

TOWN OF NORTH HARMONY
TOWN BOARD MEETING
MONDAY, 5/12/2025 7:00 PM

ROBERT YATES, SUPERVISOR	PRESENT
LOUISE ORTMAN, COUNCIL	ABSENT
RICHARD SENA, COUNCIL	PRESENT
BRUCE PFEIL, COUNCIL	PRESENT
NIKIEL ADAMS, COUNCIL	PRESENT

OTHERS PRESENT: Kelly Johnson, Attorney; Benny Karlson, Highway Superintendent; Stephanie Gibbs, Town Clerk; Brad Lawson, Zoning CEO; Julie Conklin, Zoning Clerk; Lori Holder, Court Clerk; Gale Martin; Jonathan Henck; Josh Platt

Mr. Yates brought the Town Board meeting to order at 7:00 PM with the pledge

- **MINUTES: 4/28/2025**

- **MOTION #91 OF 2025**

MR. SENA MOTIONED TO ADOPT THE MINUTES OF THE 4/28/2025 TOWN BOARD MEETING AS PRESENTED BY THE TOWN CLERK. MRS. ADAMS SECONDED. YES (4): YATES, SENA, PFEIL, ADAMS. NO (0). THE MOTION WAS CARRIED.

- **ANNOUNCEMENTS:**

THE TOWN CLERK'S OFFICE IS CLOSED JUNE 5, 2025, FOR THE 2025 ANNUAL LOCAL GOVERNMENT CONFERENCE.

GRIEVANCE DAY – WEDNESDAY, MAY 28, 2025, 4PM - 8PM

SOUTHERN TIER WEST ANNUAL LOCAL GOVERNMENT CONFERENCE – THURSDAY, JUNE 5, 2025, AT HOUGHTON UNIVERSITY

MEMORIAL DAY SERVICE – MAY 25, 2025 @ 1:00 PM AT THE VETERAN'S PARK.

TOWN BOARD MEETING SCHEDULED TUES., 5/28/2025 IS CANCELLED.

- **RESOLUTIONS:**

RESOLUTION # 14 OF 2025 – ADOPT LOCAL LAW 4 OF 2025 A LOCAL LAW PLACING A MORATORIUM ON NEW DWELLING UNITS ON NONCONFORMING LOTS WITHIN THE R-1 DISTRICTS OF THE TOWN OF NORTH HARMONY

- **MOTION #92 OF 2025**

MR. PFEIL MOTIONED TO ADOPT THE FOLLOWING RESOLUTION 14 OF 2025 TO ADOPT LOCAL LAW 4 OF 2025 A LOCAL LAW PLACING A MORATORIUM ON NEW DWELLING UNITS ON NONCONFORMING LOTS WITHIN THE R-1 DISTRICTS OF THE TOWN OF NORTH HARMONY AS ATTACHED TO THESE MINUTES.

WHEREAS, proposed Local Law No. 4 of 2025 of the Town of North Harmony entitled “A Local Law placing a moratorium on new dwelling units on nonconforming lots within the R-1 districts of the town of North Harmony, New York.” which proposed Local Law in its final form was presented to the Town Board at the meeting held on April 28, 2025, and a copy thereof was kept with the Town Clerk and copies were provided to each member of the Town Board, at least ten (10) days, exclusive of Sundays, prior to its final passage; and

WHEREAS, a public hearing on the advisability of extending said proposed Local Law was held on May 12, 2025, before this Town Board, pursuant to public notice published in The Post Journal, and posted on the Town of North Harmony’s website, according to law, at which time all interested persons were heard; and

WHEREAS, the Town Board of the Town of North Harmony, New York, is of the opinion that adoption of said proposed Local Law No. 4 of 2025 is in the best interests of the Town of North Harmony, New York,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of North Harmony, New York that said proposed Local Law No. 4 of 2025, be and the same hereby adopted, and such Local Law shall be entered in the minutes of the North Harmony Town Board; and

BE IT FURTHER RESOLVED, that certified copies of said Local Law No. 4 of 2025 in its final form be filed with the New York State Secretary of State in accordance with Law; and

BE IT FURTHER RESOLVED, that this Local Law in its final form shall become effective as provided by law upon its filing in the Office of the Secretary of State.

MR. SENA SECONDED. A ROLL CALL VOTE WAS TAKEN BY MRS. GIBBS, TOWN CLERK OF THE FULL FOUR VOTING MEMBERS PRESENT:

Robert Yates, Supervisor	Yes
Richard Sena, Council	Yes
Bruce Pfeil, Council	Yes
Nikiel Adams, Council	Yes

THE MOTION WAS CARRIED.

