by guests for
34 less than thirty consecutive days, where the unit is offered for tourist
35 or transient use by the short-term rental host of the residential unit,
36 and where such unit is located in a covered jurisdiction.

37 [2-] 3. "Non-covered short-term rental unit" means an entire dwelling
38 unit, or a room, group of rooms, other living or sleeping space, or any
39 other space within a dwelling, made available for rent by guests for
40 less than thirty consecutive days, where the unit is offered for tourist
41 or transient use by a person or entity in lawful possession of the unit,
42 and where such unit is in New York state but is not located in a covered
43 jurisdiction, provided that, however, in a city with a population of one
44 million or more, "non-covered short-term rental unit" shall also include
45 any building or portion of a building that is a short-term rental, as
46 such term is defined in section 26-3101 of chapter thirty-one of title
47 twenty-six of the administrative code of the city of New York.

48 4. "Short-term rental host" means a person or entity in lawful
49 possession of a short-term rental unit who rents such unit to guests in
50 accordance with this article.

51 [3-] 5. "Booking service" means a person or entity who, directly or
52 indirectly:

53 (a) provides one or more online, computer or application-based plat-
54 forms that individually or collectively can be used to:

55 (i) list or advertise offers for short-term rentals of short-term
56 rental units, and

1 (ii) either accept such offers, or reserve or pay for such rentals;
2 and

3 (b) charges, collects or receives a fee for the use of such a platform
4 or for provision of any service in connection with a short-term rental [~~A booking service shall not be construed to include a platform that~~
5 ~~solely lists or advertises offers for short term rentals~~] of a short-
6 term rental unit.
7

8 § 3. Section 447-b of the real property law, as added by a chapter of
9 the laws of 2024 amending the real property law and the tax law relating
10 to short-term residential rental of private dwellings in certain municipi-
11 palities, as proposed in legislative bills numbers S. 885-C and A.
12 4130-C, is amended to read as follows:

13 § 447-b. Short-term [~~residential~~] rental units; regulation. 1. A
14 short-term rental host may operate a dwelling unit as a short-term
15 [~~residential~~] rental unit provided such dwelling unit:

16 (a) is registered in accordance with section four hundred forty-sev-
17 en-c of this article;

18 (b) is not used to provide single room occupancy as defined by subdivi-
19 sion forty-four of section four of the multiple residence law and
20 subdivision sixteen of section four of the multiple dwelling law;

21 (c) includes a conspicuously posted evacuation diagram identifying all
22 means of egress from the unit and the building in which it is located;

23 (d) includes a conspicuously posted list of emergency phone numbers
24 for police, fire, and poison control;

25 (e) has a working fire-extinguisher;

26 (f) is insured by an insurer licensed to write insurance in this state
27 or procured by a duly licensed excess line broker pursuant to section
28 two thousand one hundred eighteen of the insurance law for [~~at least the~~
29 ~~value of the dwelling, plus~~] a minimum of three hundred thousand dollars
30 coverage for third party claims of property damage or bodily injury that
31 arise out of the operation of a short-term rental unit. Such liability
32 insurance coverage may be satisfied by insurance maintained by a booking
33 service that provides equal or greater coverage if a short-term rental
34 host lists a short-term rental unit with such booking service. Notwith-
35 standing any other provision of law, no insurer shall be required to
36 provide such coverage;

37 (g) is not subject to the emergency tenant protection act of nineteen
38 seventy-four, the rent stabilization law of nineteen sixty-nine, the
39 emergency housing rent control law, the local emergency housing rent
40 control act or otherwise regulated or supervised by a federal, state, or
41 local agency pursuant to any other law or rule or an agreement with such
42 federal, state, or local agency;

43 (h) is in compliance with any additional health and safety require-
44 ments or any other regulatory requirements applicable to short-term
45 rental units established by [~~the municipality~~] any covered jurisdiction
46 in which such short-term rental unit is located; and

47 (i) is not otherwise prohibited from operating as a short-term rental
48 unit by federal, state, or local law, rules, and regulations.

49 2. [~~Occupancies of a short term rental unit shall be subject to taxes~~
50 ~~and fees pursuant to articles twenty eight and twenty nine of the tax~~
51 ~~law and applicable local laws.~~

52 3. Short-term rental hosts shall maintain records related to guest
53 stays for two years following the end of the calendar year in which an
54 individual rental stay occurred, including the date of each stay and
55 number of guests, the cost for each stay, including [~~relevant~~] an itemi-
56 zation of the sales tax and hotel and motel occupancy tax collected, and

1 records related to their registration as short-term rental hosts with
2 the ~~[department of state. As a requirement for registration under~~
3 ~~section four hundred forty seven e of this article,]~~ county in which the
4 short-term rental unit is located or with the multi-county registry that
5 includes such county. Short-term rental hosts shall ~~[provide these~~
6 ~~records to the department of state on an annual basis]~~ make such records
7 available to local enforcement agencies for the covered jurisdiction in
8 which the short-term rental unit is located when lawfully requested.
9 ~~[The department shall share this report with county, city, town, or~~
10 ~~village governments and shall make such reports available to local~~
11 ~~municipal enforcement agencies upon request. Where the booking service~~
12 ~~is the short term rental host, the short term rental host may be exempt~~
13 ~~from providing such report provided that the booking service includes~~
14 ~~all necessary information required of a short term rental host in the~~
15 ~~report required pursuant to subdivision four of this section.~~

16 ~~4.]~~ 3. (a) Booking services shall ~~[develop and maintain a report]~~
17 collect data related to all short-term rental unit guest stays that the
18 booking service facilitates within the state. Booking services shall
19 maintain such data related to short-term rental unit guest stays that
20 the booking service has facilitated in the state for two years following
21 the end of the calendar year in which an individual rental stay
22 occurred. The ~~[report]~~ data maintained by booking services shall include
23 the dates of each stay and the number of guests, the cost for each stay,
24 including ~~[relevant]~~ an itemization of the sales tax and hotel and motel
25 occupancy tax collected, the physical address, including any unit desig-
26 nation, of each short-term rental unit booked, the full legal name of
27 each short-term rental ~~[unit's]~~ unit host, and each short-term rental
28 unit's registration number. Beginning ninety days after the effective
29 date of this article, and on the first day of every January, April,
30 July, and October thereafter, the booking service shall report such data
31 to each county within which any short-term rental unit included in such
32 data is located. In the event a booking service does not ~~[adhere to~~
33 ~~subdivision two of section four hundred forty seven e of this article]~~
34 comply with its reporting obligations pursuant to this subdivision, or
35 more information is ~~[deemed necessary by the department of state, the~~
36 ~~department may access this report]~~ requested by the attorney general or
37 a covered jurisdiction or any of such covered jurisdiction's enforcement
38 agencies, then the data required to be reported pursuant to this subdivi-
39 vision and all relevant records from a booking service shall be produced
40 in response to valid legal process. The ~~[department]~~ county which has
41 received such data from a booking service shall share ~~[this report and~~
42 ~~records]~~ such data with ~~[county,]~~ all city, town, or village governments
43 located within such county within sixty days of receiving such data and
44 shall make such ~~[reports]~~ data available to ~~[local municipal]~~ city,
45 town, or village enforcement agencies ~~[when lawfully requested]~~ upon
46 request. [Reports] Such data and any records provided to generate such
47 ~~[reports]~~ data shall not be made publicly available ~~[without the redac-~~
48 ~~tion of the full legal name of each short term rental unit's host, the~~
49 ~~street name and number of the physical address of any identified short-~~
50 ~~term rental unit and the unit's registration number].~~

51 ~~[5.]~~ (b) Booking services may require short-term rental hosts, as a
52 term or condition of service, to consent to booking services producing
53 data pursuant to paragraph (a) of this subdivision.

54 (c) Nothing in this subdivision shall prevent a county, city, town, or
55 village that is not a covered jurisdiction from establishing, amending,
56 or maintaining its own booking service reporting obligations, nor shall

1 this subdivision supersede any existing booking service reporting obli-
2 gations in a county, city, town, or village that is not a covered juris-
3 isdiction.

4 4. It shall be unlawful for a booking service to collect a fee for
5 facilitating booking transactions for short-term [~~residential~~] rental
6 units [~~located in this state~~] if the booking service has not verified
7 with the [~~department of state, or in cities with a population over one~~
8 ~~million with such city,~~] county in which the short-term rental unit is
9 located or multi-county registry that includes such county the short-
10 term rental unit and its owner or tenant have been issued a current,
11 valid registration by the [~~department of state~~] county in which the
12 short-term rental unit is located or by the multi-county registry that
13 includes such county.

14 5. Nothing in subdivisions one, two, or subdivision four of this
15 section, or in paragraph (a) of subdivision three of this section shall
16 require a short-term rental host or booking service to comply with the
17 requirements of such subdivisions and paragraph before such time as a
18 county has established a registry or multi-county registry pursuant to
19 paragraph (a) of subdivision one of section four hundred forty-seven-c
20 of this article.

21 6. The provisions of this article shall apply to all short-term
22 [~~residential~~] rental units [~~in the state~~]; provided, however, that a
23 [~~municipality~~] county, city, town, or village, including but not limited
24 to a city with a population of one million or more, that has its own
25 short-term [~~residential~~] rental unit or non-covered short-term rental
26 unit registry or its own registration system for short-term rentals of
27 dwelling units or other living or sleeping spaces, with the coverage and
28 requirements of such registration system as established pursuant to
29 local law, as of the effective date of this article may continue such
30 registry or registration system and all short-term [~~residential~~] rental
31 units or non-covered short-term rental units in such [~~municipality shall~~
32 be required to be registered with the department of state. In a city
33 with a population over one million, all short term residential rental
34 units] county, city, town, or village shall only register with such
35 county, city, town or village as provided in a local law, rule, or regu-
36 lation and shall not be required to register pursuant to this article.
37 [~~Municipalities~~] Counties, cities, towns, and villages, including but
38 not limited to a city with a population of one million or more, with
39 [~~short term residential rental unit~~] such registries as of the effective
40 date of this article shall maintain the authority to manage, amend,
41 repeal, and establish requirements and regulations for such existing
42 registries and to impose and collect fines [~~for~~] or otherwise enforce
43 violations related to [~~the registration of short term residential~~
44 rental units with] such [~~municipal registry~~] registries. [A city with a
45 population over one million that has a short term residential rental
46 registry shall provide information on short term residential rental
47 units registered within such municipality to the department of state,
48 on a quarterly basis of each calendar year, in order for the department
49 to maintain a current database of all short term residential units
50 registered within the state. Municipalities with short term residential
51 rental unit registries as of the effective date of this article may
52 establish registration requirements and regulations in such municipality
53 in addition to the requirements of this section. The department of
54 state shall share the report required pursuant to subdivision three of
55 this section with municipalities with short term residential rental unit
56 registries upon request. No municipality shall create its own short term

1 ~~rental residential rental unit registry after the effective date of this~~
2 ~~article.] Where a county, city, town, or village, including but not~~
3 ~~limited to a city with a population of one million or more, has such a~~
4 ~~registry as of the effective date of this article, nothing in this arti-~~
5 ~~cle shall prevent such county, city, town, or village from enacting and~~
6 ~~enforcing local laws or ordinances which meet or exceed the standards or~~
7 ~~requirements set forth in this article.~~

8 7. No city, town, or village shall create its own short-term rental
9 unit or non-covered short-term rental unit registry after the effective
10 date of this article unless such city, town or village is not a covered
11 jurisdiction and is not located within a covered jurisdiction. A city,
12 town, or village which is not a covered jurisdiction and which is not
13 located within a covered jurisdiction may create such a registry. Noth-
14 ing in this article shall prevent a city, town, or village that is not a
15 covered jurisdiction and is not located within a covered jurisdiction
16 from enacting and enforcing local laws or ordinances which meet or
17 exceed the standards or requirements set forth in this article.

18 § 4. Section 447-c of the real property law, as added by a chapter of
19 the laws of 2024 amending the real property law and the tax law relating
20 to short-term residential rental of private dwellings in certain munici-
21 palities, as proposed in legislative bills numbers S. 885-C and A.
22 4130-C, is amended to read as follows:

23 § 447-c. Registration. 1. (a) All counties that are covered juris-
24 dictions shall be required to establish a registration system for short-
25 term rental units located within such county provided, however, that
26 counties may establish shared registries.

27 (b) Paragraph (a) of this subdivision shall not apply to any county
28 which, on or before the later of December thirty-first, two thousand
29 twenty-five or nine months after the effective date of this section,
30 adopts a local law stating that such county opts not to establish a
31 registration system for short-term rental units pursuant to this subdivi-
32 vision. No such local law may be adopted after the later of December
33 thirty-first, two thousand twenty-five, or nine months after the effec-
34 tive date of this section, provided, however, that a local law repealing
35 such local law may be adopted after such date.

36 (c) The establishment of a county or multi-county short-term rental
37 unit registration system pursuant to paragraph (a) of this subdivision
38 shall not prevent any city, town, or village therein from enacting local
39 laws or regulations concerning the operation of short-term rental units
40 within such city, town, or village.

41 (d) Notwithstanding any other provisions of this article to the
42 contrary, a county, city, town, or village may enact a local law prohib-
43 iting or further limiting the listing or use of dwelling units, or
44 portions thereof, as short-term rental units or non-covered short-term
45 rental units, regardless of whether such county, city, town, or village
46 is or is not a covered jurisdiction or located within a covered juris-
47 isdiction.

48 2. Short-term rental hosts shall be required to register a short-term
49 [~~residential~~] rental unit with the [~~department of state~~] county within
50 which such unit is located or with the multi-county registry that
51 includes such county.

52 (a) Registration [~~with the department of state~~] shall be valid for two
53 years, after which time the short-term rental host may renew the regis-
54 tration in a manner prescribed by the [~~department of state~~] county in
55 which the short-term rental unit is located or by the multi-county
56 registry that includes such county. The [~~department of state~~] county in

1 which the short-term rental unit is located or the multi-county registry
2 that includes such county may revoke the registration of a short-term
3 rental host upon a determination that the short-term rental host has
4 violated any provision of this article at least three times in two
5 consecutive calendar years, and may determine that the short-term rental
6 host shall be ineligible for registration for a period of up to twelve
7 months from the date of such determination or at the request of [~~a muni-~~
8 ~~cipality~~] the covered jurisdiction in which the short-term rental unit
9 is located when such [~~municipality~~] covered jurisdiction requests such
10 revocation due to illegal occupancy. Listing or offering a dwelling
11 unit, or portion thereof, as a short-term [~~residential~~] rental unit
12 without current, valid registration shall be unlawful and shall make
13 persons who list or offer such unit ineligible for registration for a
14 period of twelve months from the date a determination is made that a
15 violation has occurred. Any covered jurisdiction may contract with
16 another covered jurisdiction to provide either personnel or services to
17 facilitate the registration of short-term rental units or enforcement of
18 such registrations.

19 (b) A short-term rental host shall include their current, valid regis-
20 tration number on all offerings, listings or advertisements for short-
21 term rental unit guest stays.

22 (c) A tenant, or other person that does not own a unit that is used as
23 a short-term rental unit but is in lawful possession of a short-term
24 [~~residential~~] rental unit, shall not qualify for registration if they
25 are not the permanent occupant of the dwelling unit in question and have
26 not been granted permission in writing by the owner for its short-term
27 rental. Proof of written consent by the owner shall be provided to and
28 verified by the [~~department of state or any municipality with its own~~
29 ~~registration system~~] county in which the short-term rental unit is
30 located or by the multi-county registry that includes such county before
31 the issuing or renewal of a registration number.

32 (d) The [~~department of state~~] county in which the short-term rental
33 unit is located or the multi-county registry that includes such county
34 shall make available to booking services the data necessary to allow
35 booking services to verify the registration status of a short-term
36 [~~residential~~] rental unit and that the unit is associated with the
37 short-term rental host who registered the unit.

38 (e) [~~The~~] No short-term rental unit shall be registered unless the
39 short-term rental host [~~shall pay~~] has paid the application and renewal
40 registration fees in an amount to be established by the [~~department of~~
41 ~~state~~] county in which the short-term rental unit is located or the
42 multi-county registry that includes such county.

43 (f) Such application and registration [~~fee~~] fees shall include a fee
44 for the [~~use of the electronic verification system in an amount to be~~
45 ~~established by the department of state which shall not exceed the cost~~
46 ~~to build, operate, and maintain such system~~] actual and necessary
47 expenses associated with the construction, operation, and maintenance of
48 the county or multi-county registry and for the enforcement of this
49 article.

50 (g) Nothing in paragraphs (a) through (f) of this subdivision shall
51 require a short-term rental host or booking service to comply with the
52 requirements of such paragraphs before such time as a county has estab-
53 lished a registry or multi-county registry pursuant to paragraph (a) of
54 subdivision one of this section.

55 [~~2. It shall be unlawful for a booking service to collect a fee for~~
56 ~~facilitating booking transactions for short term residential rental~~

1 ~~units located in this state without such booking service first register-~~
2 ~~ing with the department of state. Accordingly, booking services shall~~
3 ~~adhere to the following, in addition to other regulations established by~~
4 ~~the department, as conditions of such registration:~~

5 ~~(a) Booking services shall provide to the department on a quarterly~~
6 ~~basis, in a form and manner to be determined by the department, the~~
7 ~~report developed and maintained by the booking service in accordance~~
8 ~~with subdivision four of section four hundred forty seven b of this~~
9 ~~article. The department shall share this report with county, city, town,~~
10 ~~or village governments and shall make such reports available to local~~
11 ~~municipal enforcement agencies when lawfully requested.~~

12 ~~(b) A] 3. A county or multi-county registry may create a registration~~
13 ~~system for booking [service shall provide agreement in writing to the~~
14 ~~department that it will:~~

15 ~~(i) Obtain written consent from all short term rental hosts intending~~
16 ~~to utilize their platform, for short term residential rental units~~
17 ~~located in this state, for the disclosure of the information pursuant to~~
18 ~~subdivision four of section four hundred forty seven b of this article,~~
19 ~~in accordance with paragraph (a) of this subdivision, and~~

20 ~~(ii) Furnish the information identified pursuant to subdivision four~~
21 ~~of section four hundred forty seven b of this article, in accordance~~
22 ~~with paragraph (a) of this subdivision] services.~~

23 ~~[3. The department of state]~~

24 ~~4. If a county creates a registration system for booking services~~
25 ~~pursuant to subdivision three of this section, the county within which a~~
26 ~~short-term rental unit is located or the multi-county registry that~~
27 ~~includes such county shall set a fee for booking service registration~~
28 ~~with the [department] county or multi-county registry that includes such~~
29 ~~county, provided that such fee shall not exceed the actual and necessary~~
30 ~~expenses associated with the construction, operation, and maintenance of~~
31 ~~such booking services registration system.~~

32 ~~5. Nothing herein shall prevent one or more counties that are covered~~
33 ~~jurisdictions from establishing shared registration systems for short-~~
34 ~~term rental units and/or booking services, provided any amount allocated~~
35 ~~from the application and registration fees for the construction, opera-~~
36 ~~tion and maintenance of such shared short-term rental unit and/or book-~~
37 ~~ing service registration systems shall be remitted pursuant to the~~
38 ~~agreement establishing such multi-county registry.~~

39 ~~6. Each county that is a covered jurisdiction shall post on its~~
40 ~~website a prominent link to its registry or the multi-county registry in~~
41 ~~which it is included.~~

42 ~~§ 5. Section 447-d of the real property law, as added by a chapter of~~
43 ~~the laws of 2024 amending the real property law and the tax law relating~~
44 ~~to short-term residential rental of private dwellings in certain munici-~~
45 ~~palities, as proposed in legislative bills numbers S. 885-C and A.~~
46 ~~4130-C, is amended to read as follows:~~

47 ~~§ 447-d. Exceptions. This article shall not apply to:~~

48 ~~1. Incidental and occasional occupancy of [such] a dwelling unit for~~
49 ~~fewer than thirty consecutive days by other natural persons when the~~
50 ~~permanent occupants are temporarily absent for personal reasons, such as~~
51 ~~vacation or medical treatment, provided that there is no monetary~~
52 ~~compensation paid to the permanent occupants for such occupancy; or~~

53 ~~2. [A municipality which does not allow short term residential~~
54 ~~rentals, provided, however, that such municipality shall request an~~
55 ~~exception from this article; or~~

1 ~~3.~~ Temporary housing or lodging permitted by the department of
2 health.

3 § 6. Section 447-e of the real property law, as added by a chapter of
4 the laws of 2024 amending the real property law and the tax law relating
5 to short-term residential rental of private dwellings in certain munici-
6 palities, as proposed in legislative bills numbers S. 885-C and A.
7 4130-C, is amended to read as follows:

8 § 447-e. Penalties. 1. ~~[Any]~~ (a) Except as provided in paragraph (b)
9 of this subdivision, any booking service which collects a fee related to
10 booking a unit as a short-term rental unit where such short-term rental
11 unit is not registered in accordance with this article ~~[shall]~~ may be
12 fined in accordance with subdivisions four and five of this section.
13 ~~[The secretary of state]~~ Any covered jurisdiction in which such unregis-
14 tered short-term rental unit is located or the attorney general or
15 ~~[their]~~ the attorney general's designee may also seek an injunction from
16 a court of competent jurisdiction prohibiting the collection of any fees
17 relating to the offering or renting of ~~[the]~~ such short-term rental unit
18 as a short-term ~~[residential]~~ rental.

19 (b) A booking service shall not be subject to a fine pursuant to para-
20 graph (a) of this subdivision before such time as a county has estab-
21 lished a registry or multi-county registry pursuant to paragraph (a) of
22 subdivision one of section four hundred forty-seven-c of this article.

23 2. ~~[Any]~~ (a) Except as provided in paragraph (b) of this subdivision,
24 any person who offers a short-term ~~[residential]~~ rental unit without
25 registering with the ~~[department of state]~~ county within which such unit
26 is located or with the multi-county registry that includes such county,
27 or any person who offers an eligible short-term ~~[residential]~~ rental
28 unit as a short-term rental while the short-term rental unit's registra-
29 tion on the short-term ~~[residential]~~ rental unit registry is suspended,
30 ~~[shall]~~ may be fined in accordance with subdivisions four and five of
31 this section.

32 (b) A person shall not be subject to a fine pursuant to paragraph (a)
33 of this subdivision before such time as a county has established a
34 registry or multi-county registry pursuant to paragraph (a) of subdivi-
35 sion one of section four hundred forty-seven-c of this article.

36 3. Any person who fails to comply with any notice of violation or
37 other order issued pursuant to this article by ~~[the department of state]~~
38 any covered jurisdiction in which the short-term rental unit concerning
39 the violation is located or by the attorney general or the attorney
40 general's designee for a violation of any provision of this article
41 ~~[shall]~~ may be fined in accordance with subdivisions four and five of
42 this section.

43 4. ~~[A]~~ (a) Except as provided in paragraph (b) of this subdivision, a
44 short-term rental host that violates the requirements of this article
45 shall receive a warning notice issued, without penalty, by the ~~[depart-~~
46 ~~ment of state]~~ county within which the applicable short-term rental unit
47 is located or by the multi-county registry that includes such county
48 upon the first and second violation. The warning notice shall detail
49 actions to be taken to cure the violation. For a third violation a fine
50 up to two hundred dollars ~~[shall]~~ may be imposed by the county within
51 which the applicable short-term rental unit is located or by the multi-
52 county registry that includes such county. For each subsequent
53 violation, a fine of up to five hundred dollars per day ~~[shall]~~ may be
54 imposed by the county within which the applicable short-term rental unit
55 is located or by the multi-county registry that includes such county.
56 Upon the issuance of a violation, a seven-day period to cure the

1 violation shall be granted. During such cure period, no further fines
2 shall be accumulated against the short-term rental host, except where a
3 new violation is related to a different short-term rental unit.

