



Town of Hermon  
Code Enforcement Office/  
Acting Assessor  
109 Church Street  
Hermon NY 13652  
Phone: 315-748-8487  
Email: hermoncodes@hermonny.com

## **CODE ENFORCEMENT OFFICE / ASSESSOR** **MONTHLY REPORT**

**MONTH:** May 2024

**New Building Permits: 5 Total**

- 4 - Roof Installation
- 1 - Renovation

**Project Cost: \$28000 Fee Amount: \$165**

**New Certificates Issued for Month:**

2- Certificate of Compliance

**Enforcement actions for non-compliance:**

- 1 – Work w/o Permit
- 1- Property Maintenance

Letter was sent to property owner during the month of May 2024 as work and/or demolition work on the interior of single-family dwelling. It did not seem anything was being completed but after another drive-by I finally noticed some work being performed. The unfortunate part about the issue is the owner's address is in Vermont also structure has been vacant for several years. As of the end of April 2024 I have not heard from the owner and/or property manager. I resent letter also email to property owner of Marshville property after last month's board meeting. As of the end of May 2024 I have not heard anything from individuals.

**Other Code Enforcement Items:**

- I had a conference call with Lillian Kalmbach with Permitting + Policy Research Intern, Paces to discuss commercial solar regulations in the Town of Hermon. I informed her that the Town of Hermon has a moratorium on commercial solar at the present time with that be said I informed her to draft letter to town board to see if they would be willing to discontinue the moratorium as of the end of May 2024 I haven't seen a letter nor email pertaining to this.



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- I took part in an online demonstration during the month of May 2024 sponsored SolarApp+. The demonstration showed how more than 160 communities in the United States are now using Solar Automated Permit Processing Plus (SolarAPP+™), a free, online software platform for local governments that standardizes, streamlines, and automates the solar permitting process. The platform has helped local governments approve more than 32,800 projects, saving more than 33,000 hours of permitting staff time without sacrificing safety or code compliance. Safe and affordable home solar through permitting automation. The National Renewable Energy Laboratory launched a collaborative effort with key code officials, authorities having jurisdiction, and the solar industry to develop standardized plan review software that can run compliance checks and process building permit approvals for eligible rooftop solar systems, Integrates with existing government software, Automates plan review, permit approval, and project tracking, Standardizes up to 90% of standard system plans, Provides inspection checklist and final sign-off after installation. Reaching the target of a 100% carbon-free electricity grid by 2035 will require two to three times the current rate of solar deployment. Unintentional roadblocks—such as permits waiting in a queue to be approved—present challenges to the residential rooftop PV market by increased compliance costs and installation timelines.
- I attended the North Country Housing Symposium sponsored by the Town of Plattsburgh on May 23<sup>rd</sup>, 2024. The meeting was held as the North Country is facing its own unique set of challenges as we navigate the housing crisis. This symposium brought together a variety of perspectives and expertise that provided guidance, tools, and important data for your role in tackling housing issues in your own community. The meeting discussed the issues of the housing crisis in the North Country which are the following: High Development Cost of Housing, Households Cost Burdened, Housing Shortage Production Not Meeting Demand, Housing Stock Needs Rehabilitation, Lack of Quality Rental Units, Aging Population - aging in place, Regulatory Constraints Impact Cost & Supply. As the issues were discussed they also discussed ways to fix the issues which are the following: Land Use Policies: Comp Plans, Zoning, Policies & Practices, Legislation & Investment, Public Education-Addressing NIMBYism, Tax Incentives, Public Funding & Grants, Partnerships & Collaboration, Not for Profits/Faith Based Orgs, Private developers. The towns and/or villages will need to implement plans, regulations, policies, and practices to help combat this issue. If any board member would like more information about the meeting, please feel free to contact me.