RESOLUTION # 15 OF 2025 – ADOPT LOCAL LAW 5 OF 2025 A LOCAL LAW AMENDING ARTICLE II SECTION 202 OF THE TOWN OF NORTH HARMONY ZONING LAW TO ADD A DEFINITION FOR SHORT TERM RENTAL.

• **MOTION #93 OF 2025**

MRS. ADAMS MOTIONED TO ADOPT THE FOLLOWING RESOLUTION 15 OF 2025 TO ADOPT LOCAL LAW 5 OF 2025 AMENDING ARTICLE II SECTION 202 OF THE TOWN OF NORTH HARMONY ZONING LAW TO ADD A DEFINITION FOR SHORT TERM RENTAL AS ATTACHED TO THESE MINUTES.

WHEREAS, proposed Local Law No. 5 of 2025 of the Town of North Harmony entitled “A Local Law Amending Article II Section 202 of the Town of North Harmony Zoning Law to add a Definition for Short Term Rental.” which proposed Local Law in its final form was presented to the Town Board at the meeting held on April 28, 2025, and a copy thereof was kept with the Town Clerk and copies were provided to each member of the Town Board, at least ten (10) days, exclusive of Sundays, prior to its final passage; and

WHEREAS, a public hearing on the advisability of extending said proposed Local Law was held on May 12, 2025, before this Town Board, pursuant to public notice published in The Post Journal, and posted on the Town of North Harmony’s website, according to law, at which time all interested persons were heard; and

WHEREAS, the Town Board of the Town of North Harmony, New York, is of the opinion that adoption of said proposed Local Law No. 5 of 2025 is in the best interests of the Town of North Harmony, New York,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of North Harmony, New York that said proposed Local Law No. 5 of 2025, be and the same hereby adopted, and such Local Law shall be entered in the minutes of the North Harmony Town Board; and

BE IT FURTHER RESOLVED, that certified copies of said Local Law No. 5 of 2025 in its final form be filed with the New York State Secretary of State in accordance with Law; and

MR. SENA SECONDED. A ROLL CALL VOTE WAS TAKEN BY MRS. GIBBS, TOWN CLERK OF THE FULL FOUR VOTING MEMBERS PRESENT:

Robert Yates, Supervisor	Yes
Richard Sena, Council	Yes
Bruce Pfeil, Council	Yes
Nikiel Adams, Council	Yes

THE MOTION WAS CARRIED.

RESOLUTION #16 OF 2025 – AUTHORIZE THE HIGHWAY SUPERINTENDENT TO ACCEPT ALLEGHANY BIDS AS A BUYING VENUE.

• **MOTION #94 OF 2025**

MR. SENA MOTIONED TO ADOPT THE FOLLOWING RESOLUTION 16 OF 2025 TO AUTHORIZE THE HIGHWAY SUPERINTENDENT TO ACCEPT ALLEGHANY BIDS AS A BUYING VENUE.

NOW THEREFORE IT IS RESOLVED, that the Town of North Harmony Town Board authorizes the Town of North Harmony Highway Superintendent to accept Alleghany bids as a buying venue according to the town's best value policy.

MR. PFEIL SECONDED. A ROLL CALL VOTE WAS TAKEN BY MRS. GIBBS, TOWN CLERK OF THE FULL FOUR VOTING MEMBERS PRESENT:

Robert Yates, Supervisor	Yes
Richard Sena, Council	Yes
Bruce Pfeil, Council	Yes
Nikiel Adams, Council	Yes

THE MOTION WAS CARRIED.

RESOLUTION #17 OF 2025 – AUTHORIZE THE TOWN CLERK TO OPEN A 6-MONTH CD FOR \$14,000.00 AT A 3.5% INTEREST RATE.

• **MOTION #95 OF 2025**

MR. SENA MOTIONED TO ADOPT THE FOLLOWING RESOLUTION 17 OF 2025 TO AUTHORIZE THE TOWN CLERK TO OPEN A 6 MONTH CD FOR \$14,000.00 AT A 3.5% INTEREST RATE.

WHEREAS, the Town of North Harmony has a Collateral Agreement and an Investment Policy with M&T Bank.

WHEREAS, The Town Clerk has a tax savings account with M&T Bank that earned \$8,104.40 in interest at a 1.60% interest rate and earned \$6,450.44 in 2025 tax collection penalties.

WHEREAS, The Town Clerk would like to open a \$14,000.00 6-month Certificate of Deposit at a 3.5% interest rate

NOW THEREFORE BE RESOLVED, that the Town Board of the Town of North Harmony authorizes the Town Clerk to open a \$14,000.00 6-month Certificate of Deposit (CD) at a 3.5% interest rate.

MRS. ADAMS SECONDED. A ROLL CALL VOTE WAS TAKEN BY MRS. GIBBS, TOWN CLERK OF THE FULL FOUR VOTING MEMBERS PRESENT:

Robert Yates, Supervisor	Yes
Richard Sena, Council	Yes
Bruce Pfeil, Council	Yes
Nikiel Adams, Council	Yes

THE MOTION WAS CARRIED.