4 (b) Nothing in paragraph (a) of this subdivision shall supersede or
5 limit in any way the authority of enforcement agencies for a covered
6 jurisdiction in which the short-term rental unit is located, or the
7 authority of any other entity with enforcement authority over local
8 health and safety matters, to timely enforce violations of any health
9 and safety laws or regulations.

10 5. A booking service that violates the requirements of this article
11 ~~[shall]~~ may be issued a fine by any county in which a short-term rental
12 unit associated with a violation is located or by a multi-county regis-
13 try that includes such county of up to five hundred dollars per day, per
14 violation, until such violation is cured.

15 6. ~~[A]~~ Nothing in this section shall prevent a [municipality] county,
16 city, town, or village that is not a covered jurisdiction and is not
17 within a covered jurisdiction and that has its own registration system[,
18 the municipality may establish] for non-covered short-term rental units
19 or short-term rentals of dwelling units or other living or sleeping
20 spaces, with the coverage and requirements of such registration system
21 as established pursuant to local law, from maintaining, establishing,
22 amending, and [effectuate] effectuating its own penalty system related
23 to such registration system.

24 § 7. Section 447-f of the real property law, as added by a chapter of
25 the laws of 2024 amending the real property law and the tax law relating
26 to short-term residential rental of private dwellings in certain munici-
27 palities, as proposed in legislative bills numbers S. 885-C and A.
28 4130-C, is amended to read as follows:

29 § 447-f. Enforcement. 1. The provisions of this article may be
30 enforced in accordance with article eight of the multiple dwelling law
31 or article eight of the multiple residence law, as applicable in the
32 [municipality] covered jurisdiction where the short-term ~~[residential]~~
33 unit is located.

34 2. ~~[The department of state]~~ Counties that are covered jurisdictions
35 may enter into agreements with a booking service for assistance in
36 enforcing the provisions of this section, including but not limited to
37 an agreement whereby the booking service agrees to remove a listing from
38 its platform that is deemed ineligible for use as a short-term ~~[residen-~~
39 ~~tial]~~ rental unit under the provisions of this article, and whereby the
40 booking service agrees to prohibit a short-term rental host from listing
41 any listing without a valid registration number.

42 3. The attorney general shall be authorized to bring an action for a
43 violation of this article for any such violations occurring in the
44 state~~[, regardless of the registration system in place within the appli-~~
45 ~~icable jurisdiction]~~.

46 4. A [municipality] covered jurisdiction shall be entitled to bring an
47 action for a violation of this article for any such violations of this
48 article occurring in the [municipality] covered jurisdiction, and may
49 notify the attorney general.

50 § 8. Section 447-g of the real property law, as added by a chapter of
51 the laws of 2024 amending the real property law and the tax law relating
52 to short-term residential rental of private dwellings in certain munici-
53 palities, as proposed in legislative bills numbers S. 885-C and A.
54 4130-C, is amended to read as follows:

55 § 447-g. Data sharing. Booking services shall provide to the depart-
56 ment of state, ~~[on a monthly basis, an electronic report, in a format~~

1 ~~determined by the department of state of the listings maintained,~~
 2 ~~authorized, facilitated or advertised by the booking service within the~~
 3 ~~state] at the same times and on the same recurring basis that they~~
 4 ~~provide data pursuant to subdivision three of section four hundred~~
 5 ~~forty-seven-b of this article, an electronic report aggregating the~~
 6 ~~number of short-term rental unit guest stays that the booking service~~
 7 ~~facilitated within the state for the applicable reporting period, which~~
 8 ~~shall be for the ninety days preceding the date of production in the~~
 9 ~~case of the first such report and for the period since the prior report~~
 10 ~~for each subsequent report. The report shall include the [registration]~~
 11 ~~aggregate number[, and a breakdown of] of short-term rental unit guest~~
 12 ~~stays that the booking service facilitated during the applicable report-~~
 13 ~~ing period for each county where the listings are located[, whether the~~
 14 ~~listing is for a partial unit or a whole unit, and shall include the~~
 15 ~~number of nights each unit was reported as occupied during the applica-~~
 16 ~~ble reporting period. The department of state shall provide such report~~
 17 ~~to all municipalities where listings are located on a monthly basis,~~
 18 ~~provided, the department of state shall only provide to each munici-~~
 19 ~~pality the part of the report with information on listings in such muni-~~
 20 ~~cipality]. Such electronic report shall be in a form and manner as~~
 21 ~~determined by the department of state.~~

22 § 9. Subdivision (c) of section 1101 of the tax law, as amended by a
 23 chapter of the laws of 2024 amending the real property law and the tax
 24 law relating to short-term residential rental of private dwellings in
 25 certain municipalities, as proposed in legislative bills numbers S.
 26 885-C and A. 4130-C, is amended to read as follows:

27 (c) When used in this article for the purposes of the tax imposed
 28 under subdivision (e) of section eleven hundred five of this article,
 29 ~~[and subdivision (a) of section eleven hundred four of this article,]~~
 30 the following terms shall mean:

31 (1) Hotel. A building or portion of it which is regularly used and
 32 kept open as such for the lodging of guests. The term "hotel" includes
 33 an apartment hotel, a motel, boarding house or club, whether or not
 34 meals are served~~[, and short term rental units].~~

35 (2) Occupancy. The use or possession, or the right to the use or
 36 possession, of any room in a hotel or short term rental unit. "Right to
 37 the use or possession" includes the rights of a room remarketer as
 38 described in paragraph eight of this subdivision.

39 (3) Occupant. A person who, for a consideration, uses, possesses, or
 40 has the right to use or possess, any room in a hotel or short term
 41 rental unit under any lease, concession, permit, right of access,
 42 license to use or other agreement, or otherwise. "Right to use or
 43 possess" includes the rights of a room remarketer as described in para-
 44 graph eight of this subdivision.

45 (4) Operator. Any person operating a hotel or short term rental unit.
 46 Such term shall include a room remarketer and such room remarketer shall
 47 be deemed to operate a hotel, or portion thereof, with respect to which
 48 such person has the rights of a room remarketer.

49 (5) Permanent resident. Any occupant of any room or rooms in a hotel
 50 or short term rental unit for at least ninety consecutive days shall be
 51 considered a permanent resident with regard to the period of such occu-
 52 pancy.

53 (6) Rent. The consideration received for occupancy, including any
 54 service or other charge or amount required to be paid as a condition for
 55 occupancy, valued in money, whether received in money or otherwise and
 56 whether received or collected by the booking service, operator~~[, a book-~~

1 ~~ing service,~~] or a room remarketer or another person on behalf of any of
2 them.

3 (7) Room. Any room or rooms of any kind in any part or portion of a
4 hotel or short term rental unit, which is available for or let out for
5 any purpose other than a place of assembly.

6 (8) Room remarketer. A person who reserves, arranges for, conveys, or
7 furnishes occupancy, whether directly or indirectly, to an occupant for
8 rent in a hotel for an amount determined by the room remarketer, direct-
9 ly or indirectly, whether pursuant to a written or other agreement. Such
10 person's ability or authority to reserve, arrange for, convey, or
11 furnish occupancy, directly or indirectly, and to determine rent there-
12 for, shall be the "rights of a room remarketer". A room remarketer is
13 not a permanent resident with respect to a room for which such person
14 has the rights of a room remarketer. [~~This term does not include a~~
15 ~~booking service unless such service otherwise meets this definition.~~]

16 (9) [~~Short term~~] Short term rental unit. A [~~short term residential~~
17 ~~unit as defined in section four hundred forty seven a of the real prop-~~
18 ~~erty law which is registered with the department of state or a municipal~~
19 ~~registration system, which includes but is not limited to title twenty-~~
20 ~~six of the administrative code of the city of New York]~~ building or
21 portion of it that is used for the lodging of guests. The term "short
22 term rental unit" includes a house, an apartment, a condominium, a coop-
23 erative unit, a cabin, a cottage, a bungalow, or a similar furnished
24 living unit, or one or more rooms therein, where sleeping accommodations
25 are provided for the lodging of paying occupants, the typical occupants
26 are transients or travelers, and the relationship between the operator
27 and occupant is not that of a landlord and tenant, provided that, in a
28 city with a population of a million or more, the term "short term rental
29 unit" shall also include any building or portion of a building that is a
30 short-term rental, as such term is defined in section 26-3101 of chapter
31 thirty-one of title twenty-six of the administrative code of the city of
32 New York. It is not necessary that meals are served. A building or
33 portion of a building may qualify as a short term rental unit whether or
34 not amenities, including but not limited to daily housekeeping services,
35 concierge services, or linen services, are provided.

36 (10) (i) Booking service. [~~(i)~~] A person [~~or entity~~] who, [~~directly or~~
37 ~~indirectly~~]

38 ~~(A) provides one or more online, computer or application based plat-~~
39 ~~forms that individually or collectively can be used to~~

40 ~~(I) list or advertise offers for rental of a short term rental unit,~~
41 ~~or space in a short term rental unit, a type of a hotel as defined in~~
42 ~~paragraph one of this subdivision, and~~

43 ~~(II) either accept such offers, or reserve or pay for such rentals,~~
44 ~~and~~

45 ~~(B) charges, collects or receives a fee from a customer or host for~~
46 ~~the use of such a platform or for provision of any service in connection~~
47 ~~with the rental of a short term rental unit, or space in a short term~~
48 ~~rental unit, a type of a hotel as defined in paragraph one of this~~
49 ~~subdivision. For the purposes of this section, "customer" means an~~
50 ~~individual or organization that purchases a stay at a short term rental.~~

51 ~~(ii) A booking service shall not include a person or entity who facil-~~
52 ~~itates bookings of hotel rooms solely on behalf of affiliated persons or~~
53 ~~entities, including franchisees, operating under a shared hotel brand.~~

54 ~~(iii) A booking service shall not include a person or entity who~~
55 ~~facilitates bookings of hotel rooms and does not collect and retain the~~
56 ~~rent paid for such occupancy, as defined by paragraph six of this subdi-~~

1 ~~vision]~~ pursuant to an agreement with an operator or operators, facili-
2 tates the occupancy of a short term rental unit for such operator or
3 operators. A person "facilitates the occupancy of a short term rental
4 unit" for purposes of this paragraph when the person meets both of the
5 following conditions: (A) such person provides the forum in which, or by
6 means of which, the sale of the occupancy takes place or the offer of
7 such sale is accepted, including a shop, store, or booth, an internet
8 website, mobile device application, catalog, or similar forum; and (B)
9 such person or an affiliate of such person collects the rent paid by a
10 customer to an operator for the occupancy of a short term rental unit,
11 or contracts with a third party to collect such rent.

12 (ii) For the purposes of this article, the term "booking service"
13 shall not include a "room remarketer" as defined in paragraph eight of
14 this subdivision. For purposes of this paragraph, persons are affiliated
15 if one person has an ownership interest of more than five percent,
16 whether direct or indirect, in another, or where an ownership interest
17 of more than five percent, whether direct or indirect, is held in each
18 of such persons by another person or by a group of other persons that
19 are affiliated persons with respect to each other.

20 § 10. Subdivision (a) of section 1104 of the tax law, as added by
21 chapter 3 of the laws of 2004, is amended to read as follows:

22 (a) Imposition. In addition to any other fee or tax imposed by this
23 article or any other law, on and after April first, two thousand five,
24 there is hereby imposed within the territorial limits of a city with a
25 population of a million or more and there shall be paid a unit fee on
26 every occupancy of a unit in a hotel or short term rental unit in such
27 city at the rate of one dollar and fifty cents per unit per day, except
28 that such unit fee shall not be imposed upon (1) occupancy by a perma-
29 nent resident or (2) where the rent per unit is not more than at the
30 rate of two dollars per day.

31 § 11. Paragraph 1 of subdivision (e) of section 1105 of the tax law,
32 as amended by section 1 of part Q of chapter 59 of the laws of 2012, is
33 amended to read as follows:

34 (1) The rent for every occupancy of a room or rooms in a hotel or
35 short term rental unit in this state, except that the tax shall not be
36 imposed upon (i) a permanent resident, or (ii) where the rent is not
37 more than at the rate of two dollars per day.

38 § 12. Paragraph 3 of subdivision (e) of section 1105 of the tax law,
39 as added by a chapter of the laws of 2024 amending the real property law
40 and the tax law relating to short-term residential rental of private
41 dwellings in certain municipalities, as proposed in legislative bills
42 numbers S. 885-C and A. 4130-C, is REPEALED.

43 § 13. Subdivisions 1 and 2 of section 1131 of the tax law, subdivision
44 1 as amended by a chapter of the laws of 2024 amending the real property
45 law and the tax law relating to short-term residential rental of private
46 dwellings in certain municipalities, as proposed in legislative bills
47 numbers S. 885-C and A. 4130-C, and subdivision 2 as added by chapter 93
48 of the laws of 1965, are amended to read as follows:

49 (1) "Persons required to collect tax" or "person required to collect
50 any tax imposed by this article" shall include: every vendor of tangible
51 personal property or services; every recipient of amusement charges;
52 every operator of a hotel or short term rental unit; every booking
53 service with respect to the rent for every occupancy of a short term
54 rental unit it facilitates as described in paragraph ten of subdivision
55 (c) of section eleven hundred one of this article; and every marketplace
56 provider with respect to sales of tangible personal property it facili-

1 tates as described in paragraph one of subdivision (e) of section eleven
2 hundred one of this article [~~and booking services unless relieved of~~
3 ~~such obligation pursuant to paragraph three of subdivision (m) of~~
4 ~~section eleven hundred thirty two of this part~~]. Said terms shall also
5 include any officer, director or employee of a corporation or of a
6 dissolved corporation, any employee of a partnership, any employee or
7 manager of a limited liability company, or any employee of an individual
8 proprietorship who as such officer, director, employee or manager is
9 under a duty to act for such corporation, partnership, limited liability
10 company or individual proprietorship in complying with any requirement
11 of this article, or has so acted; and any member of a partnership or
12 limited liability company. Provided, however, that any person who is a
13 vendor solely by reason of clause (D) or (E) of subparagraph (i) of
14 paragraph [~~(8)~~] eight of subdivision (b) of section eleven hundred one
15 of this article shall not be a "person required to collect any tax
16 imposed by this article" until twenty days after the date by which such
17 person is required to file a certificate of registration pursuant to
18 section eleven hundred thirty-four of this part. Such terms shall not
19 include an operator of a short term rental unit who rents out the opera-
20 tor's own property for three days or fewer in a calendar year and does
21 not use a booking service to facilitate such rental.

22 (2) "Customer" shall include: every purchaser of tangible personal
23 property or services; every patron paying or liable for the payment of
24 any amusement charge; and every occupant of a room or rooms in a hotel
25 or short term rental unit.

26 § 14. Subdivision (m) of section 1132 of the tax law, as added by a
27 chapter of the laws of 2024 amending the real property law and the tax
28 law relating to short-term residential rental of private dwellings in
29 certain municipalities, as proposed in legislative bills numbers S.
30 885-C and A. 4130-C, is amended to read as follows:

31 (m) (1) A booking service [~~shall be required to (i) collect from the~~
32 ~~occupants the applicable taxes arising from such occupancies, (ii)~~
33 ~~comply with all the provisions of this article and article twenty nine~~
34 ~~of this chapter and any regulations adopted pursuant thereto, (iii)~~
35 ~~register to collect tax under section eleven hundred thirty four of this~~
36 ~~part, and (iv) retain] with respect to a sale for every occupancy of a
37 short term rental unit it facilitates: (A) shall have all the obli-
38 gations and rights of a vendor under this article and article twenty-
39 nine of this chapter and under any regulations adopted pursuant thereto,
40 including, but not limited to, the duty to obtain a certificate of
41 authority, to collect tax, file returns, remit tax, and the right to
42 accept a certificate or other documentation from a customer substantiat-
43 ing an exemption or exclusion from tax, the right to receive the refund
44 authorized by subdivision (e) of this section and the credit allowed by
45 subdivision (f) of section eleven hundred thirty-seven of this part
46 subject to the provisions of such subdivisions; and (B) shall keep such
47 records and information [as required by the commissioner] and cooperate
48 with the commissioner to ensure the proper collection and remittance of
49 tax imposed, collected, or required to be collected under this article
50 and article twenty-nine of this chapter.~~

51 (2) [~~In carrying out the obligations imposed under this section, a~~
52 ~~booking service shall have all the duties, benefits, and entitlements of~~
53 ~~a person required to collect tax under this article and article twenty-~~
54 ~~nine of this chapter with respect to the occupancies giving rise to the~~
55 ~~tax obligation, including the right to accept a certificate or other~~
56 ~~documentation from an occupant substantiating an exemption or exclusion~~

1 ~~from tax, as if such booking service were the operator of the hotel with~~
2 ~~respect to such occupancy, including the right to receive the refund~~
3 ~~authorized by subdivision (e) of this section and the credit allowed by~~
4 ~~subdivision (f) of section eleven hundred thirty seven of this part.~~

5 ~~(3)] An operator [of a hotel] is [not a person required] relieved from~~
6 ~~the duty to collect tax in regard to a particular rent for the occupancy~~
7 ~~of a short term rental unit subject to tax under subdivision (e) of~~
8 ~~section eleven hundred five of this article and shall not include the~~
9 ~~rent from such occupancy in its taxable sales for purposes of section~~
10 ~~eleven hundred thirty-six of this part [with respect to taxes imposed~~
11 ~~upon occupancies of hotels] if in regard to such occupancy:~~

12 ~~[(1)] (A) the operator of the [hotel] short term rental can show that~~
13 ~~[the] such occupancy was facilitated by a booking service [who is regis-~~
14 ~~tered to collect tax pursuant to section eleven hundred thirty four of~~
15 ~~this part, and~~

16 ~~(ii) the] from whom such operator [of the hotel accepted from the~~
17 ~~booking service] has received in good faith a properly completed certif-~~
18 ~~icate of collection in a form prescribed by the commissioner certifying~~
19 ~~that the booking service [has agreed to assume the tax collection and~~
20 ~~filing responsibilities of the operator of the hotel] is registered to~~
21 ~~collect sales tax and will collect sales tax on all taxable sales of~~
22 ~~occupancy of a short term rental unit by the operator facilitated by the~~
23 ~~booking service, and with such other information as the commissioner may~~
24 ~~prescribe; and~~

25 ~~[(iii)] (B) any failure of the booking service to collect the proper~~
26 ~~amount of tax [with respect to such occupancy] in regard to such sale~~
27 ~~was not the result of [the] such operator [of the hotel] providing the~~
28 ~~booking service with incorrect information [to the booking service,~~
29 ~~whether intentional or unintentional].~~

30 This provision shall be administered in a manner consistent with
31 subparagraph (i) of paragraph one of subdivision (c) of this section as
32 if a certificate of collection were a resale or exemption certificate
33 for purposes of such subparagraph, including with regard to the
34 completeness of such certificate of collection and the timing of its
35 acceptance by the operator ~~[of the hotel, provided however,].~~ Provided

36 that with regard to any ~~[occupancies sold] sales of occupancy of a~~
37 ~~short term rental unit~~ by an operator ~~[of the hotel]~~ that are facili-
38 tated by a booking service who is affiliated with such operator within
39 the meaning of paragraph ten of subdivision (c) of section eleven
40 hundred one of this article, the operator shall be deemed liable as a
41 person under a duty to act for such booking service for purposes of
42 subdivision one of section eleven hundred thirty-one of this part.

43 ~~[(4)] (3) The commissioner may, [in the commissioner's discretion] at~~
44 ~~their discretion: (A) develop a standard [language] provision, or~~
45 ~~approve [language] a provision developed by a booking service, in which~~
46 ~~the booking service obligates itself to collect the tax on behalf of all~~
47 ~~[the] operators [of hotels] for whom the booking service facilitates~~
48 ~~sales of occupancy of a short term rental unit, with respect to all~~
49 ~~sales that it facilitates for such operators where the rental occurs in~~
50 ~~the state; and (B) provide by regulation or otherwise that the inclusion~~
51 ~~of such provision in the publicly-available agreement between the book-~~
52 ~~ing service and operator will have the same effect as an operator's~~
53 ~~acceptance of a certificate of collection from such booking service~~
54 ~~under paragraph two of this subdivision.~~

55 ~~[(5) In the event an operator of a hotel is a room remarketer, and all~~
56 ~~other provisions of this subdivision are met such that a booking service~~

1 ~~is obligated to collect tax, and does in fact collect tax as evidenced~~
2 ~~by the books and records of such booking service, then the provisions of~~
3 ~~subdivision (e) of section eleven hundred nineteen of this article shall~~
4 ~~be applicable.]~~

5 § 15. Section 1133 of the tax law is amended by adding a new subdivi-
6 sion (g) to read as follows:

7 (g) A booking service shall be relieved of liability under this
8 section for failure to collect the correct amount of tax to the extent
9 that such booking service can show that the error was due to incorrect
10 or insufficient information given to the booking service by the opera-
11 tor. Provided, however, this subdivision shall not apply if the opera-
12 tor and booking service are affiliated within the meaning of paragraph
13 ten of subdivision (c) of section eleven hundred one of this article.

14 § 16. Subdivision (a) of section 1134 of the tax law is amended by
15 adding a new paragraph 7 to read as follows:

16 (7) An operator of a short term rental unit, as defined in paragraph
17 nine of subdivision (c) of section eleven hundred one of this article,
18 shall be relieved of the requirement to register in paragraph one of
19 this subdivision if such operator's sales of occupancy are wholly facil-
20 itated by one or more booking services from whom the operator has
21 received in good faith a certificate of collection that meets the
22 requirements set forth in paragraph two of subdivision (m) of section
23 eleven hundred thirty-two of this part or the booking service has
24 included a provision approved by the commissioner in the publicly-avail-
25 able agreement between the booking service and the operator as described
26 in subdivision (m) of section eleven hundred thirty-two of this part.

27 § 17. Paragraph 4 of subdivision (a) of section 1136 of the tax law,
28 as amended by a chapter of the laws of 2024 amending the real property
29 law and the tax law relating to short-term residential rental of private
30 dwellings in certain municipalities, as proposed in legislative bills
31 numbers S. 885-C and A. 4130-C, is amended to read as follows:

32 (4) The return of a vendor of tangible personal property or services
33 shall show such vendor's receipts from sales and the number of gallons
34 of any motor fuel or diesel motor fuel sold and also the aggregate value
35 of tangible personal property and services and number of gallons of such
36 fuels sold by the vendor, the use of which is subject to tax under this
37 article, and the amount of tax payable thereon pursuant to the
38 provisions of section eleven hundred thirty-seven of this part. The
39 return of a recipient of amusement charges shall show all such charges
40 and the amount of tax thereon, and the return of an operator required to
41 collect tax on rents shall show all rents received or charged and the
42 amount of tax thereon. The return of a marketplace seller shall exclude
43 the receipts from a sale of tangible personal property facilitated by a
44 marketplace provider if, in regard to such sale: (A) the marketplace
45 seller has timely received in good faith a properly completed certifi-
46 cate of collection from the marketplace provider or the marketplace
47 provider has included a provision approved by the commissioner in the
48 publicly-available agreement between the marketplace provider and the
49 marketplace seller as described in subdivision one of section eleven
50 hundred thirty-two of this part, and (B) the information provided by the
51 marketplace seller to the marketplace provider about such tangible
52 personal property is accurate. The return of ~~[a short term rental host]~~
53 an operator shall exclude the rent from occupancy of a ~~[short term]~~
54 short term rental unit facilitated by a booking service if, in regard to
55 such sale: (A) the ~~[short term]~~ short term rental ~~[host]~~ operator has
56 timely received in good faith a properly completed certificate of

1 collection from the booking service or the booking service has included
2 a provision approved by the commissioner in the publicly-available
3 agreement between the booking service and the ~~[short term]~~ short term
4 rental ~~[host]~~ operator as described in subdivision (m) of section eleven
5 hundred thirty-two of this part, and (B) the information provided by the
6 ~~[short term]~~ short term rental ~~[host]~~ operator to the booking service
7 about such rent and such occupancy is accurate.

