



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: June 2024

New Building Permits: 7 Total

- 2 - Roof Installation
- 1- Garage
- 1 – Manufactured Home
- 1- Deck
- 1- Pavilion
- 1- Single Family Dwelling

Project Cost: \$894,000 Fee Amount: \$2780

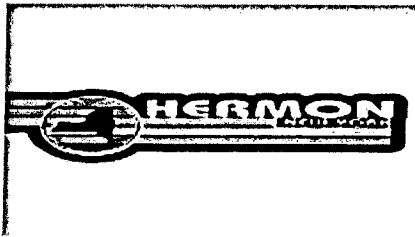
New Certificates Issued for Month:

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 June 2024 as work and/or demolition work on an existing deck without building permit being issued. As of the end of June I have not heard from property owners. The property maintenance letter was sent out to the property owner as s=he/she was storing and/or salvaging metal on their property as of the end of June 2024 some of the scrap has been moved. I also would like to mention that we received three bids for cleanup of the properties mentioned at last months board meeting the bids ranged from \$1,800 to \$28,000 at the present time in speaking with one contractor he/she hopes to get started in the next couple week.

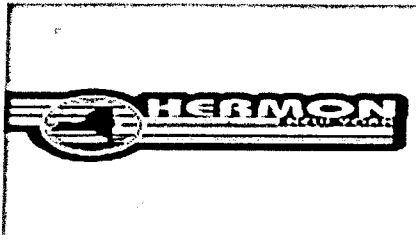


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Other Code Enforcement Items:

- I took part in an online seminar hosted by Penn State Extension titled Merchant Generator and Community Solar Leasing. The online seminar discussed the future of solar leasing with a groundbreaking approach designed to empower landowners and farmers. The online seminar focused on ways to say goodbye to vast acreages and hello to flexibility with our innovative merchant generator and community solar leasing options and explore how you can maximize your land's potential while embracing sustainability. The online seminar was directed towards international energy regulators, Energy policymaker, Local governments, Landowners and what we learned about Merchant generator and community solar leasing and Considerations for choosing a solar lease.
- I took part in an online seminar hosted by Penn State Extension titled C-CHANGE Stakeholder Questions. The online seminar Unravel the secrets of anaerobic digestion! Farmers, developers, and energy industry insiders, learned about feedstocks, policy, economics, and life-cycle analysis from the expert panel. There is a lot to answer about anaerobic digestion for stakeholders, so team members asked farmers, digester developers, operators, government regulators, policy makers, and utility companies what they needed to know. The panel of experts from the C-CHANGE project answered stakeholder questions on feedstocks, biogas production, policy, economics, and life-cycle analysis. The online seminar was directed towards Farmers, Developers, and Energy industry members. What we learned was using feedstock for biogas production, Policy, Economics and Life-cycle analysis.
- The EDF community solar committee met during the month of June as the group is discussing ideas for the use of land around the solar sites. I have listed below some of the takeaways from the meeting. The trail option for a project outside one of the proposed fence areas is of most interest. Adding a visual component whether it be local art, story boards, or even a fun graphical educational display for solar was desired. The larger group was interested in the community garden option, but some form of collaboration with a group like 4-H that highlighted various aspects of solar and farming interaction was thought to be a valuable idea. Liability and Project Scope: Projects are likely outside the fence. Jon discussed the process and outreach to insurance brokers for quotes. Planting and Vegetation: EDF's landscape architects create modules based on a pallet of mixed plants. Planting patterns are designed to soften viewpoints rather than completely block them, based on expert analysis and community input. Project Impact and Visibility: Vegetation remains the same in some areas, with additions in others along Route 11. Community feedback influences vegetation decisions: some members expressed a preference for high bush cranberries.



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Vegetation Management: One vegetation manager will maintain the entire site to ensure intimate knowledge of the space. Integration of agrivoltaics is hoped to save on vegetation management costs. The vegetation management company will work both inside and outside the fence. Construction and Wildlife Impact: Construction will disrupt 2,000 acres section by section to minimize wildlife disturbance. A study by Cornell University will assess the impact on bird species post-construction versus pre-construction. Project Specifics and Community Involvement: Rich Road is large but not the largest in New York State. Cornell's involvement stems from a DEC grant. A new executive director for the SLU Center for the Environment starts July 1, 2024. Suggestions include creating a 2–3-mile nature trail and considering accessibility and community preferences. Educational and Community Engagement: Opportunities for K-12 education and community involvement are being explored. Potential for a community garden managed by local groups like Garden Share. Ideas include dedicating specific areas for community projects or competitions to increase engagement.

The month of June 2024 again showed some life in the code enforcement office. As I finally issued a few more permits during the month of June 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 June was very cooperative.

- The single-family structure on Leader Lane finally took shape during the month of June 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 July 2024.
- The single-family structure on CR 19 finally took shape during the month of June as of the end of June 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 have project finish during the beginning of July 2024 as most of the final electrical and plumbing is completed just waiting for final inspections to be completed.
- The Camp/Cottage structure on Campbell Rd finally took shape during the month of June. As of the end of June 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 July 2024 as most of the final electrical and plumbing is completed, they also would like to start exterior finishes as well.



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- The addition project on Battle Hill Rd was being completed during the month of June 2024 as the contractor was completing 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 Orebed Rd was taking shape during the month of June 2024 as the individual completed the exterior rough framing, truss system installation and partial roof installation to the structure. The individual hopes to start interior framing details as well as window/door installation to the structure during the month of July 2024.
- The camp/cottage of Woodrow Rd began during the month of June 2024 as contractor/subcontractor were onsite completing site work and partial foundation work for the structure during the month. In speaking with the contractor, he/she hopes to have full crew onsite to complete foundation work and start framing details to the structure during the beginning of July 2024.

Assessor Office

This month is a very crucial month for finalizing the assessment roll for 2024. All changes and exemptions are to be entered on the roll as the month of June so final roll can be processed prior to July 1st.

There were several reports sent down from the state to verify STAR exemptions report 4 and 5, Final State Land, Final 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 June 2024 ended, the BAR met to verify the stipulated agreement completed with no other action taken. 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.

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

Respectfully,

Michael J McQuade