- **CORRESPONDENCE:** The following correspondence has been received by the Supervisor and is available for review:

ASSESSOR – MARCH PROPERTY TRANSFERS: A/V: \$852,300.00 S/P: \$907,246.00 (+\$54,946.00)

- **OLD BUSINESS:**

LL 6 OF 2025 – A LOCAL LAW PROVIDING FOR THE CONTROL OF UNREASONABLE NOISE – MOTION TO SET PUBLIC HEARING. **TABLED**

LL 7 OF 2025 – A LOCAL LAW AMENDING ARTICLE VII SECTION 701 ENFORCEMENT AND SECTION 702 DUTIES. - MOTION TO SET PUBLIC HEARING. **TABLED**

LAUREN MANWARING – MOTION TO APPOINT TO THE ZONING BOARD OF APPEALS.

- **MOTION #96 OF 2025**

MR. SENA MOTIONED TO APPOINT LAUREN MANWARING TO THE ZONING BOARD OF APPEALS EFFECTIVE 4/28/2025 TO FULFILL THE TERM ENDING 12/31/2028. MR. PFEIL SECONDED. YES (4): YATES, SENA, PFEIL, ADAMS. NO (0). **THE MOTION WAS CARRIED.**

RFQ REVIEW

The Board reviewed the RFQ's to review and update the current zoning code prior to the board meeting and agreed C&S Companies was the best fit for the towns needs at \$44,040.00. Mr. Sena was concerned about the cost, where the money was coming from and if the entire code needed reviewed or if the town could decide the section that needed updates. It was stated that this was budgeted for in the 2025 budget and was put in contingency funds.

- **MOTION #97 OF 2025**

MRS. ADAMS MOTIONED TO ACCEPT THE RFQ FROM C&S COMPANIES TO REVIEW AND UPDATE THE TOWN OF NORTH HARMONY'S CURRENT ZONING CODE AT \$44,040.00. MR. PFEIL SECONDED. YES (3): YATES, PFEIL, ADAMS. NO (1) SENA. **THE MOTION WAS CARRIED.**

- **NEW BUSINESS:**

JULIE CONKLIN - MOTION TO APPOINT AS THE ASSISTANT CODE ENFORCEMENT OFFICER

- **MOTION #98 OF 2025**

MR. PFEIL MOTIONED TO APPOINT JULIE CONKLIN AS THE ASSISTANT CODE ENFORCEMENT OFFICER PART TIME AT \$25.00/HR EFFECTIVE 1/16/2025. MRS. ADAMS SECONDED. YES (4): YATES, SENA, PFEIL, ADAMS. NO (0). **THE MOTION WAS CARRIED.**

JULIE CONKLIN OATH OF OFFICE.

Mrs. Conklin, Assistant Code Enforcement Officer, was sworn into office by Mrs. Gibbs, Town Clerk/Notary.

NEITS CREST – FLOOD DAMAGE

Mr. Karlson informed the board that there is a privately owned ditch on Neits Crest that connects to a town culvert. Residents are asking for assistance from the highway department, but the town does not have an easement to legally go on the property to maintain the culvert.

It was suggested to get an easement with the permission of the homeowner. The town would have to discuss legal fees in doing so.

SUNRISE COVE – WATER ISSUES

Mr. Karlson explained that Sunrise Cove is having similar problems as Neits Crest.

It was stated that it was the responsibility of the Sunrise Cove Homeowner's Association.

• **REPORTS**

PIERRE CHAGNON, LEGISLATOR

Mr. Chagnon read the following report into the record

- We adopted a resolution requesting approval of State legislation submitted by our Senator and Assemblyman authorizing continuation of the 1% additional sales tax.
- We adopted a resolution requesting approval of State legislation submitted by our Senator and Assemblyman authorizing continuation of the Occupancy tax.
- We adopted a resolution to upgrade the Wastewater Treatment Plant infrastructure in the North Chautauqua Lake Sewer District and proceed with grant funding applications.
- We adopted a resolution dedicating Occupancy tax and ARPA earned interest to complete the Marden Cobb Waterways Trail hazard removal project.

HOWARD PEACOCK, JUSTICE

Mr. Peacock read the following report into the record.

COURT REPORT FOR THE MONTH OF APRIL 2025

\$28,277.00 in fines, fees, and surcharges was collected by the Court and was given to the Town of North Harmony CFO for the court cases reported to the NYS Comptroller for April 2025. We opened 269 new cases and closed 199 cases.

Katie A. Zimmer
Court Clerk

BENNY KARLSON, HIGHWAY SUPERINTENDENT

Mr. Karlson gave the following report.