8 § 18. Subparagraph (B) of paragraph 3 of subdivision (a) of section
9 1138 of the tax law, as amended by chapter 456 of the laws of 1998, is
10 amended to read as follows:

11 (B) The liability, pursuant to subdivision (a) of section eleven
12 hundred thirty-three of this article, of any officer, director or
13 employee of a corporation or of a dissolved corporation, member or
14 employee of a partnership or employee of an individual proprietorship
15 who as such officer, director, employee or member is under a duty to act
16 for such corporation, partnership or individual proprietorship in
17 complying with any requirement of this article for the tax imposed,
18 collected or required to be collected, or for the tax required to be
19 paid or paid over to the ~~[tax commission]~~ commissioner under this arti-
20 cle, and the amount of such tax liability (whether or not a return is
21 filed under this article, whether or not such return when filed is
22 incorrect or insufficient, or where the tax shown to be due on the
23 return filed under this article has not been paid or has not been paid
24 in full) shall be determined by the ~~[tax commission]~~ commissioner in the
25 manner provided for in paragraphs one and two of this subdivision. Such
26 determination shall be an assessment of the tax and liability for the
27 tax with respect to such person unless such person, within ninety days
28 after the giving of notice of such determination, shall apply to the
29 division of tax appeals for a hearing. If such determination is identi-
30 cal to or arises out of a previously issued determination of tax of the
31 corporation, dissolved corporation, partnership or individual proprie-
32 torship for which such person is under a duty to act, an application
33 filed with the division of tax appeals on behalf of the corporation,
34 dissolved corporation, partnership or individual proprietorship shall be
35 deemed to include any and all subsequently issued personal determi-
36 nations and a separate application to the division of tax appeals for a
37 hearing shall not be required. The ~~[tax commission]~~ commissioner may,
38 nevertheless, of ~~[its]~~ their own motion, redetermine such determination
39 of tax or liability for tax. Where the ~~[tax commission]~~ commissioner
40 determines or redetermines that the amount of tax claimed to be due from
41 a vendor of tangible personal property or services, a recipient of
42 amusement charges, or an operator of a hotel or short term rental unit
43 is erroneous or excessive in whole or in part, ~~[it]~~ they shall redeter-
44 mine the amount of tax properly due from any such person as a person
45 required to collect tax with respect to such vendor, recipient, or oper-
46 ator, and if such amount is less than the amount of tax for which such
47 person would have been liable in the absence of such determination or
48 redetermination, ~~[it]~~ they shall reduce such liability accordingly.
49 Furthermore, the ~~[tax commission]~~ commissioner may, of ~~[its]~~ their own
50 motion, abate on behalf of any such person, any part of the tax deter-
51 mined to be erroneous or excessive whether or not such tax had become
52 finally and irrevocably fixed with respect to such person but no claim
53 for abatement may be filed by any such person. The provisions of this
54 paragraph shall not be construed to limit in any manner the powers of
55 the attorney general under subdivision (a) of section eleven hundred
56 forty-one of this part or the powers of the ~~[tax commission]~~ commission-

1 er to issue a warrant under subdivision (b) of such section against any
2 person whose liability has become finally and irrevocably fixed.

3 § 19. Subdivision 16 of section 1142 of the tax law, as added by a
4 chapter of the laws of 2024 amending the real property law and the tax
5 law relating to short-term residential rental of private dwellings in
6 certain municipalities, as proposed in legislative bills numbers S.
7 885-C and A. 4130-C, is amended to read as follows:

8 16. To publish a list on the department's website ~~[of]~~ regarding book-
9 ing services ~~[whose certificates]~~ that have a valid certificate of
10 authority ~~[have been revoked]~~ and, if necessary to protect sales tax
11 revenue, provide by regulation or otherwise that a ~~[short-term]~~ short
12 term rental unit operator will be relieved of the requirement to regis-
13 ter and the duty to collect tax on the rent for occupancy of a ~~[short-~~
14 ~~term]~~ short term rental unit facilitated by a booking service ~~[provider]~~
15 only if, in addition to the conditions prescribed by paragraph two of
16 subdivision (m) of section eleven hundred thirty-two and paragraph six
17 of subdivision (a) of section eleven hundred thirty-four of this part
18 being met, such booking service ~~[is not on such list]~~ has a valid
19 certificate of authority at the commencement of the quarterly period
20 covered thereby.

21 § 20. Subparagraph (i) of paragraph 3 of subdivision (a) of section
22 1145 of the tax law, as amended by section 48 of part K of chapter 61 of
23 the laws of 2011, is amended to read as follows:

24 (i) Any person required to obtain a certificate of authority under
25 section eleven hundred thirty-four of this part who, without possessing
26 a valid certificate of authority, (A) sells tangible personal property
27 or services subject to tax, receives amusement charges or operates a
28 hotel or short term rental unit, (B) purchases or sells tangible
29 personal property for resale, (C) sells petroleum products, or (D) sells
30 cigarettes shall, in addition to any other penalty imposed by this chap-
31 ter, be subject to a penalty in an amount not exceeding five hundred
32 dollars for the first day on which such sales or purchases are made,
33 plus an amount not exceeding two hundred dollars for each subsequent day
34 on which such sales or purchases are made, not to exceed ten thousand
35 dollars in the aggregate.

36 § 21. Subparagraph (v) of paragraph 4 of subdivision (a) of section
37 1210 of the tax law, as amended by section 2 of part WW of chapter 60 of
38 the laws of 2016, is amended to read as follows:

39 (v) shall provide that, for purposes of the tax described in subdivi-
40 sion (e) of section eleven hundred five of this chapter, "permanent
41 resident" means any occupant of any room or rooms in a hotel or short
42 term rental unit for at least one hundred eighty consecutive days with
43 regard to the period of such occupancy;

44 § 22. Subdivisions (a) and (b) of section 1817 of the tax law, as
45 amended by section 53 of part K of chapter 61 of the laws of 2011, are
46 amended to read as follows:

47 (a) Any person required to obtain a certificate of authority under
48 section eleven hundred thirty-four of this chapter who, without possess-
49 ing a valid certificate of authority, willfully (1) sells tangible
50 personal property or services subject to tax, receives amusement charges
51 or operates a hotel or short term rental unit, (2) purchases or sells
52 tangible personal property for resale, or (3) sells petroleum products;
53 and any person who fails to surrender a certificate of authority as
54 required by such article shall be guilty of a misdemeanor.

55 (b) Any person required to obtain a certificate of authority under
56 section eleven hundred thirty-four of this chapter who within five years

1 after a determination by the commissioner, pursuant to such section, to
2 suspend, revoke or refuse to issue a certificate of authority has become
3 final, and without possession of a valid certificate of authority (1)
4 sells tangible personal property or services subject to tax, receives
5 amusement charges or operates a hotel or short term rental unit, (2)
6 purchases or sells tangible personal property for resale, or (3) sells
7 petroleum products, shall be guilty of a misdemeanor. It shall be an
8 affirmative defense that such person performed the acts described in
9 this subdivision without knowledge of such determination. Any person who
10 violates a provision of this subdivision, upon conviction, shall be
11 subject to a fine in any amount authorized by this article, but not less
12 than five hundred dollars, in addition to any other penalty provided by
13 law.

14 § 23. Section 1200 of subpart A of part 1 of article 29 of the tax
15 law, as added by a chapter of the laws of 2024 amending the real proper-
16 ty law and the tax law relating to short-term residential rental of
17 private dwellings in certain municipalities, as proposed in legislative
18 bills numbers S. 885-C and A. 4130-C, is amended to read as follows:

19 § 1200. ~~[Definition]~~ Authorization to impose occupancy tax on short
20 term rental units. ~~[For the purposes of this article "hotel" shall mean~~
21 ~~a building or portion of such building which is regularly used and kept~~
22 ~~open as such for the lodging of guests, including: (a) an apartment~~
23 ~~hotel, (b) a motel, (c) a boarding house or club, whether or not meals~~
24 ~~are served, and (d) short term residential rental units as defined in~~
25 ~~subdivision one of section four hundred forty seven a of the real prop-~~
26 ~~erty law]~~ Where a county has not exercised the option pursuant to para-
27 graph (b) of subdivision one of section four hundred forty-seven-c of
28 article twelve-d of the real property law to enact a local law stating
29 that such county opts not to establish a registration system for short-
30 term rental units, as such term is defined in subdivision two of section
31 four hundred forty-seven-a of article twelve-d of the real property law,
32 such county or any local government in such county that is authorized
33 and empowered to impose a tax on hotel and motel occupancy pursuant to
34 this subpart is hereby authorized and empowered to adopt and amend local
35 laws imposing such tax to include a tax on occupancy of a short term
36 rental unit, as such term is defined in paragraph nine of subdivision
37 (c) of section eleven hundred one of this chapter.

38 § 24. Section 9 of a chapter of the laws of 2024 amending the real
39 property law and the tax law relating to short-term residential rental
40 of private dwellings in certain municipalities, as proposed in legisla-
41 tive bills numbers S. 885-C and A. 4130-C, is REPEALED.

42 § 25. Nothing in sections nine through twenty-two of this act shall be
43 construed to limit the application of the tax authorized by chapter 161
44 of the laws of 1970, as amended, to a short-term rental unit, as such
45 term is defined by section 26-3101 of chapter 31 of title 26 of the
46 administrative code of the city of New York, and any implementing law,
47 and such tax shall continue to apply to such a unit.

48 § 26. Nothing in sections nine through twenty-three of this act shall
49 be construed to infringe on or supersede any agreements or contracts
50 entered into by a booking service and a municipality for the voluntary
51 collection of any hotel and motel occupancy taxes authorized under arti-
52 cle twenty-nine of the tax law or any other chapters of law authorizing
53 specific municipalities to impose a tax on hotel and motel occupancy.

54 § 27. Section 11 of a chapter of the laws of 2024 amending the real
55 property law and the tax law relating to short-term residential rental
56 of private dwellings in certain municipalities, as proposed in legisla-

1 tive bills numbers S. 885-C and A. 4130-C, is amended to read as
2 follows:

3 § 11. This act shall take effect immediately, provided that section
4 one of this act shall take effect on the [~~one~~] two hundred [~~twentieth~~]
5 seventy-fifth day after it shall have become a law, and provided further
6 that this act shall apply to collections of rent by an operator or book-
7 ing service on or after March 1, 2025.

8 § 28. This act shall take effect immediately, provided, however, that
9 sections two through twenty-six of this act shall take effect on the
10 same date and in the same manner as a chapter of the laws of 2024 amend-
11 ing the real property law and the tax law relating to short-term resi-
12 dential rental of private dwellings in certain municipalities, as
13 proposed in legislative bills numbers S. 885-C and A. 4130-C, takes
14 effect.

Thank you for supporting
our continued efforts
to make WSS look good.

Nancy

April 25, 2026

Dear Friends and Neighbors:

It's that time of year- golf season is coming! White Sulphur Springs Community Beautification is pleased to announce our annual golf outing to benefit our beautification efforts in our hamlet will be held on June 20th, being held again at the Lochmor Golf Course.

We value you as a continued supporter of our efforts to make a difference in our community. Your prior Hole Sponsorship has allowed our beautification committee to maintain our thirteen gardens along the Route 52 corridor and WSS Firemen's Park. Over the years we've added our large Adirondack Chair which complements our garden by the White Sulphur Springs Inn, our Dove and flowers in barrels around Egger's Pond, Peace Poles and water barrels designed and painted by Liberty High School students and colorful birdhouses painted by Cub Scouts and local youth. We will continue our Sunflower Challenge- giving free packets of sunflower seeds to WSS residents, hosting our annual Community Litterpluck and placing luminaria jugs out on Christmas eve. This year we will be purchasing new American flags to place around town.

We hope you will help us again this year with a \$100.00 sponsorship donation. Simply drop a check made payable to "United Methodist Church of White Sulphur Springs" (our non-profit sponsor) in the mail to Kathy Werlau @ PO Box 338, WSS, NY 12787, by June 1st. Enclosed you will find a self-addressed envelope for your convenience. Your locally made Sponsorship sign will be displayed at the golf outing and again on Route 52 in WSS for several days after. Please contact Kathy Werlau @ 796-8237 with any questions.

Your sponsorship will allow us to continue our goals to keep "Our Little Town with a Big Heart" looking beautiful this year! We look forward to hearing from you! Thank you for your time and continued support of our efforts in White Sulphur Springs.

*Sincerely, The WSS Golf Committee & WSS Community Beautification
Marian Hasking, Kath Johansen, Paula Goldsmith, Kathy Werlau, Nancy Esposito,
Melissa Trask, Sue Buzzell, Donna Day, Donna Leyden, Sarah Holgate and*

Liz Kleingardner



June 20th, 2026

18 holes/lunch/prizes

\$120.

Breakfast of
Baked Goods &
Coffee

Raffles, 50/50
Other fun games

Goody Bags

WHITE SULPHUR SPRINGS
SULLIVAN FIRST

Registration
starts at
7:30 a.m.

Shotgun
starts at
8:30

Sign up with Kathy Werlau at 845 796-8237

Golf Outing

All proceeds beautify the town!

at the **Lochmor Golf Club**



**Town of Liberty, NY
May 4, 2026 Town Board Meeting
Update on Projects**

1. **Liberty Business Park Water & Sewer Infrastructure Upgrade Project (Old Rte 17 Corridor)**
 - Contract work and subcontracting related to Engineering Services (up to 50% design) are underway
 - The Town Board resolved to act as Lead Agency for an Unlisted Action-Coordinated SEQR review at the March 2, 2026 meeting
 - SEQR Full Environmental Assessment Form (FEAF) Part 1, will be provided for Town review in advance of the May 18 meeting at which time the Town can review/discuss, and if acceptable, or if acceptable with changes, accept the FEAF Part 1, and authorize the Town Supervisor to sign the document.

2. **Swan Lake WWTP Upgrade**
 - Continuing preparation of responses to NYSDEC SPDES permit/PER comment letter and design work
 - FY27 Congressionally Directed Spending (CDS) Request Form submitted by March 22, 2026
 - On going discussions with USDA-RD, and Other State and Federal representatives on additional grant funding

3. **Swan Lake WWTP NYSDEC Notice of Violation (NOV)**
 - **Interim Reports**
 - Delaware updated and submitted the April 2026 Interim Report to NYSDEC on 4/29/26
 - Next Interim Report due in July 2026
 - **Temporary Sludge Dewatering Services Bid Award**
 - At the April 20, 2026 meeting, the Town Board accepted the 3/27/26 MSD Environmental Services proposal for Temporary Sludge Dewatering Services for 2026 and authorized the Town Director of Finance to issue a purchase order to MSD up to four (4) months with a total not to exceed cost of up to \$103,000, including Customer (Town) Certificate of Insurance, contingent upon processing of Capital Reserve funds and adopted the resolution for public notice for the use of capital reserve funds
 - Capital Reserve funds are anticipated to be available for award for contract on May 20, 2026
 - **Sludge Disposal Services Bid Award**
 - At the April 20, 2026 meeting, the Town Board accepted the 4/10/26 TAM Enterprises, Inc. proposal for Sludge Disposal Services for Liquid Sludge Disposal (\$0.22/gallon) (\$0.21/gallon in 2025) and Dewatered Sludge Disposal (\$250/ton) (\$225/ton in 2025)
 - Town to coordinate services needed and paperwork with TAM
 - **Other NOV items**
 - Town to move forward with Sewer Use Ordinance (SUO) for rag control (SOC includes refining the draft law addition by June 30, 2026) and continuing enforcement of flow metering (>3,000 gpd)
 - Delaware to provide cost proposal for Board consideration to develop specifications for specific rag control and flow metering for sewer connections above 3,000 gpd.
 - Town to continue with program to hire additional staff for rag raking by June 1, 2026
 - Town W&S Dept. to confirm usability of remaining sludge polymer and order more if needed

DELAWARE ENGINEERING, D.P.C.

for/during the temporary dewatering.

- NYSDEC advisement pending on Water Treatment Chemical (WTC) items related to sludge polymer for temporary dewatering. Anticipate that Town W&S will need to set up for and conduct WET testing for compliance.
4. ***Swan Lake Sewer System Evaluation/I/I EPG Study***
 - Field work completed March 24 thru March 27
 - Inspection documentation received on 4/15/26
 - The Engineering Report needs to be done by February 2027 (18 months from execution of the Grant Agreement)
 5. ***Loomis WWTP Clarifier Repair***
 - Notice to Proceed issued to Poolbrook Contracting on April 1, 2026.
 - Parts ordered; estimated lead time of 6-8 weeks.
 - Onsite work anticipated late May or early June.
 - Delaware will update the W&S Dept. Staff as the schedule is confirmed.
 6. ***Swan Lake WWTP Recirculation Pump Repair***
 - Notice of Award issued to Koester on April 1, 2026.
 - Notice to Proceed issued to Koester associates on April 27, 2026
 - Koester coordinate with Delaware and the W&S Dept. to provide a schedule so that the Town knows when they need to have the first pump removed.
 7. ***Basketball Court by Skate Park***
 - Revised grading plan and construction details submitted on April 29.
 8. ***Ferndale Water District Pump/Tank Communication and Mixer***
 - Coordination with Damon to confirm the scope is anticipated in May
 - Proposed replacement of telephone-line communication between Ferndale Water Tank and Stevensville Booster Station with wireless, due to wet weather communication failure.
 - Delaware will prepare a contract for our work for Board consideration
 9. ***Delaware River Basin Commission (DRBC) Groundwater Withdrawal Docket/Permit***
 - The Town's DRBC Groundwater Withdrawal Docket expired on March 16, 2026 (10-year term).
 - A complete renewal application, was due last year (March 2025), 12 months in advance of expiration.
 - In 2014 Delaware worked with the Town to prepare and submit the application. This was a \$15,000 - \$20,000 effort.
 - Some application may remain valid, but a substantial portion will require updating.
 - Does the Town want Delaware to work with the W&S Dept. to update and submit the application? If so, Delaware can provide a cost proposal to do so.
 10. ***Green Hills 3***
 - Working with the Town to respond to revised design for flow meter and rag control.
 - Flow meter vendor needs to respond to a few more questions on system applicability.
 11. ***Attachments***
 - None
 12. ***Items Discussed or Reviewed at Meeting but not distributed with this package:***
 - None

From: Kaitlin Moody <kaitlinmoody23@gmail.com>
Sent: Tuesday, April 28, 2026 12:06 AM
To: Kytt J MacManus
Cc: Evelyn Laferriere; supervisordemayo townofliberty.org; n.rusin townofliberty.org
Subject: Re: Climate Smart Community

Hi everyone,

It's exciting to see the Town's Climate Smart Communities effort starting to take shape. Kytt and Evelyn, it's very nice to meet you both.

I agree with Evelyn's suggestion that the Bard interns would be most useful if they are integrated into the work of the Town's CSC Task Force. That said, we need to determine if the Town can formally host student interns.

Frank, would the Town Board need to approve the Town hosting interns? Would the internship be paid, unpaid, or stipend-supported?

Kytt, could you send over a little more information on what Bard would need from the Town? Assuming the Town cannot pay interns, would Bard administer and fund their support? I know there may be workforce-related funding or stipend support available through NYSERDA, but those programs can require some setup and administration.

It would also be helpful to understand:

- Who provides academic supervision, or would the Town need to designate a formal site supervisor?
- What are Bard's requirements around internship agreements, insurance, liability, onboarding, and work product?
- How many students are being considered?
- What are the expected hours per week and proposed start/end dates?
- Would the students work remotely, on-site, or hybrid?
- What deliverables would the students need to produce for Bard?

My initial thought is that the intern(s) could be especially helpful with the upfront organizational and documentation-heavy work, including a complete CSC action gap assessment, organizing documentation for actions the Town may already be able to claim, researching priority actions, supporting community outreach, and helping prepare materials for the CSC application. If any of the students have GIS or planning experience, there may also be opportunities to support natural resources, flood resilience, or climate vulnerability-related actions.

I would be happy to help provide direction, organize the work plan, and make sure the internship tasks are aligned with the CSC certification process. However, the internship should have an appropriate supervisory structure through Bard and/or the Town, particularly if there are multiple students involved or if the work requires regular weekly management. My role can be helpful in keeping the certification

effort organized and moving in the right direction, but I want to make sure we are thoughtful about capacity and expectations before committing to an internship structure.

Evelyn, your offer to hold regular Zoom calls with the interns would be very helpful, especially early on, so they understand the CSC process and documentation standards. That would help make sure their work is useful to the Town and aligned with what HVRC/CSC reviewers will need to see.

Once we have a better sense of the internship requirements and student availability, I think we can identify a few concrete summer projects and decide what is realistic for the Town, HVRC, Bard, and the Task Force to support.

Lastly, it would be helpful to set a realistic certification timeline from the outset. My initial sense is that student support over the summer could help put the Town in a strong position for a 2027 Bronze certification submission. Depending how quickly we can get through the pledge elements, a realistic target may be either the January 2027 or May 2027 CSC application cycle. The May 22, 2026 seems very unlikely to me :) Does that make sense to everyone else too?

Sorry for the late and very long email! This feels like a great opportunity and a little structure up front will help make sure it is useful for both the students and Liberty's Bronze certification effort.

Looking forward to working towards the certification together.

Best,
Kaitlin

On Thu, Apr 23, 2026 at 5:07 PM Kytt J MacManus <km2505@columbia.edu> wrote:
Thanks!

On Thu, Apr 23, 2026 at 5:03 PM Evelyn Laferriere <elaferriere@hudsonvalleyrc.org> wrote:

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Hi!

Happy to brainstorm with you all the best way to do this. I think if the interns are integrated into the Town's CSC Task Force, that would be the best way to go. To make sure they feel fully involved, I would be happy to have regular zoom calls/meetings with them (separately and with the rest of the task force) as you work on the CSC application. Let me know what will work best for everyone! I am out of the office tomorrow, but I will be back on Monday.

Best,
Evelyn



Evelyn Laferriere, MS (she/her) | CEC & CSC Coordinator
HVRC | 105 Ann Street #2, Newburgh, NY 12550
Phone: 845-264-4189 (cell) | Virtual meeting: [Calendly link](#)
Check out HVRC's [Newsletter](#) & [Facebook page](#)!

From: Kytt J MacManus <km2505@columbia.edu>
Sent: Thursday, April 23, 2026 4:58 PM
To: Evelyn Laferriere <elaferriere@hudsonvalleyrc.org>
Cc: supervisor demayo townofliberty.org <supervisordemayo@townofliberty.org>; Kaitlin Moody <kaitlinmoody23@gmail.com>; n.rusin townofliberty.org <n.rusin@townofliberty.org>
Subject: Re: Climate Smart Community

Thanks Frank and nice to meet you Kaitlyn and Evelyn.

