

PUBLIC HEARING

**LL1 of 2019: ENACTING THE NYS REAL PROPERTY TAX LAW SECTION 467-J- RESTRICTING THE SALE
PRICE EXEMPTION FOR HOUSING TRUST HOUSES**

Town of Ulysses

April 9, 2019

Audio of the minutes are available on the website at ulysses.ny.us.

The meeting was held at the Ulysses Town Hall at 10 Elm Street, Trumansburg.

Notice of Town Board meetings are posted on the town's website and clerk's board.

ATTENDANCE:

TOWN OFFICIALS PRESENT:

Supervisor- Liz Thomas

Board members- Michael Boggs, John Hertzler, Nancy Zahler, Richard Goldman

Town Clerk- Carissa Parlato

Bookkeeper- Nina Thompson

Environmental Planner- John Zepko

OTHERS PRESENT:

Anne Koreman, Frank Araneo, Pete Houghton, Anne Filley, Linda Liddle, Jean Houghton, Chaw Chang, Dan Clement, Doris Houghton, Michelle Wright

OPENING THE HEARING:

Mr. Boggs made a motion to open the hearing at 7pm, seconded by Ms. Zahler and passed unanimously.

Ms. Thomas welcomed those in attendance and noted the subject of the hearing: a local law based on NYS Real Property Tax Law Section 467-j allowing an exemption for housing trust houses to keep the sale price restricted to keep it affordable for future owners.

She further noted that this local law will more closely match the amount of property taxes paid on a property to that which the property can be sold for, since the sale price of properties in certain housing trusts is restricted primarily based on the owner's income and family size. She stated that the exemption is allowed by NYS and also Tompkins County per County local law number 5 of 2016

At this time, Ms. Thomas made the following statement:

"The date of this public hearing was set by resolution of the Town Board on March 26, 2019 and a notice of this hearing was published in the Ithaca Journal on Friday, March 29, 2019.

The purpose of this public hearing is to afford the general public an opportunity to make statements and comments about the Local Law. The hearing will remain open until all members of the public who are present at the hearing have been given an opportunity to make statements or comments on the proposed amendments. A public hearing is a time for the board to LISTEN to comments from the public, not to engage in a dialog or ask questions on the subject. If anyone has specific questions about the local law, please contact any of us to have your questions answered.

Comments presented at this hearing will be taken into consideration by the Town Board when it considers action on the proposed Local Law. The Town Board may take action on this proposed Local Law tonight based on comments from the public.

She drew attention to the copies of the proposed law in the back of the room.

PUBLIC COMMENTS:

(none)

CLOSING THE HEARING:

Having no comments, Mr. Boggs made a motion to close the hearing at 7:05pm. This was seconded by Ms. Zahler and passed unanimously.

Respectfully submitted by Carissa Parlato on 4/17/19.