- Steven Pihl, M.E.O. qualifies for a \$1.00/hr. raise effective June 7, 2025.
- **MOTION #99 OF 2025**
MRS. ADAMS MOTIONED TO AUTHORIZE M.E.O. STEPHEN PIHL A \$1/HR. RAISE EFFECTIVE 6/7/2025 (\$26/HR.; \$39/HR. OT. MR. PFEIL SECONDED. YES (4): YATES, SENA, PFEIL, ADAMS. NO (0). THE MOTION WAS CARRIED.

BRAD LAWSON, ZONING C.E.O. (Copy of Report in Minute Book)

Mr. Lawson read his report into the record.

ANNE GOLLEY, ASSESSOR

Mr. Yated read the following report into the record.

TOWN OF NORTH HARMONY ASSESSOR'S REPORT

May 2025

The valuation for new construction, demolition, and any reviews requested by the property owners have been completed. The 2025 tentative assessment roll has been sent to Chautauqua County, and all notices for properties that had an assessment change have been mailed out.

The appropriate legal notice for the Tentative Assessment Roll appeared on May 1, 2025, in the Post Journal, as required by the State of New York Real Property Tax Law.

Grievance Day for the 2025 assessment roll will be Wednesday, May 28th by appointment at the Town of Chautauqua office.

As always, thank you for your continued support of the Assessor's Office.

JOHN STOW, DCO

Mr. Yates read the following report into the record.

I had one call this month for a dog on Geseman Rd. for a dog showing up on the caller's porch every night causing trouble. I cannot pick the dog up because the humane society is at full capacity until further notice. It has been bringing items into his yard and onto his porch for quite some time. Being that it never gets rid of the things it brings there it must be a "Hoarder Collie".

John Stow
DCO

STEPHANIE GIBBS, DEPUTY TOWN CLERK (Copy of Report in Minute Book)

Mrs. Gibbs said she had nothing further to add to her report.

Mrs. Gibbs announced that the town is still in need of someone to sing the "Star Spangle Banner" and someone to do the invocation and the benediction at the Memorial Day Service.

ROBERT YATES, SUPERVISOR (Copy of Report in Minute Book)

Mr. Yates said he had nothing further to add to his written report.

- **MOTION # 100 OF 2025**

MR. SENA MOTIONED TO ACCEPT THE REPORTS OF THE TOWN CLERK AND SUPERVISOR AS PRESENTED. MRS. ADAMS SECONDED. YES (4): YATES, SENA, PFEIL, ADAMS. NO (0). THE MOTION WAS CARRIED.

- **MOTION # 101 OF 2025**

MRS. ADAMS MOTIONED TO APPROVE THE FOLLOWING VOUCHERS FOR PAYMENT AS REVIEWED AND AUDITED EARLIER:

<u>GENERAL FUND</u>	<u>\$27,963.10</u>
<u>HIGHWAY FUND</u>	<u>\$57,447.30</u>

MR. YATES SECONDED. YES (4): YATES, SENA, PFEIL, ADAMS. NO (0). THE MOTION WAS CARRIED.

- **MOTION # 102 OF 2025**

MR. PFEIL MOTIONED TO ENTER INTO EXECUTIVE SESSION AT 7:46 PM TO DISCUSS MEDICAL, FINANCIAL, CREDIT OR EMPLOYMENT HISTORY OF A PARTICULAR

PERSON/CORP. MRS. ADAMS SECONDED. YES (4): YATES, SENA, PFEIL, ADAMS. NO (0).
THE MOTION WAS CARRIED.

- **MOTION # 103 OF 2025**

MR. PFEIL MOTIONED TO ADJOURN EXECUTIVE SESSION AT 7:57 PM. MRS. ADAMS
SECONDED. YES (4): YATES, SENA, PFEIL, ADAMS. NO (0). THE MOTION WAS CARRIED.

- **MOTION # 104 OF 2025**

MR. SENA MOTIONED TO ENTER BACK INTO THE REGULAR MEETING AT 7:58 PM. MRS.
ADAMS SECONDED. YES (4): YATES, SENA, PFEIL, ADAMS. NO (0). THE MOTION WAS
CARRIED.

- **MOTION #105 OF 2025**

ON A MOTION MADE BY MR. SENA, SECONDED BY MRS. ADAMS AND NONE BEING
OPPOSED, THE MEETING WAS ADJOURNED AT 7:58 PM.

Stephanie Gibbs
Town Clerk

TOWN OF HARMONY
LOCAL LAW NO. 4 FOR THE YEAR 2025
A LOCAL LAW
PLACING A MORATORIUM ON NEW DWELLING UNITS ON NONCONFORMING LOTS WITHIN
THE R-1 DISTRICTS OF THE TOWN OF NORTH HARMONY

Section 1. Title

This local law shall be known and cited as the "Moratorium on New Dwelling Units on Nonconforming Lots Within the R-1 Zoning District of the Town of North Harmony, New York."