I am a lifelong Liberty resident who is also a researcher and professor at Columbia University and Bard College. I have done work in the past with NYSDEC Hudson River Estuary Program in supporting Climate Smart Communities, so I am somewhat familiar. I had mentioned to Frank that I have some masters students at Bard College right now who are seeking internships and it might be an opportunity to kickstart this process if there were an opportunity for one of them. It might still be premature, but as they are required to have internships in place in the next few weeks I am broaching the topic now. The ask would be for them to be well integrated and able to participate with the town, or perhaps the HVRC? The term would be for several weeks over the summer but this could potentially be recurring. These students are familiar with Climate Smart Communities so should be a great help.

In any case, I look forward to engaging as the process evolves.

Best wishes,
Kytt

On Thu, Apr 23, 2026 at 10:16 AM Evelyn Laferriere <elaferriere@hudsonvalleyrc.org> wrote:

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Good morning all!

Thank you for keeping me in the loop — this is very exciting! Eleanor has moved on to her new job (we miss her!) and I will be your go-to CSC person until Eleanor's replacement gets onboarded this summer. Please feel free to reach out with any questions at any time, and I would be happy to attend a CSC meeting once you get everything up and running.

All the best,
Evelyn Laferriere



Evelyn Laferriere, MS (she/her) | CEC & CSC Coordinator
HVRC | 105 Ann Street #2, Newburgh, NY 12550
Phone: 845-264-4189 (cell) | Virtual meeting: [Calendly link](#)
Check out HVRC's [Newsletter](#) & [Facebook page](#)!

From: supervisor demayo townofliberty.org <supervisordemayo@townofliberty.org>
Sent: Thursday, April 23, 2026 9:54 AM

To: Kytt J MacManus <km2505@columbia.edu>; Kaitlin Moody <kaitlinmoody23@gmail.com>
Cc: n.rusin townofliberty.org <n.rusin@townofliberty.org>; Eleanor Peck <epeck@hudsonvalleyrc.org>; Evelyn Laferriere <elaferriere@hudsonvalleyrc.org>
Subject: RE: Climate Smart Community

Good Morning Kytt and Kaitlin,

I hope you are both well. Kytt, meet Kaitlin and Kaitlyn meet Kytt. OK...now that the introductions are out of the way, I'll suggest how we seem to be maturing an alignment for the future of Liberty as a Climate Smart rated Community.

Nick and I reached out to Kytt last month and the email exchange is below. We met with Kaitlin last Friday and our email exchange is attached. Kaitlin has agreed to act as CSC Coordinator. The Town Board will have a resolution in place by our next meeting on May 4th to make this official. Our next task I believe is to form the Task Force and Kytt, that may be where the possibility of interns could help kick start a group. Nick and I have already agreed to be part of the Task Force. We will continue outreach through the various organizations and groups that we are involved with (eg: Comprehensive Plan Participants, Liberty Rising, etc.) to recruit participants for the task force.

Kaitlin went through the Certification Action Check List with Nick and I and we were able to identify additional items to those suggested by Eleanor Peck (Hi Eleanor) as we move forward towards the Bronze level. As the Task Force matures, we will look to develop strategies to complete the identified actions.

I have copied Eleanor and Evelyn to keep them in the loop.

So there ya go...the introductions have been made. We really look forward to working with you all on this important step towards sustainability, clean energy and all those other valuable initiatives that will make Liberty the best it can be.

Enjoy your day and thanks for your interest in the Climate Smart Program.

Frank

Frank DeMayo

Town of Liberty Supervisor

120 N Main Street

Liberty NY 12754

(845) 292-5111

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From: Kytt J MacManus <km2505@columbia.edu>
Sent: Monday, March 16, 2026 4:44 PM
To: supervisordemayo [townofliberty.org](mailto:supervisordemayo@townofliberty.org) <supervisordemayo@townofliberty.org>
Cc: n.rusin [townofliberty.org](mailto:n.rusin@townofliberty.org) <n.rusin@townofliberty.org>
Subject: Re: Climate Smart Community

Hey Frank,

Great to hear from you, thanks for reaching out. Over the years I have interacted with the Climate Smart Communities program on a number of occasions so I am quite familiar with it.

It is good timing that you reach out. This semester I have been teaching a course about GIS at the Bard Center for Environmental Policy (my alma mater) as a visiting scholar. The program there requires that Masters students engage in an internship between the first and second years. These students are very well versed in the Climate Smart Communities program as they have been working with NY SeaGrant and the Hudson River Foundation to evaluate flood aspects related to the program for communities in the Hudson Valley. Bard also has a program to provide stipends for students which can supplement their income for internships that are low or non-paying. Perhaps there is an opportunity here to engage a student intern to really move the ball forward over the next several months. Would you be interested to discuss this further?

I suspect it would be difficult to come up with funding for a position, but I may be wrong? Are there similar challenges if a student intern were to work on site?

Regarding establishing a group to study this, do you know if there are other folks already interested? I would be happy to do everything I can to help but with the transparency that my time is already very overallocated (preaching to the choir I know!).

In any case, let me know what you think?

Best wishes,

Kytt

On Mon, Mar 16, 2026 at 4:11 PM supervisor demayo [townofliberty.org](mailto:supervisordemayo@townofliberty.org)
<supervisordemayo@townofliberty.org> wrote:

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Good Afternoon Kytt,

I hope all is well. All good here.

The Town has initiated a process to become recognized as a Climate Smart Community. One of the requirements to get things off the ground is to form a group that would explore ideas to be presented to the Town for funding and implementation of Climate Smart related initiatives. I know you are busy as are we all but I figured to throw this out there knowing your expertise.

Would you consider leading a group to explore climate smart opportunities or, do you know of anyone who might be interested in the formation of such a group. It seems the opportunities for funding are endless but we first must work towards a bronze certification to be eligible.

I would be happy to share the information I have if you are interested.

Thanks for your consideration and be well. My best to Samantha.

Frank

Frank DeMayo

Town of Liberty Supervisor

120 N Main Street

Liberty NY 12754

(845) 292-5111

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--

Kytt MacManus (he/him)

Applied Science Lead, Environmental Flow Physics Lab (<https://efpl.engineering.columbia.edu/>)

Columbia University School of Engineering and Applied Science

Civil Engineering & Engineering Mechanics Department

Adjunct Lecturer, E3B Dept of Columbia College

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Columbia University School of Engineering and Applied Science

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Adjunct Lecturer, E3B Dept of Columbia College

FROM: Lynn Dowe, Chairman
Town of Liberty Planning Board

RE: Arrowhead Ranch and Retreat Lead Agency Request

LEAD AGENCY DESIGNATION

The Town of Liberty Planning Board has received an Application and Part 1, Long EAF and is reviewing the above noted proposed development plan. A tentative determination that the project is a Type 1 Action has been made.

Please take notice that within thirty (30) days of the date that this document is mailed to you, a Lead Agency for this project must be designated by agreement among the involved agencies.

Under the applicable standards of Title 5 NYCRR Section 617.6(b), the Town of Liberty Planning Board concludes that it is the appropriate agency to serve as Lead Agency in the environmental review of the proposed action.

This notification is being sent to interested and involved agencies with the request that you consent to the Town of Liberty Planning Board serving as Lead Agency. In the event that you, as an interested or involved agency, do not agree with the Planning Board's designation as Lead Agency, you may follow procedures outlined in NYCRR 617.6(b)(5).

If you have any questions or comments, please contact Mr. Lynn Dowe, Planning Board Chairman, Town Hall, 120 North Main Street, Liberty, New York 12754. Phone (845) 292-8511.

This notice is being mailed on April 15, 2026. Your agreement or disagreement with the Town Planning Board serving as Lead Agency is requested on or before May 15, 2026. Please send your response to Mr. Lynn Dowe at the above address.

If no response is received from your agency within thirty (30) days, it will be assumed that you are in agreement with the designation of the Town Planning Board as Lead Agency. You will continue to be notified of SEQR determinations and hearings and copies of all environmental documents will be made available to you.

Thank you for your cooperation.

Supervisor DeMayo & Town of Liberty Board Members
120 North Main Street
Liberty, NY 12754

April 23, 2026

Dear Supervisor DeMayo and Town of Liberty Board Members,

I would like to be placed on the agenda to further discuss acquiring the abandoned Big Woods Road which adjoins my property in Ferndale.

As per our last meeting, the two requests by The Board were: To check with the county to make sure they had no plans to re-build the bridge again; and, To have the owner of the three-acre parcel in between our land and Big Woods Road agree to me acquiring Big Woods Road.

Ed McAndrew from The Sullivan County DPW sent a letter to Supervisor DeMayo confirming that they do not intend to re-build the bridge.

As per the three-acre lot in question - We bought the property and now have road frontage of the entire Big Woods Road to the Thompson Town Line.

Sincerely,

Lynn Dowe

supervisordemayo townofliberty.org

From: McAndrew, Edward P. <Edward.McAndrew@sullivanny.us>
Sent: Wednesday, June 1, 2022 4:44 PM
To: 'supervisordemayo@townofliberty.org'
Cc: Baumgardner, Jacqueline L.
Subject: County Bridge 248 Big Woods Road

This message was sent securely using Zix

Frank,

I recently spoke with Mr. Lynn Dowe in regard to the bridge which was removed by the County (CB 248) on Big Woods Road in the Town of Liberty. The County has no plans to replace this bridge in the future.

If you require any additional information from me on this please let me know.

Thank you.

Ed

Please note that our email domain has changed – please update any contact information:

Edward.Mcandrew@sullivanny.us

Edward Mc Andrew, P.E.
Commissioner
Sullivan County Division of Public Works
P.O. Box 5012
Monticello, N.Y. 12701
Ph. : (845) 807-0261
Fax : (845) 807-0335
edward.mcandrew@sullivanny.us

This message was secured by Zix[®].

Memorandum of Understanding between the Town of Liberty and Green Hills Estates – Phase III

This Memorandum of Understanding (“MOU”) between the Town of Liberty (“Town”) and Green Hills Estates – Phase 3 (“Green Hills”) memorializes the framework for cooperation for certain requirements to be performed by Green Hills in order to authorize the Town’s Building Inspector to issue Certificates of Occupancy (“CO’s”) for multiple units within the Green Hills subdivision.

Green Hills shall:

Sewer

- Install a septic tank of sufficient size (Minimum 13,000 gallon capacity) and approved by the Town Engineer and Sewer Administrator to accommodate the capture of rags/screenings for all units. Solids must be pumped out annually by the property owner and/or Home Owners Association.

- Install a sewer manhole and operational flowmeter no later than March 31, 2027 in accordance with Town Code Part II General Legislation, Chapter 121 Sewers and Sewage, Article VI Use of Public Sewers, Subsection 121-29 Control Manholes.

- Understand that the Town is evaluating a local law for large district users which will require additional equipment (eg. mechanical bar screen) to effectively control rags/screenings from entering the sewer distribution system. Large district users will be given a fair amount of time to install the required equipment.

- Provide a Performance Bond by an A or better rated surety in the amount of \$100,000.00 for the supply and installation of both the septic tank and manhole/flowmeter.

Failure to abide by this understanding regarding sewer requirements will result in enforcement and subsequent penalties in accordance with Chapter 121, Article XI Enforcement and Penalties, Subsections 121-40 and 121-41.

Roads

- Install, at a minimum, the subbase and bottom course of all roads no later than July 1, 2026 in accordance with Town Code Part II General Legislation, Chapter 128 Streets, Highways and Sidewalks, Part 2 Street and Highway Construction and Dedication, Article III Design Standards, Subsection 128-10 with road completion in accordance with Town Code subsection 128-10 to be completed no later than October 31, 2026.

- Provide Performance Bond by an A or better rated surety in the amount of \$100,000.00 to assure the construction of all roads by the prescribed date indicated above.

The Town Building Inspector shall:

- Issue CO’s upon final inspection of completed units only after full execution of this Memorandum. Nothing contained in the MOU shall be construed as a waiver of any requirement of the NYS Uniform Fire Prevention and Building Code.

It is understood that there will be no issuance of any additional CO's for Green Hills Estates Phase IV should the developer fail to complete the above stated improvements for Phase III or should the developer default on the above referenced Bonds.

This Memorandum is effective as of May 1, 2026 and will remain in full force and effect until all terms are satisfied.

Town of Liberty – Supervisor

Green Hills Estates

Frank DeMayo

George Kauffman



As part of our continued effort to simplify Business Banking Lending product portfolio and focus on the products that deliver the greatest value to customers, Citi will no longer offer select Business Banking lending products.

The following products ("Terminated Products") will no longer be available for new Business Banking applications: Business Checking Plus (BCP), Business Installment Loans with Draw (BIL w/Draw), Term Loan with Draw (Term Loan w/Draw), SBA Express BIL with Draw, SBA Express Term Loan with Draw, and Standby Letter of Credit (SBLOC).

What This Means

- New applications for the Terminated Products will not be accepted after **March 20th, 2026**
- Existing loans and obligations will continue to be serviced as normal

This stop sell notice is applicable only to the Terminated Products. New applications for other business banking lending products will continue to be accepted.

Thank you for your commitment to serving the business banking needs of our Business Banking Lending clients. Please reach out to your manager to discuss any specific concerns.

Thank you.

Citibank
Borough Park Branch #076
Jacob Tse
Personal Banker

A handwritten signature in black ink, appearing to be "Jacob Tse", written over a horizontal line.



TOWN OF LIBERTY
NEW YORK
A Great Place to Work, Live and Play

Cheryl Gerow, Director of Finance
120 North Main Street
Liberty NY 12754

c.gerow@townofliberty.org

(845) 2925772 (p)

(845) 2921310(f)

DATE: May 4, 2026
TO: Supervisor DeMayo and Town Board Members
RE: Salary Increase for CDL Licenses

Carlos Carvajal and Charles Ayscue have both obtained their CDL license with a tanker endorsement for the Water and Sewer Department.

Please approve their salary increase from Laborer (\$23.40 per hour) to Laborer with CDL license at an hourly rate of \$28.05 effective as of April 17, 2026.

Thank you.

Our Mission Statement

*We provide effective transparent and responsible
municipal service that promotes the highest standard of life for our community.*



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Cheryl Gerow, Director of Finance
120 North Main Street
Liberty NY 12754

c.gerow@townofliberty.org

(845) 2925772 (p)

(845) 2921310(f)

DATE: May 4, 2026
TO: Supervisor DeMayo and Town Board Members
RE: Part-Time Data Collector

Please authorize the advertising for one part-time data collector and to receive the list from Sullivan County Civil Service.

There are currently two positions budgeted for \$17.00 per hour, with one position having been vacant for over a year.

Thank you.

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ROBERT GREEN TRUCK DIVISION
 ROUTE 17 EAST EXIT 107, P.O. BOX 8002
 ROCK HILL, N.Y. 12775
 PHONE 845-794-0300 FAX 845-794-0295
 ONONDAGA CTY #0010808 POLICE AND ADMIN VEHICLES
 3/13/2026

rev-04/01/08

LIBERTY WATER, TOWN OF
 120 NORTH MAIN STREET
 LIBERTY, NY 12754
 DAMON KNACK

OKAY TO ORDER - DAMON TO RSG 2.3.26 11:30AM
D.KNACK@TOWNOFLIBERTY.ORG

BASE MODEL LESS 5.53%/FACTORY OPTIONS LESS 10%/NON OEM LESS 50%

PH 845 796-6395/ OFFICE 845 292-5620
 FX
 VN 2026 RAM 3500 UTILITY

		RS GREEN		
QTY		UNIT PRICE	NET PRICE	TOTAL
1	2026 RAM D28L62 3500 TRADESMAN REG CAB, 4X4, 56" CA	49,655.00	46,909.08	\$46,909.08
1	SUPPLEMENTAL ADDITIONAL FLEET INCENTIVE		-3,500.00	-\$3,500.00
1	FACTORY TO DEALER DESTINATION CHARGE		2,095.00	\$2,095.00
1	PGW-GREEN EXTERIOR PAINT	500.00	450.00	\$450.00
1	ESL-6.4 LITER GAS ENGINE/ DFX-8 SPEED AUTO TRANS			
1	TXX8-HD VINYL INTERIOR			
1	AAP-SPECIAL SERVICE VEHICLE GROUP	695.00	625.50	\$625.50
1	LNC-CLEARANCE LAMPS	95.00	85.50	\$85.50
1	LHL-AUX SWITCHES			
1	TCP-;T275/70R18E ON/OFF ROAD TIRES	295.00	265.50	\$265.50
1	XEF-TRANSFER CASE SKID PLATE	95.00	85.50	\$85.50
1	DELETE PICKUP BOX	\$ (400.00)	\$ (360.00)	-\$360.00
1	ADD FULL SIZE SPARE TIRE	\$295.00	\$265.50	\$265.50
1	A7B-TRADESMAN LEVEL 1 EQUIPMENT GROUP	\$2,295.00	\$2,065.50	\$2,065.50
1	INSTALL FACTORY BACK UP CAMERA		\$150.00	\$150.00
1	RGTD-PZ975 97.5DBL BACK UP ALARM	\$168.00	\$84.00	\$84.00
1	ANTICORROSION PROTECTION & UNDERCOAT	\$659.00	\$329.50	\$329.50
1	LUVERNE 415060-401631 7" GRIP STRUT SIDE STEPS	\$1,395.00	\$697.50	\$697.50
1	FRONT MUDFLAPS - TRUCK TYPE	\$182.00	\$91.00	\$91.00
1	ANTI SAIL MUDFLAPS INSTALLED REAR WHEELS	\$318.00	\$159.00	\$159.00
1	7 WIRE FLAT TRAILER RECEPTACLE	\$318.00	\$159.00	\$159.00
1	RECEIVER HITCH W/ INSERT & "D" RINGS (DOES NOT INC. BALL)	\$1,020.00	\$510.00	\$510.00
1	STROBE LIGHTS BODY REAR PILLARS	\$1,264.00	\$632.00	\$632.00
1	STROBE LIGHTS GRILLE (4) XTP4A AMBER	\$1,264.00	\$632.00	\$632.00
1	FIRE EXTINGUISHER AND TRIANGLE REFLECTOR KIT	\$195.00	\$97.50	\$97.50
1	FRONT TIMBREN LOAD BOOSTERS	\$682.00	\$341.00	\$341.00
1	REAR TIMBREN LOAD BOOSTERS	\$914.00	\$457.00	\$457.00
1	BOSS 8'2" POWER V DXT PLOW	\$15,920.00	\$7,960.00	\$7,960.00
1	SNOW DEFLECTOR FOR V-PLOW UP TO 9'2"	\$900.00	\$450.00	\$450.00
1	CUTTING EDGE FOR DXT UP TO 9'2"	\$1,500.00	\$750.00	\$750.00
1	READING SPACEMAKER S98G	\$23,392.00	\$11,696.00	\$11,696.00
1	RECESSED REAR BUMPER	\$458.00	\$229.00	\$229.00
1	DECKPLATE GRAVEL GUARDS FRONT OF BODY	\$324.00	\$162.00	\$162.00
1	SPRAY IN LINER -FLOOR, SIDES, GATE, AND TOP OF BOX	\$2,470.00	\$1,235.00	\$1,235.00
		SUB TOTAL		\$75,808.58
		DELIVERY		
		FED EXCISE TAX		
		TOTAL		\$75,808.58



TOWN OF LIBERTY
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Cheryl Gerow, Director of Finance
120 North Main Street
Liberty NY 12754

c.gerow@townofliberty.org

(845) 292-5772 (p)
(845) 292-1310 (f)

DATE: April 21, 2026
TO: Ken Klein, Esq.
FROM: Cheryl Gerow
RE: Capital Reserve Resolution

Please prepare the necessary resolutions and legal notices for expenditures from the Reserve—Water and Sewer Major Equipment Reserve Fund the purchase of a 2026 Dodge Ram not to exceed \$76,000.00 for the May 4, 2026 Town Board Meeting.

Thank you.

Our Mission Statement

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municipal service that promotes the highest standard of life for our community.*

TOWN OF LIBERTY

TOWN BOARD WORK SESSION MINUTES

Date: March 2, 2026

Time: 10:00 a.m.

Location: Senior Citizens' Center, 119 North Main Street, Liberty, NY 12754

PRESENT: Supervisor Frank DeMayo, Councilmember Dean Farrand, Councilmember Sherri Kavleski, Councilmember Bruce Davidson, Deputy Town Clerk Sara Alvarez, Dog Control Officer Joanne Gerow, Building/Code Department Head Tammy Wilson, Assessor Robin Quick, Water & Sewer Foreman Damon Knack, Court Manager Denise Curry, Finance Director Cheryl Gerow, and Dave Ohman of Delaware Engineering.

CALL TO ORDER

The Work Session was called to order by Supervisor DeMayo at 10:00 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by those in attendance.

WORK SESSION TOPICS

DEPARTMENT HEAD REPORT REMINDER

The Supervisor thanked those department heads who submitted their reports and reminded all department heads that reports are due by the **Wednesday** prior to the scheduled Town Board meeting.

BUDGET UPDATE – OPENGOV

Bruce provided a budget update and advised department heads:

- The budget numbers should now be accurate; departments should verify their figures.
 - OpenGov items have been corrected, and departments may begin the budgeting process.
 - Departments are encouraged to add additional details where needed compared to last year.
-

OPENGOV WORKFLOW & PERMIT TRAINING – OVERVIEW

Dean provided an overview of OpenGov's **Permit and Licensing Suite**, describing workflows as a circular step-by-step process (A → B → C → D → E) that continues until a task is completed.

It was emphasized that workflow development requires collecting:

- Current forms used by departments
- Documents that should be attached to forms
- Required data fields

This information should be gathered prior to building workflows.

BUILDING DEPARTMENT AS “CENTERPIECE” FOR WORKFLOWS

The Building Department was used as the model “centerpiece” due to the number of interdepartmental interactions (Highway/DPW, Water & Sewer, Finance, Court, Assessing, etc.).

Examples were provided showing how records move between departments and “circle back” to completion.

DRIVEWAY ACCESS PERMIT – WORKFLOW DEVELOPMENT

Discussion focused on creating a Driveway Access Permit workflow and recognizing that certain required steps have not historically occurred consistently.

Key points:

- Process begins in Building and routes to DPW/Highway and Finance, then back to Building for completion.
- The workflow can be configured so it **cannot advance** unless the required information is completed.
- If an applicant indicates a driveway is needed as part of a building permit, the driveway application can be automatically required within the same workflow.

It was noted that once submitted, OpenGov can automatically route the application electronically, reducing manual steps.

RELATED RECORDS & WORKFLOW BLOCKERS

New OpenGov functionality was discussed:

- **Related Records:** links required permits/documents to another record (example: driveway permit required for CO issuance).
- **Workflow Blockers:** prevent a task from completing until the required records/documents are received.

Examples included:

- A CO cannot be issued until the driveway permit and required documents are completed.
- A dog control scenario could require specific conditions to be met before an animal is released back to an owner.

It was noted that OpenGov improvements continue regularly and were described as beneficial.

FORMS CREATION OPTIONS

Two options were discussed for creating forms:

1. Creating a form directly in OpenGov
 2. Uploading/scanning a form so AI can generate it
-

ESCROW & INSURANCE – DRIVEWAY PERMIT DISCUSSION

The driveway permit workflow may include:

- Owner insurance policy submission
- Escrow requirement (prior amount referenced as \$500; discussion suggested it may be too low depending on impacts)

It was noted that the contractor's insurance has already been obtained as part of the Building Permit process and will be available for related records.