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- I attended the quarterly Fair Housing meeting during the month of May 2024 at the St Lawrence County Planning Office on SH 310. At the meeting Preston Santimaw presented the St. Lawrence County Fair Housing Assessment which has been worked on for the last couple of years. The Purpose of the Assessment includes socioeconomic and demographic, information about county residents, an overview of the County's housing programs, and goals and actions to improve housing services, address housing discrimination, and promote equal housing opportunity in St. Lawrence County. Once adopted, the Fair Housing Assessment will serve as a guide for the County's municipalities, the Fair Housing Task Force, and other fair housing stakeholders including landlords, tenants, service providers, and other organizations over the next five years. Elements of the Assessment Data cited from: US Census Bureau, IRS, NYS Education Department, US Social Security Administration, etc. Topics related to: Population, Racial Diversity, Poverty, Education, Employment, Health, Transportation, Housing Conditions, Access to Housing Resources, etc. Stakeholder Input Fair Housing Complaints Summary, Legal Aid Society of NNY, MYS Attorney General's Office, CNY Fair Housing. The Seven Goals and Action Items for the assessment are: Create a GIS Mapping Tool, encourage municipalities to Participate in Pro-Housing, Provide Local Municipalities with Planning Assistance with Housing, Provide Fair Housing Education to Local Officials, Conduct Fair Housing Outreach, Eliminate Housing Barriers and Improving Housing Conditions. The Planning Office Hopes to present the plan on June 10<sup>th</sup> with hopes of adoption.

The month of May 2024 again showed some life in the code enforcement office. As I finally issued a few more permits during the month of May 2024 also spoke with a few individuals about projects they have planned this year. I did also during the month completed several more site visits to the Town of Hermon for ongoing projects that I have issued permits for as individuals continue the work as the weather for the month of May was very cooperative.

- The addition project on Trout Lake Rd was being completed during the month of May 2024 as the individual completed exterior framing, roof rafter framing and roof system installation on the addition during the beginning of the month. As those items were being completed individual was completing the exterior siding details as well as interior details on the addition.
- The single-family structure on Leader Lane finally took shape during the month of May 2024. As the contractor/subcontractor were completing interior drywall, interior casework, and cabinetry details. In speaking with the individual, he/she hopes to have the interior portion of the structure completed by the end of June 2024.



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- The single-family structure on CR 19 finally took shape during the month of May. As of the end of May 2024 the contractor/subcontractor were completing drywall finish on the interior of the structure with minor case work being completed. In speaking with the contractor, he/she hopes to start finish details to the structure during the beginning of April 2024 as most of the rough electrical and plumbing is completed, they also would like to start exterior finishes as well.
- The Camp/Cottage structure on Campbell Rd finally took shape during the month of May. As of the end of April 2024 as the individuals were completing drywall finish on the interior of the structure with minor case work being completed. In speaking with the individual, he/she hopes to start finish details to the structure during the beginning of May 2024 as most of the final electrical and plumbing is completed, they also would like to start exterior finishes as well.
- The addition project on Battle Hill Rd was being completed during the month of May 2024 as the individual completed exterior framing, roof rafter framing and roof system installation on the addition during the beginning of the month. As those items were being completed individual was completing the exterior siding details as well as interior details on the addition.
- The garage project on Jonesville Rd was being worked on during month as contractor and/or Individual were onsite completing exterior framing, roof rafter and roof installation to the structure. As the month of May was ending the individual was coming exterior window and door installation with some minor vinyl siding details.

### Assessor Office

This month is a very crucial month for finalizing the assessment roll for 2023. All changes and exemptions are to be entered on the roll as the month of May is grievance month in the Assessor's office. There were several reports sent down from the state to verify STAR exemptions, Tentative State Land, Tentative Railroad, Telecommunications and Special Franchise with most if not all values are done by NYS Taxation and Finance This process was very time consuming. As the month of May 2024 ended, I met with four individuals with three stipulated agreements completed and one correction of errors completed. The Board of Assessment Review would like to request that the Town of Hermon move Grievance Day back to the normal fourth Tuesday of May. The previous assessor had several towns so there was a conflict.

Grievance Day is June 6<sup>th</sup> from 4pm - 8pm in person at the Hermon Municipal Building

**If you have any questions about my monthly report, please feel free to contact me.**

Respectfully,

*Michael J McQuade*