Section 2. Legislative Findings

The character of the Town of North Harmony is a source of pride and economic stability for the Town and its residents. As recognized in the Town's Comprehensive Plan, key land use goals for the Town include "retaining its charming, rural and natural beauty and visual appeal", "control[ling] development to maintain the peaceful, quiet, small-town feeling" and protecting its character as a "primarily residential community with mainly, but not exclusively, low-density housing." The Town has recently experienced increased development pressure, particularly within its Single-Family Residential (RI) zoning district along the Chautauqua shoreline, that threatens to disrupt that established and desired character by inappropriately increasing density on the R-1 District's many small, nonconforming lots and risking overbuilding along the Lake shore. Such development pressures create the potential to degrade the RI neighborhoods by introducing noise, parking congestion, and other detrimental impacts.

This increased development pressure has also revealed several ambiguities within the Town Zoning Code related to development on nonconforming substandard lots within the RI District that hinders orderly and effective land use regulation within the district. These ambiguities must be reviewed so that adequate land use and regulatory controls may be created for the Town. A moratorium will allow for the completion of necessary surveys, studies, and meetings in order to evaluate and assess the existing land use regulations governing development within the RI District.

It is the finding of the Town Board that a review of the Zoning Code and Zoning Map is necessary to determine how to best regulate development within the RI District so as to avoid adversely impacting established and desired development patterns and community character within that District, and that the review and possible revision of the Town Zoning Code as envisioned by this local law is necessary to protect the health, safety, and welfare of the residents of the Town of North Harmony.

Section 3. Authority and Purpose

The Town Board of the Town of North Harmony hereby adopts this Local Law pursuant to its general zoning authority under Article 16 of the New York State Town Law and Municipal Home Rule Law § 10 for the purpose of addressing a potential threat to the health, safety, comfort, and general welfare of the residents of the Town.

Section 4. Definitions

For the purposes of this Local Law, the following terms shall have the following meanings:

- a. "Contiguous Lots" shall mean lots or parcels, held in common ownership, that are either adjacent and physically adjoining or that are separated only by a road/street, right of way or easement, regardless of whether such lots or parcels have separate tax parcel identification numbers. "Adjoining Lots" shall be deemed synonymous with "Contiguous Lots".
- b. "Common Ownership" shall mean ownership or control by the same individual(s), entity or separate entities the controlling interest of which are held by the same natural individual(s) or group of individuals.
- c. "Dwelling Unit" shall have the meaning set forth in Town Zoning Code § 202.
- d. "Substandard Sized Lot" shall mean any lot or parcel which lacks adequate area and dimensions (including frontage) to qualify for a permitted use as required pursuant to Town Zoning Code § 403.
- e. "Contiguous Substandard Sized Lots" shall mean two or more Contiguous Lots, each of which is a Substandard Lot.
- f. Any other terms used herein shall have the same meaning provided for in the Town Zoning Code.

Section 5. Intent

It is the intent of the Town Board to protect the public health, safety, and welfare by enacting this interim moratorium for a period of six (6) months pending the completion of necessity surveys, studies, meetings, and required public hearings. It is the purpose of this local law to allow for comprehensive and timely review of the existing land use regulations within the scope of the moratorium so that adequate land use and regulatory controls may be created. During said period, the Town Board, the Town Planning Board, the Town Zoning Board of Appeals, and/or such other body as may be designated by the Town Board for this purpose shall complete an evaluation and assessment of existing land use plans and regulations for lands within the R-1 District and make recommendations to the Town Board as to potential amendments to address the potential threat to public health, safety, and welfare described above.

Section 6. Regulation

- a. Except as otherwise provided herein, effective on the effective date of this local law, and continuing for six (6) months from the effective date of this local law, unless the Town Board, by resolution, established as earlier date, no new Dwelling Unit shall be permitted, constructed or occupied on any Contiguous Substandard Sized Lot within the R-1 District, and no application for a building permit, special use permit, site plan approval, zoning variance, certificate of occupancy, or other Town-level approval shall be accepted, processed, approved, approved conditionally, or issued for the construction, establishment, or use or operation of Dwelling Unit on any Contiguous Substandard Lot located within the R-1 District.
- b. This prohibition shall not apply to any use or structure containing a Dwelling Unit that that was lawfully established or approved prior to the effective date of this local law, nor to the issuance of building permits for structural repairs, renovations, or alterations which

do not include the expansion of an existing Dwelling Unit on a Contiguous Substandard Sized Lot.