Discussion included possible workflow sequencing, such as:

- Permit cannot advance to DPW inspection until escrow is confirmed (Finance review/verification step).
-

DPW INSPECTIONS – INTERNAL WORKFLOWS & TABLETS

It was emphasized that departments must build internal workflows for their own tasks (DPW inspections, assessing reviews, Water/Sewer requirements, etc.).

For DPW driveway inspections, the internal workflow may include:

- Line-of-sight / site distance review
- Compliance with code requirements
- Photos and documentation
- Culvert determination and installation responsibility
- Repair determination, estimate, completion verification
- Escrow balance return process through Finance

Plans were discussed to use tablets so staff can complete inspections in the field, upload photos/notes, and automatically populate inspection forms.

It was stated that pictures are to be taken by Town staff (not supplied by applicants).

PHOTO DOCUMENTATION – “BEFORE & AFTER”

The importance of taking “before” and “after” photos was emphasized to avoid disputes regarding damage to driveways or related property improvements.

PROCESS IMPROVEMENT GOAL

It was emphasized that the intent is to shorten overall timelines by ensuring required documents and steps are addressed **at the beginning** rather than discovered late in the process.

It was stated that the Town is not blaming individuals; rather, outdated systems and process gaps have contributed to repeated delays.

IMPACT OF MISSED STEPS – CO ISSUANCE AND REVENUE

A permitting example was discussed in which approximately 23 duplex units are unable to receive COs because required items were not completed earlier in the process.

It was noted:

- Delayed CO issuance prevents full valuation from being brought onto the tax roll.
 - A prior-year estimate referenced this as over \$1 million in valuation.
 - This also affects Town budgets.
-

JUSTICE COURT – FINES & FEES WORKFLOW CONCEPT

Councilmember Davidson raised the issue of uncollected fines and fees and suggested workflow controls to track aging and improve follow-through.

An estimate was referenced, indicating roughly **\$100,000 to \$500,000** in uncollected fines/fees.

It was discussed that the intent is to:

- Reduce inactive “dead air” files
 - Decide action thresholds based on aging
 - Test workflows for improved tracking and action
-

IMPLEMENTATION PRIORITIES (NEXT STEPS)

Councilmember Davidson outlined implementation priorities:

- Driveway permit + DPW workflows (current)
- Water & Sewer permits/workflows
- Justice Court workflows
- Remaining Planning Steps
- Parks & Recreation workflows (noted as needing quick attention)
- Assessors' workflows / online transitions

It was noted that NYS is transitioning from an offline program to an online RPS system, with release expected after July, which will not assist for the current year. A letter to the state was discussed.

COMPLAINT FORMS AND PUBLIC SUBMISSIONS

Complaint intake was discussed, noting some complaints currently come through informal methods (phone/Facebook) and may be difficult to track comprehensively.

OpenGov can support:

- A public complaint form
- Routing to the appropriate department/enforcer
- Tracking timelines and completion
- Dashboard visibility for supervisors
- Reduction of frivolous complaints due to required completion fields

Councilmember Farrand confirmed that residents could submit complaints (e.g., a barking dog) that would be tracked.

A phased public transition was discussed, with initial assistance available but with the expectation that submissions be made properly to enter the system.

PUBLIC ACCESS & EQUITY CONSIDERATIONS

Concerns were raised regarding residents without computer access or knowledge.

The Town discussed providing:

- A computer in a Town office or hallway area
- Assistance for residents to complete forms

It was noted that education would be required, with an emphasis on benefits for residents and on reducing midstream delays.

TRAINING RESOURCES

Councilmember Davidson reviewed access to OpenGov University, permitting and licensing training modules, and the help center (written guidance and videos). It was noted that training videos vary in pace and usefulness; written resources were described as helpful.

It was stated that staff are available to assist departments as workflows are developed.

DISCRETION WITHIN WORKFLOWS

DCO Gerow asked whether workflows allow discretion for unique circumstances (example given: dog control and indigent owners).

It was confirmed that discretion can be built into workflows using:

- Conditional fields/decision points
- Written justification requirements

A Planning Board example was provided in which, if a required item is not submitted but is accepted, the Board must document the reason, preserving a clear record for FOIL and accountability.

PUBLIC PORTAL AND DEPARTMENT CUSTOMIZATION

It was discussed that departments will have public-facing “tiles” on the portal and can customize:

- Department-specific banner images
- Descriptions/guidance for each form
- Explanations of services and transitions to online processes

At the time of the discussion, only certain forms were active (for example, the dog bite report). Additional dog control forms and Q&A-type submissions were discussed as future additions.

Access controls were described:

- Departments can fully administer their own records
- Staff outside a department can generally view, but not edit, other departments' records

WORKFLOW EXPECTATIONS – COMPLETENESS, STAFF TIME, & FEES

Councilmember Davidson stated that the Town will help residents initially, eventually:

- Incomplete applications will be returned

- Applicants will not be placed on agendas if submissions are incomplete
- Staff will gradually stop filling out paperwork on behalf of residents

The possibility of fees for staff-completed paperwork was discussed, noting that Town departments are not overstaffed, and unseen and unpaid work contributes to inefficiency.

KPIs vs. Metrics – PERFORMANCE MANAGEMENT

Councilmember Davidson explained:

- **Metrics:** measurable expectations within departments (basic vs above-and-beyond)
- **KPIs:** broader indicators showing departmental performance and Town-wide trends

Examples discussed:

- Punctuality (basic vs early arrival)
- Safety compliance (90% vs 100%)

It was stated that these measures support results and allow the Town to identify and duplicate successful practices across departments.

TRAINING SESSION FEEDBACK AND FUTURE TOPICS

Councilmember Davidson thanked attendees for their strong participation and stated that sessions are intended to be informative and helpful. Staff were encouraged to request future agenda topics, including operations, leadership, and finance.

COMMUNITY ANNOUNCEMENT

Dog Control Officer Joanne Gerow announced a Catskill Animal Rescue fundraiser (“St. Pawtricks”) at Bridge and Tunnel on Sunday, 2:00–5:00 p.m. Tickets were noted as available (including at the door), and support was encouraged.

DELAWARE ENGINEERING / DEC COMPLIANCE DISCUSSION

DRAFT LETTER TO DEC & SCHEDULE / INTERIM PROGRESS REPORTS

Dave Ohman of Delaware Engineering discussed a draft letter to DEC and a schedule of actions, noting that quarterly interim progress reports are required.

The process includes:

- Drafting updated report and schedule
- Town review and finalization
- Submission to DEC

A budget estimate of \$2,500 per report was noted (approx. \$10,000 annually).

Councilmember Farrand stressed the importance of demonstrating progress between quarters and avoiding repetitive reports without meaningful updates.

Document tracking was discussed, with Councilmember Davidson recommending Microsoft 365/Teams for storing and tracking communications and key documents.

25. SEWER LAW / RAG CONTROL / COMPLIANCE ENFORCEMENT TIMELINE

A timeline was discussed for drafting and adopting updated sewer use laws and enforcement measures.

A consensus was reached to:

- Target a **draft by June**
- Consider **adoption by the third quarter** (as a more realistic schedule)

The Board discussed compliance challenges with flow meters and enforcement concerns, including the limits of court collection effectiveness and the need for alternative compliance mechanisms.

26. BELT PRESS BID AWARD / MULTI-YEAR PROCUREMENT

The Belt Press bid award was discussed, including:

- Use of the same document process as the prior year
- Desire to reduce annual repetition by bidding multi-year (example: two years with an option for a third, or three years)

It was agreed that pursuing a multi-year approach would likely save time and effort and provide predictability.

27. DEWATERING SUPPORT STAFF – HIRING TIMELINE

Staffing needs were discussed, including safety concerns with individuals working alone during nighttime operations.

Consensus points included:

- Hire at least two seasonal staff again
 - Begin the hiring process in April (Indeed posting, interviews, training)
 - Target staff in place by **June 15** (or no later than June 15)
-

28. ADDITIONAL SLUDGE WASTING / EMERGENCY RESPONSE OPTION

The Town discussed keeping a PO in place for additional sludge waste, even if not used, to maintain readiness.

An emergency response program option through the vendor was discussed, potentially offering favorable rates and faster response.

29. CHECKLIST – YES/NO SUMMARY (BELT PRESS/SEWER ITEMS)

During the checklist review, the following were noted:

Approved / Yes (or yes if needed):

- Meetings with DEC if requested
- Belt press award work (with multi-year procurement preference)
- One-time visit(s) as needed / per-visit pricing approach
- Coordination and related support tasks
- Sludge wasting PO (multi-year approach discussed)

No (Town to handle internally):

- Belt press payment request assistance (Town can process invoices and payments)

- Chemical supply quote assistance (Town/department to handle; existing stock noted)
-

30. CLARIFIER REPAIR – ENGINEER OVERSIGHT, INSPECTION, AND LIABILITY

Clarifier repairs and QA/QC oversight were discussed.

It was emphasized:

- Submittals and pay requests require engineering review
- On-site observation is the only way to ensure work is done correctly
- Inspection documentation should include daily reports and photos
- Engineer sign-off provides accountability, documentation, and risk control

“Single source responsibility” was discussed as important to prevent confusion and gaps.

The group expressed a strong preference that inspections and pay-request sign-offs remain within the engineer’s scope.

PUMP REPAIR / ADDITIONAL ENGINEERING SERVICES

Discussion continued regarding pump-related bid and award items (referencing Koester), with agreement to follow the same approach:

- Submittal review
 - Payment requests
 - Per-visit on-site observation if needed
-

SEQRA – LEAD AGENCY DESIGNATION

A motion was discussed to designate the Town as the lead agency for upgrades, noting:

- Classification as an unlisted action
- DEC strongly suggests coordination due to multi-agency/funding involvement
- Long form and coordinated review were referenced as appropriate due to the scope

A resolution to designate the Town as the lead agency was described as straightforward.

GREEN HILLS / FLOW METER PIT / ENGINEERING COORDINATION

Discussion addressed developer-installed monitoring equipment and concerns about design accuracy and long-term maintenance.

Key points:

- Town preference that engineers coordinate directly (Town officials can step back until engineers align)
- Bad installation results in bad data; monitoring is only useful if devices are properly installed and designed
- The Town wants a “cookie-cutter” specification approach: minimum required equipment, installation standards, and review expectations built into code
- Developers should know requirements upfront (predictable budgeting and reduced delays)
- The Town discussed making deviations from the standard more time-consuming and costly for the developer (extended review/escrow/documentation)

RECOGNITION – WHITE SULPHUR SPRINGS FIRE DEPARTMENT

The Water & Sewer Foreman asked whether they would be recognized for their assistance, noting that two individuals had been present for approximately 10 hours.

ADJOURNMENT

The Work Session adjourned at **12:02 p.m.**

Respectfully submitted,
Laurie Dutcher
Town Clerk

TOWN OF LIBERTY – TOWN BOARD MEETING MINUTES

Date: April 20, 2026

Time: 6:30 p.m.

Location: Senior Citizens' Center, Liberty, NY

PRESENT:

Supervisor Frank DeMayo, Councilmember Dean Farrand, Councilmember Sherri Kavleski, Councilmember Vincent McPhillips, Councilmember Bruce Davidson, Town Clerk Laurie Dutcher, Town Attorney Kenneth Klein, Finance Director Cheryl Gerow, and Confidential Secretary Nick Rusin.

CALL TO ORDER

Supervisor Frank DeMayo opened the meeting at 6:30 p.m. with the Pledge to the Flag.

2025 AUDIT PRESENTATION BY ANDREW ARIAS

Andrew Arias provided an overview of the town's financial performance and fund balances. He reported that the town exceeded its budget projections across multiple funds, resulting in an increase of approximately \$12,000 in the general fund and \$19,000 in the general B fund. The town's overall financial position was described as strong, with robust reserves and fund balances; however, the state controller may eventually review the high fund balances. The audit identified no significant internal control or compliance issues; only minor verbal comments were made regarding sewer billings.

INSURANCE RENEWAL PRESENTATION BY DILLON FONTAINE & JACK BELLER

Dillon Fontaine and Jack Bella from Marshall & Sterling presented the annual insurance renewal results to the board. They reported that NYMIR remained competitive with a 4% overall increase, though auto insurance saw the largest increase due to rising physical damage costs and inflationary building material costs, resulting in a \$1.2 million increase in property insurance. The team discussed potential strategies, including higher deductibles with reserved funding, and emphasized the importance of proactive claims management and safety measures to maintain favorable insurance rates.

The discussion focused on telematics and its benefits for municipal vehicle fleets. They explained that telematics systems can help reduce insurance claims by providing clear evidence of accidents, though they won't prevent claims where the municipality's vehicles are at fault. He recommended implementing telematics alongside safety policies and driver incentive programs, suggesting a \$50 gift for the best driver performance as an effective approach. Mr. Beller also introduced a potential partnership with Thrive, a company offering IT and related services, which could provide telematic systems at a 15%-20% discount through their preferred partnership.

100-26 APPROVAL OF CORRESPONDENCE

Motion to accept the incoming and outgoing correspondence.

Motion by: Councilmember Dean Farrand
Second by: Councilmember Sherri Kavleski
5 Ayes CARRIED

101-26 APPROVAL OF AUDIT

Motion to approve the following audits:

- April 2026 Abstract Claims #495–661 totaling \$686,703.57
- March 2026 Post Audit Claims #466–494 totaling \$173,997.98
- March 2026 General Ledger Abstract Claims #70-92 totaling \$282,713.24

Motion by: Councilmember Bruce Davidson
Second by: Councilmember Sherri Kavleski
5 Ayes CARRIED

102-26 APPROVAL OF MONTHLY REPORTS

Motion approving the following reports:

- Town Clerk's Report (March 2026)
- Tax Collector's Report (March 2026)
- Tax Collector's Report (January 1, 2026 – April 16, 2026)
- Revenue & Expense Summary (March 2026)
- Supervisor's Report (March 2026)

Motion by: Councilmember Dean Farrand
Second by: Councilmember Bruce Davidson
5 Ayes CARRIED

103-26 APPROVAL OF MINUTES

Motion accepting the following minutes as submitted by the Town Clerk:

- March 16, 2026 Regular Monthly Mtg.
- April 16, 2026 Stone bid

Motion by: Supervisor Frank DeMayo
Second by: Councilmember Sherri Kavleski
5 Ayes CARRIED

104-26 ACCEPT RESIGNATION – ROBIN QUICK

Motion accepting the resignation of Robin Quick as Assessor effective April 1, 2026.

Motion by: Councilmember Dean Farrand
Second by: Councilmember Sherri Kavleski
5 Ayes CARRIED

105-26 APPROVE GENERAL LIABILITY INSURANCE RENEWAL

Motion approving the Town’s general liability insurance renewal.

Motion by: Councilmember Dean Farrand
Second by: Councilmember Sherri Kavleski
5 Ayes CARRIED

106-26 CANCEL CONTRACT – GREAT OUTDOOR SIGN

Motion to cancel the contract with Great Outdoor for the “Welcome to Liberty” sign on Route 52.

Motion by: Councilmember Bruce Davidson
Second by: Councilmember Sherri Kavleski
5 Ayes CARRIED

107-26 ACKNOWLEDGEMENT OF COURT AUDIT 2025

WHEREAS, Section 2019-a of the New York State Uniform Justice Court Act requires that the records and dockets of the Justice Court be examined and/or audited at least once each year; and

WHEREAS, the Town Board of the Town of Liberty has caused such required examination and/or audit to be conducted on the Justice Court records for the **year 2025**;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Liberty does hereby acknowledge that the required examination and/or audit was

conducted on the Justice Court records for the year **2025**, in compliance with New York State law; and

BE IT FURTHER RESOLVED, that the Town Clerk is hereby authorized and directed to forward a certified copy of this resolution, together with any required documentation, to the New York State Unified Court System.

Motion: Councilmember Dean Farrand
Second: Supervisor Frank DeMayo
5 AYES CARRIED

108-26 AWARD STONE BID

WHEREAS, the Town of Liberty Highway Department requires stone and related aggregate materials for the maintenance and repair of Town highways; and

WHEREAS, the Town of Liberty duly advertised for sealed bids for the supply of stone materials in accordance with Town policy and applicable law, with bids due by **April 16, 2026, at 11:00 a.m.**; and

WHEREAS, the bid specifications require that all stone conform to **Sullivan County Department of Public Works and New York State Department of Transportation specifications** and be subject to inspection by the Highway Superintendent; and

WHEREAS, the bid period is for **May 7, 2026, through May 6, 2027**, and award of the bid permits other municipalities and political subdivisions within Sullivan County to make purchases off this bid; and

WHEREAS, the bid allows the Town Board to award the contract to the most advantageous bidder based on quality and price, to waive informalities, and to reject any and all bids if deemed in the best interest of the Town; and

WHEREAS, the Town Board has reviewed the bids received and the recommendation of the Highway Superintendent;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Liberty hereby awards the **Stone Bid** for the period **May 7, 2026, through May 6, 2027**, to the **lowest responsible bidder** for the items bid, in accordance with the bid specifications on file in the Town Clerk's Office; and

BE IT FURTHER RESOLVED, that this award allows other municipalities and political subdivisions within Sullivan County to purchase stone materials off this bid pursuant to the bid terms.

LOW BIDDER SUMMARY (FOB & DELIVERED)

Material	Low FOB Bidder	FOB Price
#1A – Limestone	Callanan Industries, Inc.	\$35.00
#1A – Ledge Rock	Callanan Industries, Inc.	\$31.00
#1	Aden Mining & Materials, Inc.	\$18.58
#1B	Deckelman LLC	\$17.55
#2	Callanan Industries, Inc.	\$17.25
#3	Aden Mining & Materials, Inc.	\$17.53
#4	Aden Mining & Materials, Inc.	\$17.53
Crusher Run	Callanan Industries, Inc.	\$12.75
#1 & #2 – 50/50	Callanan Industries, Inc.	\$18.50
Ledge Stone Sand	Aden Mining & Materials, Inc.	\$14.96
Surge Stone (Non-DOT)	Aden Mining & Materials, Inc.	\$13.61
Light Stone Fill	Callanan Industries, Inc.	\$17.00

Material	Low Delivered Bidder	Delivered Price / Ton
#1A – Limestone	Callanan Industries, Inc.	\$41.80
#1A – Ledge Rock	Callanan Industries, Inc.	\$37.80
#1	Aden Mining & Materials, Inc.	\$24.58
#1B	Aden Mining & Materials, Inc.	\$24.37
#2	Callanan Industries, Inc.	\$24.05
#3	Aden Mining & Materials, Inc.	\$23.53
#4	Aden Mining & Materials, Inc.	\$23.53
Crusher Run	Callanan Industries, Inc.	\$19.55
#1 & #2 – 50/50 Ledge Rock	Callanan Industries, Inc.	\$25.30
Ledge Stone Sand	Aden Mining & Materials, Inc.	\$20.96
Surge Stone – Non-DOT	Aden Mining & Materials, Inc.	\$19.81
Light Stone Fill	Callanan Industries, Inc.	\$23.80

Motion by: Councilmember Vincent McPhillips
Second by: Councilmember Dean Farrand
5 Ayes CARRIED

109-26 SUBSCRIBE TO HELIX INTEL PROGRAM

Motion to subscribe to the Helix Intel maintenance monitoring program at no cost to the Town.

Motion by: Councilmember Dean Farrand
Second by: Councilmember Sherri Kavleski
5 Ayes CARRIED

110-26 AUTHORIZE RCAP INCOME SURVEY – WHITE SULPHUR SPRINGS WATER DISTRICT

Motion authorizing the Supervisor to engage RCAP to conduct an income inventory survey for the White Sulphur Springs Water District for potential CDBG funding eligibility.

Motion by: Councilmember Dean Farrand
Second by: Councilmember Sherri Kavleski
5 Ayes CARRIED

111-26 TEMPORARY ROAD CLOSURE – HUSCHKE ROAD 5/5/26

The Town Board of the Town of Liberty does hereby approve the closure of Huschke Road (#149–#201) on May 5, 2026, from 4:00 p.m. to 11:00 p.m. for Lag B’Omer, contingent upon notification to residents, proper traffic control, and all required permits. Road will be accessible to emergency vehicles and residents within the closed area.

Motion by: Supervisor Frank DeMayo
Second by: Councilmember Bruce Davidson
5 Ayes CARRIED

**Manny Steinberg advised that certified letters would be sent to the affected residents.*

112-26 AUTHORIZE RESTORE NY GRANT DISBURSEMENT AGREEMENT

Motion authorizing the Supervisor to execute the Restore NY Round 8 grant disbursement agreement for #2 and #29 Main Street, Parksville.

Motion by: Councilmember Bruce Davidson

Second by: Councilmember Sherri Kavleski
5 Ayes CARRIED

DELAWARE ENGINEERING REPORT

1. ***Liberty Business Park Water & Sewer Infrastructure Upgrade Project (Old Rte 17 Corridor)***
 - Contract work and subcontracting related to Engineering Services (up to 50% design) are underway
 - The Town Board resolved to act as Lead Agency for an Unlisted Action-Coordinated SEQR review at the March 2, 2026 meeting
 - **FEQR Full Environmental Assessment Form (FEAF) Part 1 will be provided in advance of and for consideration at the May 4, 2026 Town Board Meeting**

2. ***Swan Lake WWTP Upgrade***
 - Continuing preparation of responses to NYSDEC SPDES permit/PER comment letter and design work
 - FY27 Congressionally Directed Spending (CDS) Request Form submitted by March 22, 2026
 - On going discussions with USDA-RD, and Other State and Federal representatives on additional grant funding

3. ***Swan Lake WWTP NYSDEC Notice of Violation (NOV)***
 - January 2026 Interim Report including the letter and proposed updated schedule of compliance (SOC) was submitted to NYSDEC on 3/5/26
 - **Delaware to update and submit the April 2026 Interim Report to NYSDEC once acceptable by the Town**
 - **Temporary Sludge Dewatering Services Bid Award**
 - On Friday March 27, 2026 the Town received bids for the Swan Lake WWTP NOV, Sludge Disposal Services.
 - One (1) response was received from MSD Environmental Services for **Temporary Sludge Dewatering for a total of \$103,000 (\$1,250 more than 2025)**. Bid Sheet attached
 - **Recommend Town consider and accept the 3/27/26 MSD Environmental Services proposal for Temporary Sludge Dewatering Services for 2026 and authorize the Town Director of Finance to issue a purchase order to MSD Environmental Services for:**
 - **Press Mobilization and Demobilization**
 - **Conveyor Mobilization and Demobilization**
 - **Startup Assistance and Training**
 - **Trailer Mounted Belt Press Rental**
 - **up to four (4) months with a total not to exceed cost of up to \$103,000, including Customer (Town) Certificate of Insurance, contingent upon processing of Capital Reserve funds and adopt the resolution for public notice for the use of capital reserve funds, and accept pricing for:**

- **Additional Startup Assistance and Training**
 - **Additional Monthly Belt Rental**
 - **2027 Budget Pricing for future consideration**
- **Sludge Disposal Services Bid Award**
 - On Friday March 27, 2026 the Town received bids for the Swan Lake WWTP NOV, Temporary Sludge Disposal Services.
 - One (1) response was received from TAM Enterprises, Inc., Bid Sheet attached.
 - **Recommend Town consider and accept the 4/10/26 TAM Enterprises, Inc. proposal for Sludge Disposal Services:**
 - **Liquid Sludge Disposal (\$0.22/gallon) (\$0.21/gallon in 2025)**
 - **Dewatered Sludge Disposal (\$250/ton) (\$225/ton in 2025) and 2027 budget pricing for future use and consideration**
 - **Additional NOV Related Recommendations:**
 - **Adopt Capital Reserves Resolution for the Temporary Sludge Dewatering**
 - **Authorize advertising for additional seasonal staff to rake the bar rack (needs staff in place by June 1, 2026)**
 - **Town Staff to get quotes for sludge dewatering chemical and submit WTC info to NYSDEC**
 - **Town to move forward with Sewer Use Ordinance (SUO) for rag control (SOC includes refining the draft law addition by June 30, 2026)**
4. ***Swan Lake Sewer System Evaluation//I/ EPG Study***
- Field work completed March 24 thru March 27
 - Inspection documentation pending
 - The Engineering Report needs to be done by February 2027 (18 months from execution of the Grant Agreement)
5. ***Loomis WWTP Clarifier Repair***
- Notice to Proceed issued to Poolbrook Contracting on April 1, 2026.
 - Parts ordered; estimated lead time of 6-8 weeks.
 - Onsite work anticipated late May or early June.
 - Delaware will update the W&S Dept. Staff as the schedule is confirmed.
6. ***Swan Lake WWTP Recirculation Pump Repair***
- Notice of Award issued to Koester on April 1, 2026.
 - Notice to Proceed pending receipt of Bonds and Insurance from Koester.
7. ***Ferndale Rd/Ferndale Loomis Road Intersection Waterline Crossing***
- Nothing new this month
8. ***Basketball Court by Skate Park***
- Grading plan and construction details are under way

9. ***Ferndale Water District Pump/Tank Communication and Mixer***
 - Coordination with Damon to confirm the scope is anticipated in May
 - Proposed replacement of telephone-line communication between Ferndale Water Tank and Stevensville Booster Station with wireless, due to wet weather communication failure.
 - Delaware will prepare a contract for our work for Board consideration

10. ***Delaware River Basin Commission (DRBC) Groundwater Withdrawal Docket/Permit***
 - The Town's DRBC Groundwater Withdrawal Docket expired on March 16, 2026 (10-year term).
 - A complete renewal application, was due last year (March 2025), 12 months in advance of expiration.
 - In 2014 Delaware worked with the Town to prepare and submit the application. This was a \$15,000 - \$20,000 effort.
 - Some application may remain valid, but a substantial portion will require updating.
 - Does the Town want Delaware to work with the W&S Dept. to update and submit the application? If so, Delaware can provide a cost proposal to do so.

11. ***Green Hills 3***
 - Working with the Town to respond to revised design for flow meter and rag control.

12. ***Attachments***
 - Swan Lake WWTP NYSDEC Notice of Violation (NOV)
 - Temporary Sludge Dewatering Services Bid – MDS Environmental
 - Sludge Disposal Services Bid Award – TAM Enterprises

13. ***Items Discussed or Reviewed at Meeting but not distributed with this package:*** None

113-26 ACCEPT MSD ENVIRONMENTAL SERVICES PROPOSAL

Motion accepting the March 27, 2026, proposal from MSD Environmental Services for temporary sludge dewatering services for 2026.



Itemized Bid Sheet

For 2026 Services

Items/Description	Quantity	Units	Unit Price	Total Price
Press Mobilization/demobilization:	1	Lump Sum	5,500	NA
Conveyor Mobilization/demobilization:	1	Lump Sum	5,500	NA
Startup Assistance and Training	1	Lump Sum	4,000	NA
Trailer Mounted Belt Press Rental:	1	\$ per month	22,000	NA
Total Not to Exceed Price (in figures):				NA

Additional Services for Town Consideration

	Quantity	Units	Unit Price	Total Price
Additional Startup Assistance and Training, plus travel & per diem	1	Per Day	3,000	NA
Trailer Mounted Belt Press Rental:	1	\$ per week	6,500	NA

For 2027 Services - Budget Price - Confirm in 2027

Items/Description	Quantity	Units	Unit Price	Total Price
Press Mobilization/demobilization:	1	Lump Sum	5,500	NA
Conveyor Mobilization/demobilization:	1	Lump Sum	5,500	NA
Startup Assistance and Training	1	Lump Sum	4,000	NA
Trailer Mounted Belt Press Rental:	1	\$ per month	22,000	NA
Total Not to Exceed Price (in figures):				NA

BID SUBMITTED BY: MSD ENVIRONMENTAL SVS. INC
(Name of Company)

Date Submitted: 3/24/2026

Motion by: Councilmember Vincent McPhillips
Second by: Councilmember Sherri Kavleski
5 Ayes CARRIED

114-26 APPROVE TAM ENTERPRISES PROPOSAL – SLUDGE DISPOSAL
Motion approving the April 10, 2026, proposal from Tam Enterprises Inc. for sludge disposal services

Itemized Bid Sheet

Items/Description	Quantity	Units	Unit Price
Liquid Sludge Disposal:	1	\$ per gallon	\$0.22
Dewatered Sludge Disposal:	1	\$ per ton	\$ 250.00
Sludge Box Rental (20 yard)	1	cost per month	\$
Other	-	-	\$
Total Price (in figures):			
	NA	NA	NA

For 2027 Services - Budget Price - Confirm in 2027

Items/Description	Quantity	Units	Unit Price
Liquid Sludge Disposal:	1	\$ per gallon	\$0.23
Dewatered Sludge Disposal:	1	\$ per ton	\$ 275.00
Sludge Box Rental (20 yard)	1	cost per month	\$
Other	-	-	\$
Total Price (in figures):			
	NA	NA	NA

BID SUBMITTED BY: TAM Enterprises Inc.
(Name of Company)

[Handwritten Signature]

Date Submitted: 04/10/26

Motion by: Supervisor Frank DeMayo
Second by: Councilmember Dean Farrand
5 Ayes CARRIED

115-26 AUTHORIZE EXPENDITURE – SWAN LAKE SEWER CAPITAL RESERVE

At a regular meeting of the Town Board of the Town of Liberty, Sullivan County, New York, held at the Town of Liberty Senior Citizens' Center, 119 North Main Street, Liberty, New York, in said Town, on the 20th day of April 2026, at 6:30 p.m. prevailing time.

The meeting was called to order by Supervisor DeMayo, and upon roll being called, the following were:

PRESENT: Supervisor Frank DeMayo
Councilmember Dean Farrand

Councilmember Vincent McPhillips

Councilmember Bruce Davidson

Councilmember Sherri Kavleski

ABSENT:

The following resolution was introduced by Councilmember Dean Farrand, who moved its adoption, and seconded by Councilmember Sherri Kavleski, to wit:

A RESOLUTION AUTHORIZING THE LEASE OF A TEMPORARY SLUDGE DEWATERING PRESS FOR THE SWAN LAKE SEWER DISTRICT, AT A MAXIMUM ESTIMATED COST OF \$103,000.00, AND PAYMENT THEREFOR BY THE EXPENDITURE OF THE SUM OF \$103,000.00 FROM THE SWAN LAKE SEWER DISTRICT CAPITAL RESERVE FUND.

BE IT RESOLVED, by the Town Board of the Town of Liberty, Sullivan County, New York, as follows:

Section 1. The lease of a Temporary Sludge Dewatering Press for the Swan Lake Sewer District, at a maximum estimated cost of \$103,000.00, and the expenditure of the sum of \$103,000.00 from the Swan Lake Sewer District Capital Reserve Fund to pay such maximum estimated cost is hereby authorized and approved.

Section 2. The action authorized has been determined to constitute a Type II Action as defined in 6 NYCRR §617.5(c)(1), (2), (31) and (32) of the regulations promulgated pursuant to the State Environmental Quality Review Act, for which environmental review is not required.

Section 3. The plan for financing of such maximum estimated cost of \$103,000.00 is by the appropriation and expenditure of the sum of \$103,000.00 from the Swan Lake Sewer District Capital Reserve Fund.

Section 4. Within ten (10) days after the adoption of this resolution, the Town Clerk shall post on the Town sign board and publish in the Sullivan County Democrat, the official newspaper of the Town, a notice in conformance with the requirements of Section 90 of the Town Law of the State of New York.

Section 5. This resolution is adopted subject to a permissive referendum.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, resulting as follows:

Supervisor Frank DeMayo voting	` AYE
Councilmember Dean Farrand voting	` AYE
Councilmember Vincent McPhillips voting	' AYE '
Councilmember Bruce Davidson voting	` AYE
Councilmember Sherri Kavleski voting	` AYE

The resolution was thereupon declared duly adopted.

Motion advertising for additional seasonal staff to rake the bar rack at the Swan Lake Wastewater Treatment Plant.

The Town Clerk was told this was approved at an earlier meeting.

116-26 APPROVE CHEMICAL PURCHASE

Motion approving the purchase of chemicals from Slack at the same price as in 2025.

Motion by: Councilmember Dean Farrand

Second by: Councilmember Sherri Kavleski
 5 Ayes CARRIED

117-26 APPROVE BUDGET TRANSFERS AND MODIFICATIONS

Motion approving the following budget transfers and modifications as submitted by

Budget Modification		
W4 8310.478	\$1,009.74	
W4 2680		\$1,009.74
WSS Hydrant Insurance Claim		
A 1987.42 (County Share)	\$18,608.42	
A 1987.41 (EPA Share)	\$74,432.60	
A 3087		\$93,041.02
17 Corridor/Business Park Study Grant		

Please also approve a budget transfer for Ferndale Water from W2 9950.9200 (transfer to capital) to W2 8310.4 (operating fund) in the amount of \$45,000 for the emergency repairs done within the Ferndale Water District.

the Finance Director.

Motion by: Councilmember Bruce Davidson
 Second by: Councilmember Dean Farrand
 5 Ayes CARRIED

118-26 APPROVE AQUAGUARD CLEANING – SHERWOOD WELL

Motion approving AquaGuard cleaning of the Sherwood and Roth Wells by Subsurface Technologies in the amount of \$14,250 from the Stevensville /Sherwood Well District Operational Fund.

Motion by: Councilmember Vincent McPhillips
 Second by: Councilmember Dean Farrand
 5 Ayes CARRIED

119-26 APPROVE STANDARD WORKDAY AND REPORTING RESOLUTION

Motion approving the standard workday and reporting resolution.

Motion by: Councilmember Bruce Davidson
Second by: Councilmember Dean Farrand
5 Ayes CARRIED

**120-26 AUTHORIZE PURCHASE – 2026 DODGE RAM 3500 UTILITY TRUCK
& DIRECT TOWN ATTORNEY PREPARE CAPITAL RESERVE
RESOLUTION**

Motion authorizing the purchase of a 2026 Dodge Ram 3500 utility truck in the amount of \$75,808.58 and authorizing preparation of the capital reserve resolution.

Motion by: Councilmember Vincent McPhillips
Second by: Councilmember Dean Farrand
5 Ayes CARRIED

121-26 APPROVE PROGRESSIVE DISCIPLINE POLICY

Motion approving the progressive discipline policy, warning, and performance improvement plan.

Progressive Discipline Policy

Purpose

Town of Liberty's progressive discipline policy and procedures are designed to provide a structured corrective action process to improve and prevent a recurrence of undesirable employee behavior and performance issues.

Outlined below are the steps of Town of Liberty's progressive discipline policy and procedures. Some of the factors that will be considered are whether the offense is repeated despite coaching, counseling or training; the employee's work record; and the impact the conduct and performance issues have on the organization.

Pursuant to §75 of Civil Service Law, failure to adhere to this policy may result in removal and other disciplinary action.

Nothing in this policy provides any contractual rights regarding employee discipline or counseling, nor should anything in this policy be read or construed as modifying or altering the employment-at-will relationship between Town of Liberty and its employees.

Procedure

Step 1: Counseling and verbal warning

Creates an opportunity for the Department Head to bring attention to the existing performance, conduct or attendance issue. The Department Head should discuss with the employee the nature of the problem or the violation of Town policies and procedures. The Department Head is expected to clearly describe expectations and steps the employee must take to improve his or her performance or resolve the problem. Within five business days, the Department Head will prepare

written documentation of the verbal counseling. The employee will be asked to sign this document to demonstrate his or her understanding of the issues and the corrective action.

Step 2: Written warning

The written warning involves more formal documentation of the performance, conduct or attendance issues and consequences, additionally the written warning will advise the employee of their right to representation. During Step 2, the Department Head and a Supervisor will meet with the employee to review any additional incidents or information about the performance, conduct or attendance issues as well as any prior relevant corrective action plans. Management will outline the consequences for the employee of his or her continued failure to meet performance or conduct expectations.

A formal performance improvement plan (PIP) requiring the employees' immediate and sustained corrective action will be issued within five business days of a Step 2 meeting. The written warning may also include a statement indicating that the employee may be subject to additional discipline, up to and including termination, if immediate and sustained corrective action is not taken.

Step 3: Suspension and final written warning

Some performance, conduct or safety incidents are so problematic and harmful that the most effective action may be the temporary removal of the employee from the workplace. When immediate action is necessary to ensure the safety of the employee or others, the immediate supervisor may suspend the employee for no more than *thirty days* without pay, pending the results of an investigation and hearing. Suspensions that are recommended as part of the normal sequence of the progressive discipline policy and procedures are subject to approval from a supervisor and HR. Depending on the seriousness of the infraction, the employee may be suspended without pay in full day increments consistent with federal, state and local wage and hour employment laws. Employees may not substitute or use an accrued paid vacation, sick or personal day in lieu of the unpaid suspension. In compliance with the Fair Labor Standards Act (FLSA), unpaid suspension of salaried/exempt employees is reserved for serious workplace safety or conduct issues. HR will provide guidance to ensure that the discipline is administered without jeopardizing the FLSA exemption status. Pay may be restored to the employee if an investigation of the incident or infraction absolves the employee of wrongdoing.

Step 4: Recommendation for termination of employment

The last and most serious step in the progressive discipline process is a recommendation to terminate employment. Generally, The Town of Liberty will try to exercise the progressive nature of this

policy by first providing warnings, issuing a final written warning or suspending the employee from the workplace before proceeding to a recommendation to terminate employment. Management's recommendation to terminate employment must be approved by human resources (HR) and the division director or designate. Final approval may be required from the Town Board.

Appeals

- An employee may appeal if subjected to any of the following penalties:
- Demotion in title or grade
- Dismissal or termination from service
- Suspension without pay
- Fine
- Official reprimand without remittance of pre-hearing suspension pay

An employee must select **one** of the following appeal options:

File a written appeal with the State or Municipal Civil Service Commission having jurisdiction; OR
Initiate a proceeding in a court of competent jurisdiction pursuant to Article 78 of the Civil Practice Law and Rules.

Appeals to the Civil Service Commission must be filed in writing within twenty (20) days after service of the written notice of determination.

If the notice of determination is served by registered mail, the employee shall be granted an additional three (3) days to file the appeal.

Failure to file within the prescribed timeframe may result in dismissal of the appeal.

Following review, the Commission may affirm, reverse, or modify the disciplinary determination.

If reinstated, the employee shall receive back pay for the period of removal, including any prior suspension without pay, less any unemployment insurance benefits received during such period.

The decision of the Civil Service Commission shall be final and binding and shall not be subject to further judicial review.

Documentation

The employee will be provided with copies of all progressive discipline documentation, including all PIPs.

The employee will be asked to sign copies of this documentation attesting to his or her receipt and understanding of the corrective action outlined in these documents.

Copies of these documents will be placed in the employee's official personnel file.

For further clarification and updated rules, refer to § 75 of Civil Service Law.

Motion by: Supervisor Frank DeMayo

Second by: Councilmember Dean Farrand

5 Ayes CARRIED

122-26 REQUEST BIDS – DAY CAMP CONCESSION STAND

Motion to request bids for the Day Camp Concession Stand and to set a bid date of May 28, 2026, at the Town Clerk’s Office, 120 North Main Street, Liberty.

Motion by: Councilmember Vincent McPhillips

Second by: Councilmember Dean Farrand

5 Ayes CARRIED

**123-26 APPROVE ONBOARDING DOCUMENTS – P&R, PLANNING,
ZONING, ASSESSMENT REVIEW BOARDS**

Motion approving onboarding documents for the Parks & Recreation Advisory Board, Planning Board, Zoning Board, and Board of Assessment Review.

(Documents on file in Town Clerk’s Office)

Motion by: Supervisor Frank DeMayo

Second by: Councilmember Dean Farrand

5 Ayes CARRIED

124-26 AUTHORIZE IT REQUEST FOR PROPOSALS

Motion authorizing advertisement and solicitation of Requests for Proposals for IT services with a bid date of May 28, 2026.

Motion by: Councilmember Dean Farrand

Second by: Not stated

5 Ayes CARRIED

UNDER REVIEW/IN PROGRESS

125-26 AMEND SOCIAL MEDIA POLICY AND DESIGNATE OVERSIGHT

Motion designating James, Cheryl, Nick, and Laurie for oversight of Town social media and amending the Social Media Use Policy to allow multiple administrators.

Motion by: Councilmember Sherri Kavleski

Second by: Councilmember Dean Farrand

5 Ayes CARRIED

TABLED ONE-WAY STREET – PARKSVILLE

Tabled until all residents of Main Street, Parksville, have been notified.

GREEN HILLS PHASE 2 – CERTIFICATES OF OCCUPANCY / MEMORANDUM OF UNDERSTANDING

Supervisor DeMayo presented the proposed memorandum of understanding for Green Hills Phase 2, which would allow the issuance of certificates of occupancy

contingent upon completion of road and sewer improvements. He explained that the agreement includes bonding requirements to ensure completion of the work, and that the remaining item to be determined is the bond amount for road construction.

The Board discussed the form of bonding and enforcement. The Town Attorney advised that the agreement would function as a contract enforceable through the bond. Board members expressed concern about adequate protection for the Town and discussed a preference for a cash bond or letter of credit over a surety bond.

Additional discussion covered operational requirements for the system, including the property owner's need to pump out holding tanks at least annually. Board members also discussed long-term considerations for wastewater management, including the potential requirement of bar screens or similar systems for larger users to prevent debris from entering the system.

It was further discussed that any future removal of the tank system would be the property owner's responsibility. The Board noted the need for engineering specifications and cost estimates to properly establish bond amounts and system requirements.

Supervisor DeMayo stated that the memorandum would be revised to reflect the Board's direction, including:

- requiring a cash bond or letter of credit,
- establishing annual maintenance requirements, and
- obtaining a cost estimate for road construction to determine the bond amount.

The Board agreed to proceed with the revisions.

MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN OF LIBERTY AND GREEN HILLS ESTATES

This Memorandum of Understanding ("MOU") between the Town of Liberty ("Town") and Green Hills Estates – Phase 3 ("Green Hills") memorializes the framework for cooperation for certain requirements to be performed by Green Hills in order to authorize the Town's Building Inspector to issue Certificates of Occupancy ("CO's") for multiple units within the Green Hills subdivision.

Green Hills shall:

Sewer

- Install a septic tank of sufficient size (minimum 13,000-gallon capacity) and approved by the Town Engineer and Sewer Administrator to accommodate the capture of rags/screenings for all units. Solids must be pumped out annually by the property owner and/or Homeowners Association.
- Install a sewer manhole and operational flowmeter no later than October 31, 2026, in accordance with Town Code Part II General Legislation, Chapter 121 Sewers and Sewage, Article VI Use of Public Sewers, Subsection 121-29 Control Manholes.
- Understand that the Town is evaluating a local law for large district users, which will require additional equipment (eg, mechanical bar screen) to effectively control rags/screenings from entering the sewer distribution system. Large district users will be given a fair amount of time to install the required equipment.
- Provide cash or a letter of credit to be held in escrow in the amount of \$100,000.00 for the supply and installation of both the septic tank and manhole/flowmeter.

Failure to abide by this understanding regarding sewer requirements will result in enforcement and subsequent penalties in accordance with Chapter 121, Article XI Enforcement and Penalties, Subsections 121-40 and 121-41.

Roads

- Install, at a minimum, the subbase and bottom course of all roads no later than June 1, 2026 in accordance with Town Code Part II General Legislation, Chapter 128 Streets, Highways and Sidewalks, Part 2 Street and Highway Construction and Dedication, Article III Design Standards, Subsection 128-10 with road completion in accordance with Town Code subsection 128-10 to be completed no later than October 31, 2026.
- Provide cash or a letter of credit to be held in escrow in the amount of \$100,000.00 to assure the construction of all roads by the prescribed date indicated above.

The Town Building Inspector shall:

- Issue COs upon final inspection of completed units only after full execution of this Memorandum. Nothing contained in the MOU shall be construed as a waiver of any requirement of the NYS Uniform Fire Prevention and Building Code.

This Memorandum is effective as of April 21, 2026, and will remain in full force and effect until all terms are satisfied.

Motion by: Supervisor Frank DeMayo

Second by: Councilmember Dean Farrand

5 Ayes CARRIED

PUBLIC PARTICIPATION

Rube Smith – O’Keefe Hill Road Development

Rube Smith addressed the Board and stated that he had attended a Planning Board meeting on January 9th, along with several neighbors, where concerns were raised about a proposed project on O’Keefe Hill Road. He stated that at that time, the project was described as renovation work; however, he believes that what has occurred since is significantly different.

Mr. Smith stated that he observed **approximately 20 concrete trucks** at the site and that large foundations have been constructed, estimating that one building is “400% bigger” than the original and another “200% bigger.” He stated that, to his knowledge, **no environmental impact study was completed** and that the Planning Board had indicated no work should begin prior to such review.

He further stated that he contacted the Building Department multiple times and was informed that permits had been issued for renovation work, but he believes the work being performed exceeds the scope of those permits. He expressed concern that **incorrect information may have been provided to the public** regarding approvals.

Mr. Smith also stated that the roadway has been damaged by construction traffic and that repairs appear to have been made to accommodate construction vehicles rather than normal residential use, noting that residents are having difficulty accessing their property.

He questioned why enforcement action has not been taken and stated that the situation is unfair to residents who follow proper procedures. He expressed concern that the Town is allowing work to proceed without appropriate approvals and oversight.

Mr. Smith further expressed broader concerns about development patterns, infrastructure impacts, and property values, urging the Board to take action and review the situation.

DENISE SCHNEIDER-PATTI-CINCO DE MAYO

I need to ask a question. My name is Denise Schneider-Patty. I need to ask a question before I say more. I had sent a letter, a formal complaint regarding the Cinco de Mayo events. Is your response actually the letter that I picked up yesterday

from my mailbox that Frank wrote? Is that your response? Is that your investigation, or will there be some other formal investigation?"

Supervisor DeMayo advised that public participation is not a back-and-forth discussion and asked her to express her concerns.

Ms. Schneider-Patty continued:

"Okie doke, then. So, you're not... okay. I was going to ask you a question, Frank, so I will just say this. One of the things you said in the letter was that Liberty Rising is a volunteer nonprofit 501(c)(3) organization, and I was wondering when they became a 501(c)(3), as you were still discussing the finances to make it a 501(c)(3) at the last Liberty Rising meeting, which was March 23rd, if I recall."

She identified herself as the volunteer coordinator of a children's group under Sullivan 180 and stated that she has worked with Hispanic youth for approximately ten years. She explained that the Cinco de Mayo event originated from the youth group's idea and was supported in part by Parks and Recreation and largely by parents.

Ms. Schneider-Patty further stated:

"I am formally asking the Board if I can state the specifics of my concerns at an executive board meeting, at the convenience of both parties... meaning you folks and me and any Hispanics who wish to come."

She referenced a prior written complaint and stated that presenting the full details publicly, including emails and recordings, "would rip up this town," and indicated that she did not wish to take that approach. She stated her goal was to resolve the matter peacefully, with accountability where appropriate.