Section 7. Repeal of Existing Laws

All local laws, or parts thereof in conflict with the provisions of this local law are hereby repealed to the extent necessary to give this local law full force and effect during the effective period.

Section 8. Effective Date

This Local Law shall take effect upon filing with the Secretary of State.

**TOWN OF HARMONY
LOCAL LAW NO. 5 FOR THE YEAR 2025
A LOCAL LAW
AMENDING ARTICLE II SECTION 202 OF THE TOWN OF
NORTH HARMONY ZONING LAW TO ADD A DEFINITION FOR SHORT TERM RENTAL**

Section 1. Title.

This Local Law shall be referred to as “A LOCAL LAW AMENDING ARTICLE II SECTION 202 OF THE TOWN OF NORTH HARMONY LAW TO ADD A DEFINITION FOR SHORT TERM RENTAL”.

Section 2. Short Term Rental.

Article II Section 202 of the Town of North Harmony Zoning Law (Local Law No. 1 of 2014, and as subsequently amended), titled “DEFINITIONS” is amended by adding a definition of “Short Term Rental” to read as follows:

SHORT-TERM RENTAL (STR) — A dwelling unit, including the surrounding land area, structures, and amenities of the lot on which it is located, that is rented, in whole or part, by the owner or occupant of the dwelling to any person or entity for a period of less than 30 consecutive nights. Motels, hotels, inns, and bed and breakfasts are excluded from this definition. For land and building use classification, assessment, occupancy tax, and utility billing purposes, an STR shall be considered a transient commercial use or business. **[STRs are not permitted in any zoning district within the Town of North Harmony.]**

Section 3. Validity and Severability.

If any part or provision of this Local Law shall be declared invalid, void, unconstitutional or unenforceable by a court of law, all unaffected provisions hereof shall survive such declaration, and this Local Law shall remain in full force and effect as if the invalidated portion had not been enacted.

Section 4. Repeal.

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed.

Section 5. Effective Date.

This Local Law shall take effect immediately upon filing with the Secretary of State.

Town of North Harmony
Office of Code Enforcement
PO Box 167 Stow, NY 14785

Bradley N Lawson
PH 789-3445
cell 450-0641



North Harmony
Zoning and Building Report
April 2025

Permits 12
ZBA 4
Inspections 17
Hours worked 40
Meetings 3
Estimated building cost \$2,400.00
Permits fees \$ 1,925.00
Mileage 120

Very busy this month with permitting and ZBA. New home in Conely park Rd. that had ZBA approval and one big addition in Quigley Park. New home on west end of Eiden Rd. extension (Cabin of Sorts)
A couple of violations we are following up on that we had issued. Trying to get people to comply without taking to court.

Working with the Planning Board on the property maintenance law, we have given them some other items to look at to add to it. Julie has reached out to Kelly on some of those questions on the Law.
Working on closing up some permits that have been open for a while and closing up some complaints that we can.

Bradley N Lawson
CEO North Harmony

Town of North Harmony

Permit Monthly Report

04/01/2025 - 04/30/2025

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
April 2025						
2025-0012	04/04/2025	Ashley & Milke Fisher	Residential Garage	5510 Bly Hill Road (Bly Hill LLC) SBI#: 366.00-1-20.3.2	\$100,000.00	\$185.00
2025-0013	04/04/2025	Emmett Tempas	Agricultural building	3731 Morley Rd SBI#: 331.00-2-7	\$50,000.00	\$50.00
2025-0014	04/04/2025	Howard Peacock	Fence	5543 Stow Ferry Rd SBI#: 332.00-2-41	\$2,000.00	\$30.00
2025-0015	04/04/2025	Howard Peacock	Alteration	5543 Stow Ferry Rd SBI#: 332.00-2-41	\$3,500.00	\$48.00
2025-0016	04/17/2025	Town of North Harmony	Business License	4853 Route 474 SBI#: 384.11-1-82		\$35.00
2025-0017	04/17/2025	Charles Abramo	Alteration	6226 Baker Rd SBI#: 365.00-1-34.1	\$10,000.00	\$93.00
2025-0018	04/17/2025	Patrick O'Connor	Demolition	2706 Route 394 SBI#: 367.09-1-13		\$50.00
2025-0019	04/21/2025	Michael & Patricia Roberts	New Home	7020 Eiden Rd SBI#: 330.00-1-30.1.2	\$100,000.00	\$116.00
2025-0020	04/22/2025	Julie Garvey	Addition	5259 Spooner Rd SBI#: 383.00-2-20	\$130,000.00	\$75.00
2025-0021	04/24/2025	Beau Froebel	New Home	Winona Ave SBI#: 349.16-1-1.1	\$1,750,000.00	\$730.00
2025-0022	04/24/2025	Joseph McCann	Residential Garage	3176 Chautauqua Ave SBI#: 349.20-1-44	\$35,000.00	\$244.00
2025-0023	04/25/2025	Randall Johnson Living Trust	Addition	3214 Chautauqua Ave SBI#: 349.20-1-30	\$150,000.00	\$269.00
April 2025 Total:					\$2,330,500.00	\$1,925.00
Reporting Period Total:					\$2,330,500.00	\$1,925.00