Ms. Schneider-Patty expressed concern that the Hispanic community's issues had not been adequately addressed and stated that she felt marginalized. She also questioned statements made in the Town's response letter, including the status of Liberty Rising and the handling of funds and support related to the Cinco de Mayo event.

She further stated that she had been told to attend a meeting alone, described her experience during that meeting, and indicated that she began documenting interactions as a result. She stated that she found the Town's written response to her complaint insufficient.

Ms. Schneider-Patty also stated that she had received communication indicating that certain individuals involved in the 2024 event had not yet been paid, which she said had been raised previously.

She concluded by stating that she would prefer to resolve the matter privately but, if necessary, would pursue review through outside agencies. She requested acknowledgment of her concerns and asked when she might receive a response from the Board.

Supervisor DeMayo stated that the matter would be taken under advisement and reiterated that public participation is not a back-and-forth discussion.

Rob Rayevsky

Read aloud the following letter:

Monday, April 20, 2026 at 17:53:15 Eastern Daylight Time

Subject: re: I-86 Diner Trash in Parksville
Date: Monday, April 20, 2026 at 5:53:11 PM Eastern Daylight Time
From: info@parksvilley.org
To: Rob Rayevsky

From: Rob Rayevsky

Dear Town Board Members:

We now have a junkyard right at the entrance to Parksville, at the I-86 Diner - worse and worse every day.
And a permanent dumpster with metal piled high next to it.
Trash is everywhere, broken cars, trucks, and trash is all up the hill behind, and down the hill from the house.
Something must be done.

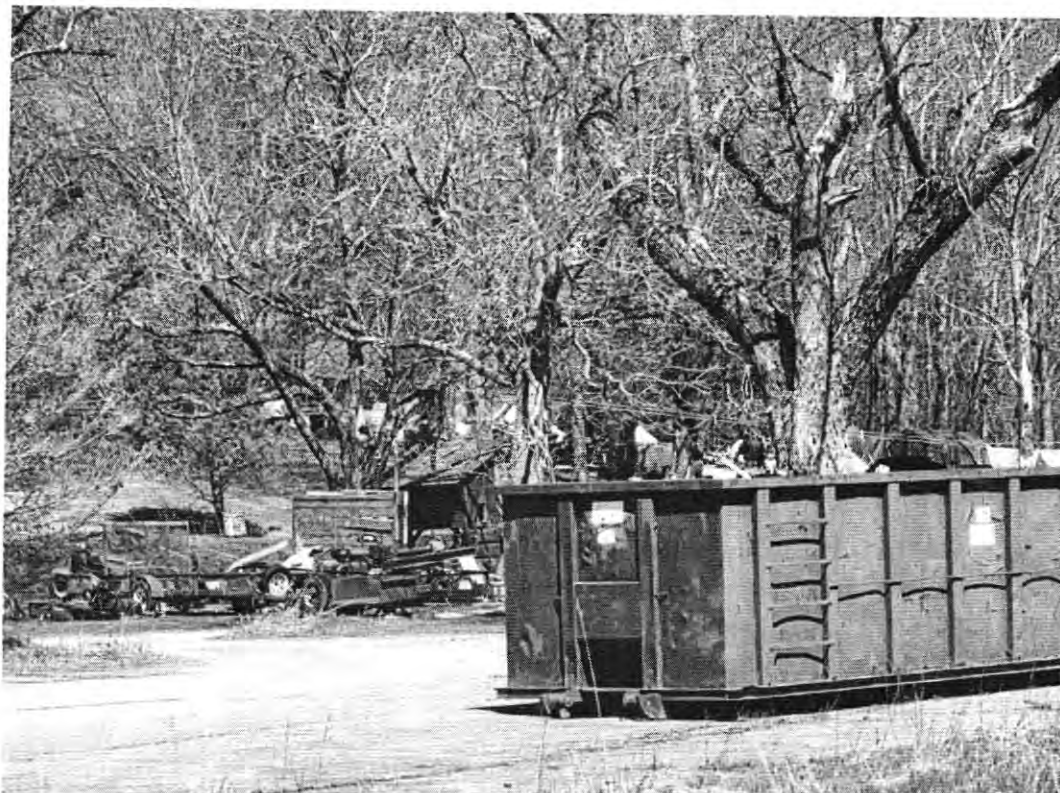
It is code violation, most likely an unregistered and illegal business, for collecting metal, which doesn't go anywhere, just stays there, and grows.
The renting tenants who created this mess, live behind the diner in section 8 housing.
If government pays the rent, there should be a way to enforce the code law.
If there is no way, it should be invented!
All previous renters were section 8.
Rich Mead the drug dealer lived there for years until he was arrested in 2018.

Pressuring the owner of the property has no resolution.
The owner is an old man in bad health living in Florida. His tax property address is registered in Astoria Queens.

We have to make the perpetrators, the renters, accountable!
We brought this to the Town's attention first in 2017.

Now that we have a real chance for revitalization of Parksville, we have to have this issue addressed and resolved immediately.
I would appreciate your feedback on your course of action.

Thank you.
Rob Rayevsky
Vice President, Parksville Priorities Committee



Rob

Rayevsky submitted the following picture.

MANNY STEINBERG

Manny Steinberg, a local resident, addressed the Board and identified himself as a member of the Hasidic community. He spoke in response to prior comments regarding building practices and public assistance. Mr. Steinberg stated that building without permits occurs across all communities and is not limited to any one group, noting that enforcement should be applied equally regardless of religion, race, or background. He emphasized that when individuals appear before the Planning Board with violations, they are required to correct them.

He also addressed comments about public assistance, stating that these programs are intended to support individuals and families in need and are used by a wide range of people.

Mr. Steinberg concluded by expressing that he is happy to live in the Town of Liberty and appreciates being part of the community.

126-26 EXECUTIVE SESSION

Motion to enter executive session to discuss personnel, contract negotiations, and pending litigation.

Motion by: Supervisor Frank DeMayo
Second by: Councilmember Dean Farrand
5 Ayes CARRIED

127-26 OUT OF EXECUTIVE SESSION

The Town Board came out of Executive Session at 9:12 p.m.

Motion by: Supervisor Frank DeMayo
Second by: Councilmember Bruce Davidson
5 Ayes CARRIED

**128-26 FINANCE DIRECTOR DIRECTED TO OBTAIN THE CURRENT CIVIL
SERVICE LISTS FOR BUILDING INSPECTOR, CODE ENFORCEMENT
OFFICER, AND CLERK**

The Town Board does hereby direct the Finance Director to obtain the current civil service lists for the following:

- Building Inspector
- Code Enforcement Officer
- Clerk

Motion by: Supervisor Frank DeMayo
Second by: Councilmember Bruce Davidson
5 Ayes CARRIED

ADJOURNMENT

The meeting was adjourned at 9:16 p.m.

Motion by: Councilmember Vincent McPhillips
Second by: Supervisor Frank DeMayo
5 Ayes CARRIED

FINES 1/2022

SECTION	PREVIOUS AMOUNT	NEW AMOUNT
§1-10	\$250.00 OR IMPRISONMENT OR BOTH	AT LEAST \$250
§50-19	AT LEAST \$100 NOT MORE THAN \$250 AND/OR 15 DAYS IMPRISONMENT	AT LEAST \$250
§60-19 B	REMOVE SHALL KNOWINGLY / NOT MORE THAN \$1000	AT LEAST \$250
§60-21	NOT MORE THAN \$200	AT LEAST \$200
§62-10	NOT TO EXCEED \$250	AT LEAST \$100 NOT MORE THAN \$250
§64-13	NOT EXCEEDING \$250	AT LEAST \$250- OPEN ENDED
§74-9	NOT EXCEEDING \$250	AT LEAST \$250
§93-8	NOT EXCEEDING \$350	AT LEAST \$250 -OPEN ENDED
§100-10	NOT LESS THAN \$25 OR MORE THAN \$100	KEEP THE SAME
§103-5	NOT EXCEEDING \$250	AT LEAST \$250 -OPEN ENDED
§107-11	NOT EXCEEDING \$250	AT LEAST \$250 -OPEN ENDED
§109-10	NOT EXCEEDING \$250	AT LEAST \$250 -OPEN ENDED
§109-11	*IF VIOLATORS ARE RESISTANT OR NON-COMPLIANT THE PARK EMPLOYEE SHALL CONTACT THE APPROPRIATE PLACE FOR ASSISTANCE.	
§109-11	*(1) SMOKE OR DISPLAY ANY SMOKING DEVICE AT ANYTIME ON PARK PROPERTY.	
§111-14	NOT EXCEEDING \$250	AT LEAST \$250 -OPEN ENDED
§117-9	NOT LESS THAN \$25 NOR MORE THAN \$100	AT LEAST \$250- OPEN ENDED
§121-41	NOT EXCEEDING \$250 AND/OR NOT MORE THAN 15 DAYS IMPRISONMENT	AT LEAST \$250-OPEN ENDED
§125-13A	NOT LESS THAN \$500 NOT MORE THAN \$1,500	NOT LESS THAN \$500 NOT MORE THAN \$1,500
§125-13B	NOT EXCEEDING \$250	AT LEAST \$250-OPEN ENDED
§125-28B	NOT MORE THAN \$50	AT LEAST \$50

§125-28C	NOT MORE THAN \$100 AND/OR IMPRISONMENT NOT EXCEEDING 15 DAYS	AT LEAST \$100
§128-20	NOT MORE THAN \$500	AT LEAST \$250
§136-11	NOT MORE THAN \$500 AND/OR IMPRISONMENT NOT EXCEEDING 15 DAYS	AT LEAST \$250
§139-21A	NOT TO EXCEED \$250	AT LEAST \$250
§139-21B	NOT TO EXCEED \$250	AT LEAST \$250
§139-21C	NOT TO EXCEED \$250	AT LEAST \$250
§141-4	NOT TO EXCEED \$250 AND/OR IMPRISONMENT NOT EXCEEDING 15 DAYS	AT LEAST \$250
§144-12	NOT EXCEEDING \$250 AND/OR NOT MORE THAN 15 DAYS IMPRISONMENT	AT LEAST \$250

supervisordemayo townofliberty.org

From: Dave Ohman <dohman@delawareengineering.com>
Sent: Thursday, July 10, 2025 12:38 PM
To: Bruce Davidson; Vince McPhillips; j.lennon@townofliberty.org; Dean Farrand; supervisordemayo@townofliberty.org
Cc: Ken Klein; n.rusin@townofliberty.org; dfagnani@delawareengineering.com; d.knack@townofliberty.org; w.banks@townofliberty.org
Subject: RE: Sewer Use ordinance for rags
Attachments: Section 121-32 Rag Control draft 07-10-25.docx; Section 121-32 Rag Control draft 07-10-25.pdf; Town Code Chapter 121 Sewers and Sewage, ARTICLE XI Enforcement and Penalties.pdf; Excerpt from NYSDEC Model Sewer Use Law 1994 Revision (basis for screen opening dimension).pdf

Hi all

Attached for Town review/revision/finalization is the draft language for the rag control local law we developed using the existing flow monitoring code for users greater than 3,000 gpd average.

Also included are excerpts from

- Town Code Chapter 121 Sewers and Sewage, ARTICLE XI Enforcement and Penalties
- NYSDEC Model Sewer Use Law 1994 Revision (basis for 1/2" dimension)

Feel free to contact us with any questions.

Best to you all,



DAVE OHMAN, P.E.
PRINCIPAL
55 South Main Street, Oneonta, NY 13820
607 432 8073 x 302 (office)
607 643 1356 (mobile)
dohman@delawareengineering.com

From: Bruce Davidson <bruce.davidson@townofliberty.org>
Sent: Monday, July 7, 2025 10:10 PM
To: Dave Ohman <dohman@delawareengineering.com>; Vince McPhillips <vince.mcphillips@townofliberty.org>; j.lennon@townofliberty.org <j.lennon@townofliberty.org>; Dean Farrand <dean.farrand@townofliberty.org>; supervisordemayo@townofliberty.org <supervisordemayo@townofliberty.org>
Cc: Dan Fagnani <dfagnani@delawareengineering.com>; Ken Klein <ken@kenkleinlaw.net>
Subject: RE: Rag basins

Dave,

Please CC me on the language Ken will need to create the local law for a rag catch basins. Thank you.

Regards,

Bruce P Davidson

Example: from current code

§ 121-29. Control manholes. [Amended 9-19-2016 by L.L. No. 3-2016]

When required by the Town Board of the Town of Liberty in its sole discretion, the owner of any property connected to and discharging into a district sewage system either (i) industrial waste, or (ii) in excess of 3,000 gallons of average daily flow of sewage in any given month, shall install at such property owner's sole cost and expense (inclusive of Town engineering and professional expenses) a manhole and flowmeter acceptable to the Town Board, the Administrator and the Town's Engineer, in order to facilitate observation, sampling and measurement of waste as well as inspection by the Town. The manhole shall be located and the meter installed so as to be safe and accessible by Town personnel and constructed in accordance with plans approved by the Administrator. All maintenance, repairs and replacements thereof, and annual calibration of meters, shall be at the property owner's sole expense (inclusive of Town engineering and professional expenses) and performed by contractors approved in advance by the Town Board.

Proposed:

§ 121-32. Rag Control. [Amended XX-XX-XXXX by X.X. No. X-20XX]

When required by the Town Board of the Town of Liberty in its sole discretion, the owner of any property connected to and discharging into a district sewage system **in excess of 3,000 gallons of average daily flow of sewage in any given month, shall install and maintain** at such property owner's sole cost and expense (inclusive of Town engineering and professional expenses) **a rag control system** acceptable to the Town Board, the Administrator and the Town's Engineer, in order to facilitate **separation of rags from waste stream prior to entering the Town sanitary collection system.**

The rag control system shall be located so as to be safe and accessible by Town personnel and constructed in accordance with plans approved by the Administrator. All operation and maintenance, including but not limited to rag collection, disposal, etc., as well as repairs and replacements thereof, shall be at the property owner's sole expense (inclusive of Town engineering and professional expenses), ~~and performed by contractors approved in advance by the Town Board.~~

The rag collection system can include manually or mechanically cleaned bar racks with clear bar spacing or perforations not exceeding 1/2-inch, baffled tanks, or other means which will limit the discharge of rags/screenings to the Town sanitary collection system.

The property owner shall submit a plan for the rag control system prepared and stamped by a New York State licensed Professional Engineer (NYSPE). This plan shall include detailed drawings, a description and shop drawings/technical data sheets, etc., of the system components, as well as operation and maintenance protocols, and an implementation schedule (planning through construction). The plan is subject to review and approval by the Town prior to the commencement of any construction activities.

For new and existing connections to the Town's system, all rag control facilities must be fully installed and certified prior to commencing their operation. The property owner and their engineer are responsible for providing on-site construction oversight, and shall submit a certification letter stamped and signed by a NYSPE to the Town confirming that the construction was completed in accordance with the Town-approved plan.

For new connections with proposed ultimate discharges in excess of 3,000 gallons of average daily flow of sewage (i.e., total flow for one or the sum for all planned phases) the rag control system

plan shall be submitted at part of the Planning Board application process to facilitate review by the Town Board, the Administrator and the Town's Engineer at this early phase. Any changes can then be address as part of the Planning Board Process. The final rag control system plans shall also be included with any new sewer connection application.

The Owner shall advise the Town at least 48 hours prior to commencement of construction and shall grant full access to the Town and their representatives during construction and during future system operation.

The Owner shall advise the Town at least 5 business days prior to bringing the new system online following Town's receipt of system certification.

Existing connections requiring a rag control system will be notified in writing by the Town of this requirement. The property owner will have ____ (Town fill in) months/days, following issuance of the notification to provide an acceptable a rag control facility plan to the Town.

The implementation schedule contained in said plan, once approved by the Town, will constitute the compliance schedule.

It is recommended that the property owner subject to these provisions coordinate with the Town to set up an escrow account prior to submission of any documents to facilitate Town review.

Non-Compliance (beyond ARTICLE XI Enforcement and Penalties, below)

(Town – for your review edit – just some thoughts)

Failure to comply with these provisions will be subject to the following fines/penalties:

1. Failure to provide a plan approvable by the Town - \$X,XXX
2. Failure to comply with the Town approved plan, including:
 - a. Failure to properly install the system within the approved schedule – \$X,XXX/month until installed and certified
 - b. Failure to notify the Town of Start of Construction \$X,XXX
 - c. Failure to allow the Town access to observe construction and operation \$X,XXX/event
 - d. Failure to provide notice to the Town of commencement of system operation – \$X,XXX
 - e. Failure to properly maintain the rag control system – \$X,XXX/month until corrected

Attachments for Town Reference:

- Town Code Chapter 121 Sewers and Sewage, ARTICLE XI Enforcement and Penalties
- Excerpt from NYSDEC Model Sewer Use Law 1994 Revision (basis for 1/2" dimension)

ARTICLE XI
Enforcement and Penalties

§ 121-40. Enforcement.

- A. The Administrator shall have the responsibility of enforcing the provisions of this chapter. Where a violation of said provisions is found, the Administrator shall notify the alleged offender by certified mail of the nature of the violation and prescribe a period of time, not to exceed 30 days, within which the specified violation must be corrected. Such period of time may be extended by the Town Board of the Town of Liberty.
- B. If the violation is not corrected within the period specified in said notice, the Administrator may take such action as provided in § 121-41 of this chapter.

§ 121-41. Penalties for offenses; other remedies.

- A. A violation of the provisions of this chapter is an offense, and each such violation may be punished by a fine not exceeding \$250 or by imprisonment for not more than 15 days, or both. In lieu of, or in addition to, such fine, each such violation shall be subject to a civil penalty, not exceeding \$250 for any one case, to be recovered in an action or proceeding brought by the Town Attorney of the Town of Liberty in the name of the Town and the district in a court of competent jurisdiction. Each day a violation continues shall be subject to a separate fine or civil penalty. [Amended 7-8-1996 by L.L. No. 4-1996]
- B. The Town Attorney of the Town of Liberty may maintain an action proceeding in the name of the Town and the district in a court of competent jurisdiction to compel compliance with, or restrain by injunction, any violation of this chapter, notwithstanding the provisions hereof for a penalty or other punishment.
- C. Where any violation of this chapter causes additional expense to the Town or the district, the Town or the district shall have a cause of action against the violator to recover such additional cost. The cause of action may be asserted at the discretion of the Administrator and shall be in addition to the fine, penalty and injunction hereinabove provided and shall be brought by the Town Attorney of the Town of Liberty in the name of the Town and the district in a court of competent jurisdiction.

Model Sewer Use Law (Incorporating Federal Pretreatment Language)

1994 Revision

Developed by NYSDEC as an aid for those wishing to develop or revise their local laws.

Introduction

This Model Sewer Use Law is intended to aid municipalities in developing or modifying their local sewer use laws. Most municipalities have enacted sewer use codes but many of these are now several years old. For various reasons, a municipality may need to examine its code and make revisions. Some reasons to make this examination are:

- the municipality is seeking a State Revolving Fund grant;
- the municipality is required to institute a pretreatment program;
- the municipality needs to revise its user charge/sewer rent system;
- the municipality needs to upgrade its construction standards for new sewers and appurtenances;
- the municipality needs to upgrade its enforcement and penalty provisions; and,
- for other reasons.

This model law provides ideas and language. It is a model and a pattern for local laws. The model cannot be applied universally; it needs to be tailored to each municipality's needs. The specific language to be adopted by each municipality should be reviewed and approved by the municipality's attorney and other responsible municipal officials. The ideas in this model are derived from many sources and are designed to offer the best protection of the environment, the sewerage structures, and the persons who must operate the systems which manage the municipal wastewater.

There is much that this model law does not address. It does address the design and construction of sewer lines and force mains directly and by reference, and, very importantly, their use. It does not address the design, construction, operation, and maintenance of storm sewers, pump stations, and wastewater treatment facilities.

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Article 1

Short Title and Purpose

Section 101 - Short Title
Section 102 - General Purpose
Section 103 - Specific Purposes
Section 104 - Replacement of Previous Sewer Use Law

Section 101 - Short Title For brevity and ease of communication, this Law may be cited as the (-CVT-) Sewer Use Law.

Section 102 - General Purpose The general purpose of this Law is the following:
To provide for efficient, economic, environmentally safe, and legal operation of the (-CVT-) POTW.

Section 103 - Specific Purposes The specific purposes of this Law are the following:

(1) To prevent the introduction of substances into the POTW that will:

any other information that the Superintendent may require, to determine whether the trucked or hauled wastes could adversely impact the POTW. The application shall be accompanied by a fee prescribed by the Superintendent, not to exceed \$100.

The licensee of trucked or hauled wastes will also be charged a fee for each dumping, in accordance with Article 12. The dumping fee shall be paid prior to dumping.

Section 802 - Concurrent Requirements

The applicant for a license to truck or haul wastes shall be the owner of the vehicle or vehicles to be used for such discharge. Any false or misleading statement, in any license application, shall be grounds for invalidating the license. All licenses, issued by the Superintendent, for this purpose, shall be for one (1) year. The licensee shall also be duly permitted by the NYSDEC under 6 NYCRR Part 364 ("364 permit"). If, for any reason, the 364 permit is revoked, the 364 permit lapses or becomes invalid, then the license issued under this Article shall become invalid immediately. All acts performed in connection with the license shall be subject to the inspection and regulations, as established by the Superintendent, the terms and conditions of the license and all local and general laws, ordinances, and regulations which are now or may come into effect, and such license may be suspended or revoked, at any time, by the Superintendent for willful, continued, or persistent violation thereof.

Section 803 - Dumping Location and Timing

The Superintendent may require discharging at only certain locations within the POTW, and only at certain times, and on only certain days of the week, or seasons of the year as shall be stated on said license or as may be relocated by the Superintendent, after appropriate notice. The time and conditions for permissible discharge shall be as set forth on the license, or as may be revised by the superintendent, after appropriate notice.

Section 804 - Notification of Dumping

Each discharge of trucked or hauled wastes shall be made only with the approval of the Superintendent. The Superintendent may require inspection, sampling, and analysis of each load prior to the discharge of a load. Any extra costs associated with such inspection, sampling, and analysis shall be paid by the licensee.

Article 9

Discharge Restrictions

Section 901 - Pretreatment Standards

Section 902 - General Prohibitions

Section 903 - Concentration Based Limitations

Section 904 - Mass Discharge Based Limitations

Section 905 - Modification of Limitations

Section 906 - Access to User's Records

Section 907 - Dilution

Section 908 - Grease, Oil, and Sand Interceptors

Section 909 - Solid Waste Grinders

Section 910 - Rejection of Wastewater

Section 901 - Pretreatment Standards

All users of the (-CVT-) POTW will comply with all standards and requirements of the Act and standards and requirements promulgated pursuant to the Act, including but not limited to 40 CFR Parts 406 - 471.

Section 902 - General Prohibitions

No user shall contribute or cause to be contributed, in any manner or fashion, directly or indirectly, any pollutant or wastewater which will interfere with the operation or performance of the POTW. These general prohibitions apply to all such users of a POTW whether or not the user is subject to National Categorical Pretreatment Standards, or any other National, State, or Local Pretreatment Standards or Requirements.