TOWN CLERK'S MONTHLY REPORT

APRIL, 2025

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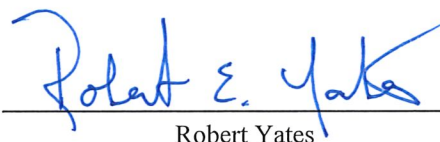
DISBURSEMENTS

PAID TO SUPERVISOR FOR GENERAL FUND	2,246.00
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PAID TO NYS ANIMAL POPULATION CONTROL PROGRAM	20.00
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TOTAL DISBURSEMENTS	2,266.00
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MAY 1, 2025

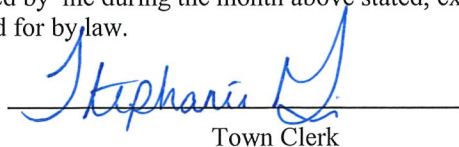


Robert Yates

, SUPERVISOR

STATE OF NEW YORK, COUNTY OF CHAUTAUQUA, TOWN OF NORTH HARMONY

I, Stephanie Gibbs, being duly sworn, says that I am the Clerk of the Town of North Harmony that the foregoing is a full and true statement of all Fees and moneys received by me during the month above stated, excepting only such Fees the application and payment of which are otherwise provided for by law.



Town Clerk

TOWN CLERK'S MONTHLY REPORT

TOWN OF NORTH HARMONY, NEW YORK

APRIL, 2025

TO THE SUPERVISOR:

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Pursuant to Section 27, Subd 1 of the Town Law, I hereby make the following statement of all fees and moneys received by me in connection with my office during the month stated above, excepting only such fees and moneys the application and payment of which are otherwise provided for by Law:

A1255			
	<u>16</u>	CERTIFIED COPIES	<u>160.00</u>
	<u>70</u>	XEROX COPIES	<u>10.00</u>
	<u>2</u>	TRANSFER STATION STICKER	<u>2.00</u>
TOTAL TOWN CLERK FEES			172.00
<hr/>			
A2110			
	<u>13</u>	BUILDING PERMITS	<u>1,869.00</u>
	<u>1</u>	ZBA APPEALS	<u>100.00</u>
TOTAL A2110			1,969.00
<hr/>			
A2544			
	<u>18</u>	DOG LICENSES	<u>105.00</u>
TOTAL A2544			105.00
<hr/>			

GENERAL FUND APRIL 2025

Monthly Statement of The Supervisor:

To the Town Board of the Town of North Harmony pursuant to Section 119 of the Town Law, I hereby tender the following detailed statement of all monies received and disbursed by me, as Supervisor, during the month of: APRIL 2025

RECEIPTS

<u>DATE</u>	<u>Description</u>	<u>Account Code</u>	<u>AMOUNT</u>
4/15	Savings to Checking		50,000.00
	TC Fees		627.50
4/28	PPP Future Development	A2450	13.01
	American Energy	A2450	63.99
TOTAL APRIL 2025			50,704.50

DISBURSEMENTS

4/15	T & A (GF Payroll # 104)	29,793.01
4/15	T & A (TnshSS # 105)	2,121.07
4/15-/4/16	Abstract # 106- #129	20,131.58
4/25	Abstract # 130 -	2,087.39
4/26	Abstract # 131	11,326.74
4/27	Abstract # 132	1,000.00
TOTAL APRIL 2025		66,459.79

BALANCE	\$62,552.55
Adjustment Bank Service Charge	-\$36.00
Adjustment	-\$0.50
Revenues	50,704.50
Disbursements	\$ (66,459.79)
APRIL 30, 2025	\$46,760.76

Certified Deposit - Transferred to GF Savings	4/7/2025	\$0.00	0.00
TOTAL GENERAL/SAVINGS FUND		\$767,062.14	
CEMETERY FUNDS Gen Fund	\$	38,615.69	
TOTAL Gen Fund CHECKING	\$	46,760.76	
TOTAL HWY /SAVINGS FUND	\$	643,852.46	
TOTAL Hwy Checking Fund		\$30,556.99	
TOTAL CAPITAL FUND SAVINGS		\$32,163.01	
TOTAL CAPITAL FUND CHECKING		\$4,296.51	
TOTAL SPECIAL DISTRICT FUND		16,883.09	
TOTAL HEALTH MANAGmt FUND	\$	9,113.63	

Robert E. Yata

5/12/25

Signed Town of N. Harmony Supervisor

GENERAL FUND SAVINGS

April 30, 2025

12/13/2012 AP TREE CARE Voucher #547	MG	\$1,349.00
10/13/2021 Maple Springs Tree Service # 253	MG	\$2,200.00
5/10/22 Maple Springs Tree Service # 150	MG	\$1,000.00
8/11/23 TomAllen Maintenance	MG	\$1,352.50
MG Cemetery Fund		31,613.29
NH Cemetery Fund		6,977.02
Balance		38,590.31
Nov 24, Dec 24, JAN 25 FEBRUARY Interest	0.10%	18.92
MM Cemetery Savings Account est. 8/23/2024		38,609.23

GENERAL FUND SAVINGS ACCOUNT

UNASSIGNED FUND BALANCE

TOTAL

\$523,117.02

4/15	Howard Peacock # 1487	A690E	28,500.75	
	Savings to Checking			-50,000.00
	Savings to Checking	A690E		-22,025.00
	Savings to CAPITAL CHECKING DEC GRANT	C01706GG		-30,005.54
	Savings to Capital Checking DEC GRANT	T01464GG		-3,484.46
4/17	CD Mature Closed for Anticipated Projects/equip	Capital Reserve	320,055.06	
	APRIL INTEREST	A2401	904.31	
	APRIL 2025 TOTAL		\$767,062.14	

90 DAY Certificate of Deposit January

\$317,508.23

90 day interest 3.4%	A2401.1	\$ 2,546.83
TOTAL April 7, 2014, 2025		\$320,055.06

SPECIAL DISTRICT /BPU FUND

Balance Forward

58,628.96

4/22	#1137 Chaut. County SCSDUnpaid charges			-40,513.31
4/30	Natl Grid SL5182.4	ACH		-1,232.56
	TOTAL APRIL 30, 2025		16,883.09	

HEALTH MANAGEMENT ACCOUNT

Balance Forward

\$ 9,113.63

	Withdrawals			-2,322.63
	Service charge			-3.31
4/10	# #5386- B.Karlson		23.99	
	30-Apr-25		\$ 6,811.68	

CAPITAL FUND Checking 2025

Balance Forward 2025

\$4,296.51

4/15	Transfer from General Fund Savings		\$33,490.00	
4/23	Check # 1145			-3,484.46
4/23	Check # 1146			-30,005.54
	APRIL 30, 2025 TOTAL		\$4,296.51	

CAPITAL FUND SAVINGS 2025

\$32,117.93

APRIL Interest	A2401	\$45.08
APRIL TOTAL		\$32,163.01

CEMETERY FUND 2025

\$38,609.23

Savings to MMSavings North Harmony Cemetery	0.00
Savings to MMSavings Maple Grove Cemetery	0.00
2025 Interest March-April	6.46
April 2025 TOTAL	\$38,615.69

HIGHWAY FUND CHECKING APRIL 2025

Monthly Statement of The Supervisor:

To the Town Board of the Town of North Harmony pursuant to Section 119 of the Town Law, I hereby render the following detailed statement of all monies received and disbursed by me, as Supervisor, during the month of: APRIL 2025

RECEIPTS

<u>Date</u>	<u>Description</u>	<u>Account Code</u>	
4/15	Savings to Checking		65,000.00
	Interest		
	APRIL TOTAL		65,000.00

DISBURSEMENTS

4/7-4/21	T & A (Payroll #62, #88)		23,516.35
	T & A (TnshS #63, #89)		1,698.09
	Abstract #64- # 87		23,280.88
4/27	Abstract # 90		8,730.90
	TOTAL	\$	57,226.22

Beginning Balance HIGHWAY	\$22,783.21
Revenues	65,000.00
Disbursements	-57,226.22
APRIL 2025 TOTAL	\$30,556.99


Signed Town of N Harmony Supervisor


Date

HIGHWAY FUND SAVINGS APRIL 2025

12/2022 CAPITAL RESERVE FUND DA2665	\$14,975.00
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HIGHWAY FUNDS SAVINGS ACCOUNT

<u>Date</u>	<u>Account Code</u>	<u>Amount</u>	
<u>Capital RESERVE</u>		\$ 14,975.00	
<u>Assigned Appropriated</u>		\$ -	
<u>Assigned Unappropriated Fund Balance</u>		\$ 692,935.08	
	BALANCE FORWARD	\$ 707,910.08	
4/15 Savings to Checking			\$ (65,000.00)
APRIL INTEREST	DA2401	\$ 942.38	
TOTAL APRIL BALANCE		\$ 643,852.46	

TOTAL ALL FUNDS HIGHWAY

HighwayFund Savings	\$ 643,852.46
HighwayFund Checking	\$30,556.99
April 30, 2025	<u>\$ 674,409.45</u>