Without limiting the generality of the foregoing, a user may not contribute the following substances to the POTW:

(1) Any solids, liquids, or gases which, by reason of their nature or quantity, are or may be sufficient, either alone or by interaction with other substances, to cause a fire or an explosion or be injurious, in any way, to the POTW, or to the operation of the POTW. At no time shall both of two successive readings on a flame type explosion hazard meter, at the point of discharge into the system (or at any other point in the system) be more than 25 % nor any single reading be more than 40 % of the lower explosive limit (LEL) of the meter. Unless explicitly allowable by a written permit, prohibited materials include, but are not limited to, gasoline, kerosene, naphtha, benzene, toluene, xylene, ethers, alcohols, carbides, hydrides, and sulfides, and any other substance which the (-CVT-), the State, or the EPA has determined to be a fire hazard, or hazard to the POTW. 2) Solid or viscous substances which may cause obstruction to the flow in a sewer or otherwise interfere with the operation of the wastewater treatment facilities. Unless explicitly allowable by a written permit, such substances include, but are not limited to, grease, garbage with particles greater than one-half (1/2) inch in any dimension, animal guts or tissues, paunch manure, bones, hair, hides or fleshings, entrails, whole blood, feathers, ashes, cinders, sand, spent lime, stone or marble dust, metal, glass, straw, shavings, grass clippings, rags, spent grains, spent hops, waste paper, wood, plastics, gas, tar asphalt residues, residues from refining or processing fuel or lubricating oil, mud, or glass or stone grinding or polishing wastes.

(3) Any wastewater having a pH less than 5.0 or greater than 10.0, unless the POTW was specifically designed to manage such wastewater, or wastewater having any other corrosive property capable of causing damage or hazard to structures, equipment, and/or POTW personnel.

(4) Any wastewater containing toxic pollutants in sufficient quantity, either singly or by interaction with other pollutants (including heat), to injure or interfere with any wastewater treatment process, constitute a hazard to humans or animals, create a toxic effect in the receiving waters of the POTW, or to exceed the limitation set forth in a Categorical Pretreatment Standard.

A toxic pollutant shall include, but not be limited to, any pollutant identified pursuant to Section 307(A) of the Act.

(5) Any noxious or malodorous solids, liquids, or gases which either singly or by interaction with other wastes are sufficient to create a public nuisance or a hazard to life or are sufficient to prevent entry into the sewers for their maintenance or repair.

6) Oils and grease - Any commercial, institutional, or industrial wastes containing fats, waxes, grease, or oils which become visible solids when the wastes are cooled to ten (10) degrees centigrade (50 degrees Fahrenheit); any petroleum oil, non-biodegradable cutting oil, or products of mineral oil origin, in excess of 100 mg/l or in amounts that will cause interference or pass through.

7) Any wastewater which will cause interference or pass through

(8) Any wastewater with objectionable color which is not removed in the treatment process, such as, but not limited to, dye wastes, and vegetable tanning solutions.

(9) Any solid, liquid, vapor, or gas having a temperature higher than 65 degrees C (150 degrees F); however, such materials shall not cause the POTW treatment plant influent temperature to be greater than 40 degrees C (104 degrees F). The Superintendent reserves the right, in certain instances, to prohibit or limit the discharge of wastes whose maximum temperatures are lower than 65 degrees C.

(10) Unusual flow rate or concentration of wastes, constituting slugs, except by Industrial Wastewater Permit.

(11) Any wastewater containing any radioactive wastes except as approved by the Superintendent, and in compliance with applicable State and Federal regulations.

(12) Any wastewater which causes a hazard to human life or which creates a public nuisance, either by itself or in combination, in any way, with other wastes.

(13) Any wastewater with a closed cup flashpoint of less than 140 degrees Fahrenheit or 60 degrees Centigrade using the test methods specified in 40 CFR Part 261.21.

(14) Any pollutants which result in the presence of toxic gases, vapors or fumes within the POTW in a quantity that may cause acute worker health and safety problems.

Section 903 - Concentration Based Limitations

No person shall discharge, directly or indirectly, into the POTW, wastewater containing any of the following substances in concentrations exceeding those specified below on either a daily or an instantaneous basis, except by permit or as provided for in Section 904. Concentration limits are applicable to wastewater effluents at the point just prior to discharge into the POTW ("end of pipe" concentrations).

Effluent Concentration Limit - mg/L

Substance (1)	Allowable Average Daily (2)	Allowable Maximum Instantaneous (3)
Aluminum		
Antimony		
Arsenic		
Barium		
Beryllium		
Bismuth		
Bromine		
Cadmium		
Chlorides		
Chlorine		
Chromium (hex)		
Chromium (tot)		
Cobalt		
Copper		
Cyanide (complex)		

Cyanide (free)
Fluorides
Gold
Iodine
Iron
Lead
Manganese
Mercury
Molybdenum
Nickel
Phenols, total
Selenium
Silver
Sulfates
Sulfides
Tin
Titanium
Vanadium
Zinc

(1) Except for chromium (hex), all concentrations listed for metallic substances shall be as "total metal", which shall be defined as the value measured in a sample acidified to a pH value of 2 or less, without prior filtration.

(2) As determined on a composite sample taken from the User's daily discharge over a typical operational and/or production day.

(3) As determined on a grab sample taken from the User's discharge at any time during the daily operational and/or production period.

(4) Other substances which may be limited are:

alkanes, alkenes and alkynes
aliphatic and aromatic alcohols and acids
aliphatic and aromatic aldehydes and ketones
aliphatic and aromatic esters
aliphatic and aromatic halogenated compounds
aliphatic and aromatic nitro, cyano and amino compounds
antibiotics
benzene derivatives
chemical compounds which, upon acidification, alkalization, oxidation or reduction, in the discharge or after admixture with wastewater and its components in the POTW, produce toxic, flammable, or explosive compounds
pesticides, including algicides, fungicides, herbicides, insecticides, rodenticides
phthalates
polyaromatic and polynuclear hydrocarbons
total toxic organics, TTO, as defined in 40 CFR 433.11
toxic organic compounds regulated by Federal Pretreatment Standards
unsaturated aliphatics, including those with an aldehyde, ketone or nitrile functional group
viable pathogenic organisms from industrial processes or hospital procedures

Section 904 - Mass Discharge Based Limitations

At no time shall the influent to the POTW contain quantities in excess of those specified below:

Allowable POTW Influent Loading

Substance

Average Daily
(pounds per day)

Aluminum
Antimony
Arsenic
Barium
Beryllium
Bismuth
Bromine
Cadmium
Chromium (hex)
Chromium (tot)
Cobalt
Copper
Cyanide (complex)
Cyanide (free)
Fluorides
Gold
Iron
Lead
Manganese
Mercury
Nickel
Phenols, (total)
Selenium
Silver
Sulfide
Tin
Titanium
Vanadium
Zinc

The Superintendent shall determine the total allowable influent load of each substance from significant industrial users. In determining the total load of each substance that significant industrial users shall be allowed to discharge, the superintendent shall consider: (1) the quantities of each substance that are uncontrollable because they occur naturally in wastewater, (2) the quantities of each substance that are anthropogenic but are nonetheless uncontrollable, (3) historical discharge trends, (4) past pollution control efforts of each significant industrial user as compared to other significant industrial dischargers of the same substance, (5) potential for growth in the POTW service area, (6) potential for more restrictive regulatory requirements to be placed on the POTW discharge or sludge disposal or sludge reuse method, and (7) treatability of the substance. The superintendent shall apply a minimum 15 % safety factor to be protective of the POTW.

To assure that the total loads so calculated, for each substance, are not violated, the Superintendent shall issue permits to significant industrial users limiting discharge loads.

Permits issued in accordance with this section may allow for discharges in excess of limitations set forth under section 903.

Section 905 - Modification of Limitations

Limitations on wastewater strength or mass discharge contained in this Law may be supplemented with more stringent limitations when, in the opinion of the Superintendent:

- (1) The limitations in this Law are not sufficient to protect the POTW,
- (2) The limitations in this Law are not sufficient to enable the POTW treatment plant to comply with applicable water quality standards or the effluent limitations specified in the POTW's SPDES permit,
- (3) The POTW sludge will be rendered unacceptable for disposal or reuse as the (-CVT-) desires, as a result of discharge of wastewaters at the above prescribed concentration limitations,
- (4) Municipal employees or the public will be endangered, or
- (5) Air pollution and/or groundwater pollution will be caused.

The limitations on wastewater strength or mass discharge shall be recalculated not less frequently than once every five (5) years. The results of these calculations shall be reported to the (-CVT-) Board. This Law shall then be amended appropriately. Any issued industrial wastewater discharge permits, which have limitations, based directly on any limitations, which were changed, shall be revised and amended, as appropriate.

Section 906 - Access to User's Records

The Superintendent shall have the authority to copy any record related to wastewater discharges to the POTW.

Section 907 - Dilution

Except where expressly authorized to do so by an applicable Pretreatment Standard, no user shall ever increase the use of process water or, in any other way, attempt to dilute a discharge as a partial or complete substitute for adequate treatment to achieve compliance with a Pretreatment Standard.

Dilution flow shall be considered to be inflow.

Section 908 - Grease, Oil, and Sand Interceptors

Grease, oil, and sand interceptors shall be provided, when, in the opinion of the Superintendent, they are necessary for the proper handling of wastewater containing excessive amounts of grease, flammable substances, sand, or other harmful substances; except that such interceptors shall not be required for private living quarters or living units. All interceptors shall be of type and capacity approved by the Superintendent and shall be so located to be easily accessible for cleaning and inspection. Such interceptors shall be inspected, cleaned, and repaired regularly, as needed, by the owner, at his expense.

Section 909 - Solid Waste Grinders

Solid waste grinders at or serving commercial establishments, institutions or industries shall not discharge into the (-CVT-) POTW if there is a combined sewer overflow (CSO) on the sewer lines conveying the waste to the POTW treatment plant.

Section 910 - Rejection of Wastewater

The (-CVT-) Board may reject a User's wastewater, on recommendation of the Superintendent, when it is has been determined that the wastewater contains substances or possesses characteristics

which have a deleterious effect on the POTW and its processes, or on the receiving water, or which constitute a public nuisance or hazard. See Section 1016.

Article 10

Discharge Permits and Pretreatment Requirements

- Section 1001 - Wastewater Discharge Reports
- Section 1002 - Notification to Industrial Users
- Section 1003 A - Wastewater Discharges
- Section 1003 B - Wastewater Discharge Permits Required For Significant Industrial Users
- Section 1003 C - Other Industrial Users
- Section 1003 D - Discharge Permits to Storm Sewers Not Authorized
- Section 1004 A - Application for Wastewater Discharge Permits
- Section 1004 B - Permit Modifications
- Section 1004 C - Permit Conditions
- Section 1004 D - Permit Duration
- Section 1004 E - Permit Reissuance
- Section 1004 F - Permit Transfer
- Section 1004 G - Permit Revocation
- Section 1004 H - Public Notification
- Section 1005 - Reporting Requirements for Permittee
- Section 1006 - Flow Equalization
- Section 1007 - Monitoring Stations (Control Manholes)
- Section 1008 - Proper Design and Maintenance of Facilities and Monitoring Stations
- Section 1009 - Vandalism, Tampering with Measuring Devices
- Section 1010 - Sampling and Analysis
- Section 1011 - Accidental Discharges; SPCC Plan
- Section 1012 - Posting Notices
- Section 1013 - Sample Splitting
- Section 1014 - Public Access to Information Maintained by the Superintendent
- Section 1015 A - Access to Property and Records
- Section 1015 B - Access to Easements
- Section 1015 C - Liability of Property Owner
- Section 1016 - Special Agreements

Section 1001 - Wastewater Discharge Reports

As a means of determining compliance with this Law, with applicable SPDES permit conditions, and with applicable State and Federal law, each industrial user shall be required to notify the Superintendent of any new or existing discharges to the POTW by submitting a completed Industrial Chemical Survey (ICS) form and a completed Industrial Wastewater Survey (IWS) form to the Superintendent. The Superintendent may require any user discharging wastewater into the POTW to file wastewater discharge reports and to supplement such reports as the Superintendent deems necessary. All information shall be furnished by the user in complete cooperation with the Superintendent.

Section 1002 - Notification to Industrial Users

The Superintendent shall, from time to time, notify each industrial user of applicable Pretreatment Standards, and of other applicable requirements under Section 204(B) and Section 405 of the Clean Water Act, and Subtitles C and D of RCRA.

WALK *Back in Time*



JOIN US ON JUNE 6, 2026

📍 73 Walnut Mountain Road Liberty, NY 12754



**GRAND OPENING OF THE
WALNUT MOUNTAIN HOUSE
HISTORY TRAIL**

**RIBBON CUTTING
10AM**

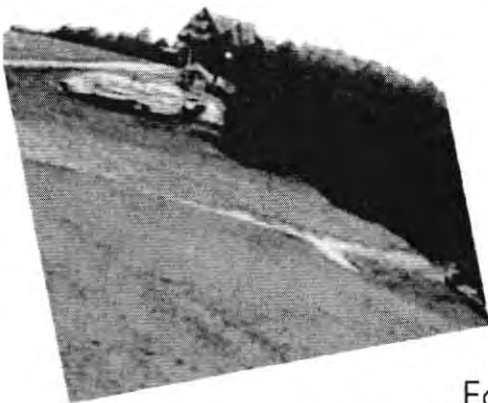


Followed by guided hikes along the trail.
Two hike options: Slower pace & faster pace!

This is a mile-long, self-guided walking trail blending local history, nature, and education.

The trail follows the old carriage road that once brought visitors to the Walnut Mountain House at the summit, where you can still see the hotel's old foundation. Join us

June 6 to experience the beauty of this scenic trail, and learn about its past through interpretive panels along the way.



For details about the trail and to register:
Call Lisa at 845-693-4181 or email Lisa@morgan-outdoors.com
by June 5th

supervisordemayo townofliberty.org

From: Kim Rayevsky <kimrayevsky@gmail.com>
Sent: Sunday, April 12, 2026 6:16 PM
To: supervisordemayo townofliberty.org; n.rusin townofliberty.org
Cc: Adrian Perlmutter; Todd Perlmutter; Rob
Subject: Main Street One Way Parksville / Response from Main Street property owners

Hi Frank and Nick,
We canvassed the 12 property owners on Main Street in Parksville.
These are our results:

approve 2 - Perlmutter
disapprove 4 - Roman Ornel is the son.-
for sale 6 - Dead End Cafe Caltabelotta in nursing facility
approve 10 & 12 - Khentov
absent/renting 11 - Krupp
disapprove 19 & 23 - Kleinburger Zoli -
approve 26 - 26 Main LLC - Air B&B
approve 28 - Garrod
approve 29 - Perlmutter
approve 7.-6-5.1 & 2 - Perlmutter / parking lot next to 29 (not assigned number)
approve 30 - Rayevsky
approve 32 - Gartner
approve 34 - Peters
absent/moved 36 & 38 - Baker

Summary:

7 of the 12 owners approve.

2 disapprove: Roman (their adopted son Ornell lives there - they are absent) and Kleinburger.

Reasons:

Ornell (Roman) said he didn't like it because he has a trailer and it would be inconvenient for him to back it in.

Zoli Kleinburger's email to me:

Thank you for reaching out and thank for your involvement in the Parksville Priorities Committee. My wife and I think that there really isn't a parking issue except during special events. We think that businesses that require more parking space than is currently available might consider providing a parking area on their own property. My wife and I don't understand how making Main Street a one way street will create more parking space. We thought that the reason for wanting to make Main Street a one way street was to reduce the speed that some drivers do while driving on Main Street. We believe that there are other options for reducing the speed that some drivers do on Main Street. Options like speed bumps, speed limit signs and maybe even speed control cameras. Maybe more frequent law enforcement patrols. We did have a constable previously that served many purposes. The constable was a presence that residents and visitors could approach with requests for assistance when needed, control traffic flow

when necessary, etc. The presence of constable also provided security to the public and businesses alike in addition to maintaining the small town feeling. I would be interested in having a 1 on 1 conversation with you about how I feel about the the New Parksville Business Community Development.
(I tried to set up a meeting with them, but they didn't answer my emails.)

1 is renting - Krupp

1 is for sale - Caltabelotta

1 moved out of the area - Baker

Looking forward to the Board meeting on the 20th!

Thank you both,

Kim

Kim Rayevsky

Secretary, Parksville Priorities Committee

<https://www.parksvilleny.org/>

CHANGE.ORG ONLINE PETITION RESULTS (C.org/H6SvafyQD)

/Users/kim kim/Library/Containers/com.microsoft.Outlook/Data/tmp/Outlook Temp/One Way Main St
Parksville signatures(55).csv

Name	City	State	Postal Code	Country	Signed On
Kim Rayevsky	Parksville	NY	12768	United State:	9/19/25
Margaret Jacobsen	Parksville	NY	12768	United State:	9/22/25
Hope Blecher	Parksville	NY	12768	United State:	9/22/25
james karpowicz	Liberty	NY	12754	United State:	9/23/25
Randy Makiej	Philadelphia	PA	19128	United State:	9/23/25
Phelice Margolis	Loch Sheldra	NY	12759	United State:	9/23/25
G. Tyler Barnett	Parksville	NY	12768	United State:	9/23/25
Britta Wheeler	PARKSVILLE	NY	12768	United State:	9/23/25
Judy Sisselman	Parksville	NY	12768	United State:	9/23/25
Scott Kochlefl	Parksville	NY	12768	United State:	9/23/25
Sarah Melissa Arbaugh	Parksville	NY	12768	United State:	9/23/25
Deborah Bernstein	Parksville	NY	12768	United State:	9/23/25
Frank DeMayo DeMayo	Liberty	NY	12754	United State:	9/23/25
Les Stone	Claryville	NY	12725	United State:	9/23/25
Art Steinhauer	Hudson	NY	12534	United State:	9/23/25
Gabriella Rose	Middletown	NY	10940	United State:	9/23/25
Darlene Fedun	Parksville	NY	12768	United State:	9/23/25
Emily Link	South River	NJ	8882	United State:	9/23/25
Eileen Aiossa	Monroe Towr	NJ	8831	United State:	9/23/25
Patrick Dopke	Parksville	NY	12768	United State:	9/23/25
William LaRuffa	Barryville	NY	12719	United State:	9/23/25
Lori Solomon Longobardi	Parksville	NY	12768	United State:	9/23/25
Hal Moskowitz-Murphy	Parksville	AK	12768	United State:	9/23/25
Harriet Dorfman	Parksville	NY	12768	United State:	9/23/25
Jane Cerone	Parksville	NY	12768	United State:	9/24/25
Craig Cerone	Parksville	NY	12768	United State:	9/24/25
Nancy Salvemini	Parksville	NY	12768	United State:	9/24/25
Andy Carlson	Liberty	NY	12754	United State:	9/24/25
Brad Mann	Parksville	NY	12768	United State:	9/24/25
Bjorn Odegard	Parksville	NY	12768	United State:	9/24/25
Nathan Strauss	New York	NY	10019	United State:	9/24/25
Adrian Perlmutter	Liberty	NY	12754	United State:	9/24/25
Jane Odegard	Parksville	NY	12768	United State:	9/24/25
Jessica Perez-Ryan	New York	NY	10009	United State:	9/25/25
Rob Rayevsky	Parksville	NY	12768	United State:	9/25/25
Sabrina Artel	Liberty	NY	12754	United State:	9/25/25
Claire rayevsky	Los Angeles	CA	91601	United State:	9/26/25
Sara Hirschler	Parksville	NY	12768	United State:	9/26/25
Jamie Helper	Livingston Mz	NY	12758	United State:	9/26/25
Elizabeth Ennis	Roscoe	NY	12776	United State:	9/26/25
Katharine Page	Parksville	NY	12768	United State:	9/26/25
Anthony Contino	Milford	PA	18337	United State:	9/26/25

Amy Amaral	Palm Bay	FL	32909	United State:	9/27/25
Chatral A'dze	Livingston M	NY	12758	United State:	9/27/25
Daria Ziborova	Hurleyville	NY	12747	United State:	9/27/25
MIRIAM RAYEVSKY	Parksville	NY	12768	United State:	9/29/25
Alex May	Chicago	IL	60647	United State:	9/29/25
Sara Becker	Chicago	IL	60647	United State:	9/29/25
Miranda Wagner	North Branc	NY	12766	United State:	9/29/25
Eric Knapp	Parksville	NY	12768	United State:	9/29/25
Alana Zinninger	Livingstn Mnr	FL	12758	United State:	9/29/25
Patrick O'Connor	Parksville	NY	12768	United State:	9/29/25
Matt Toback	Parksville	NY	12768	United State:	9/30/25
Melissa Riling	Kerhonkson	NY	12446	United State:	9/30/25
Ryan Watson	Jeffersonville	NY	12749	United State:	9/30/25
Ryan Watson	Jeffersonville	NY	12748	United State:	9/30/25
DEVIN DOYLE	Roscoe	NY	12776	United State:	9/30/25
Brian O'Gallagher	Livingston M	NY	12758	United State:	10/1/25
Bari Lewart	Parksville	NY	12768	United State:	10/1/25
Gloria Hartley	Southern Pin	NC	28387	United State:	10/2/25
Barbara Battipaglia	Monroe Towr	NJ	8831	United State:	10/2/25
Joanne Meagher	Miami	FL	33134	United State:	10/2/25
Sara McDowell	Parksville	NY	12768	United State:	10/2/25
Deborah Spencer	Billerica	MA	1821	United State:	10/3/25
Samuel D	Hawley	PA	18428	United State:	10/9/25
Dian Bowers	Hurleyville	NY	12747	United State:	10/9/25
Ramona Clifton	Brooklyn	NY	11201	United State:	10/11/25
Thomas Schwarting	Phillipsport	NY	12769	United State:	10/14/25
Juan Carmenate	Hialeah	FL	33012	United State:	10/17/25
Meg Newman	Livingston M	NY	12758	United State:	10/19/25
Richard Geis	Honesdale	PA	18428	United State:	10/23/25
Lucy Morris	Bayport	NY	11705	United State:	11/2/25
Andrew Tully	Oneonta	NY	13820	United State:	11/4/25
Stephen Morse	Monticello	NY	12701	United State:	11/6/25
Joey Tackett	Greenup	KY	41144	United State:	11/9/25
Erika Ordenez	Brooklyn	NY	11237	United State:	11/15/25
Annalee Keef	Yukon	OK	73099	United State:	11/16/25
andrea chrisjohn	kingston	NY	12401	United State:	11/16/25

Make Main Street Parksville NY a One Way Street

*please print
name under*

Main Street, Parksville, N. Y.



The Issue

As residents and supporters of local businesses, we, the Board members of the Parksville Priorities Committee, propose making Main Street in Parksville a one-way street.

This change could maximize parking options and improve the overall traffic flow, crucial for the economic growth of our hamlet. By implementing a one-way system, we can create additional parking spaces on one side of the street, attracting more customers to our businesses. Moreover, transforming Main Street into a one-way street will also enhance pedestrian safety.

A study by the Institute of Transportation Engineers found that one-way streets can increase vehicle flow by up to 20% and enhance safety due to predictable traffic patterns.

To assist in the growth our local economy, while ensuring the safety and convenience of residents and visitors, we urge the local government and the Department of Transportation to consider our request. As a caring and proactive community, let's unite to make our street safer and more business-friendly. Please sign this petition to support the transition of Main Street Parksville to a one-way street. We appreciate your support of Parksville.

SIGNATURES:

Justin Edward

[Signature]

[Signature]

Rob Rayner

Maya Kaplan

Leahner Glen

Ronan Blumkin

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

Simone Bloch

Simone Bloch

Catherine Monte

Marina Lopez-Hugh

[Signature]

[Signature]

Anthony Paul

Violet Greenlee

[Signature]

[Signature]

[Signature]

[Signature]



