

Real Property Tax Services
&
Environmental Concerns
AGENDA
April 22, 2019

Committee Members: Braymer, Simpson, Strough, Dickinson, McDevitt, Merlino, Loeb, Hogan & Hyde

- I. Committee meeting called to order by Chairman
- II. Motion to approve minutes of prior Committee meeting
- III. Action Agenda/New Business
 1. **Request to...** Approve the Chargeback of taxes & refunds
Rationale: Accounting for the Treasurer's Office
 2. **Request to...**
Rationale:
- IV. Referral/Pending Items
 - 1.
 - 2.
- V. Information for Discussion/Review
 1. Discuss amendment to Resolution 259 of 2017, Terms and Conditions of Sale.
 2. Review Chester 104.10-4-5, Johnsburg 133.8-1-27 & Queensbury 302.8-1-2 parcels
- VI. Privilege of the Floor to discuss any additional items to come before the Committee
 1. A5028-A Assembly Bill
- VII. Environmental Concerns
 1. Septic Inspection / State Funding
 2. Plastic Bag Update
 3. Clean Energy Communities
- VIII. Motion to adjourn

Attachments: Resolution request

RESOLUTION REQUEST FORM NO. 20

MISCELLANEOUS

****Please List All Other Requests Not Covered by Previous Resolution Request Forms Here.
Please attach any backup information available and be as detailed as possible.***

DEPARTMENT NAME: Real Property Tax Services

DATE: April 22, 2019

- (a) Purpose of Request:
Approve attached list of Chargeback of Taxes and Refunds

- (b) Details:
Treasurer's accounting for Pilot Agreements, Small Claims, Court Orders & Assessment changes

- (c) Previous Resolution Number:

- (d) Where are the Funds (if required)? List Budget Code, Object Code, Full Title* and Amount:

Sample: A.8021 470 Planning & Community Development – Contract

* as listed in budget and LOGOS

CHARGEBACK OF TAXES

TOWN	YEAR	ASSESSED TO & TAX MAP #	BREAKDOWN	CODING	REASON
City of GF	2019	333 Glen Street Associates, LLC 302.20-23-4./2	County - 8,902.54		PILOT
City of GF	2019	Warren Street Square, LLC 310.5-3-10	County - 9,017.22		PILOT
City of GF	2019	21 Bay Street Properties, LLC 302.20-24-16	County - 3,355.34		PILOT
City of GF	2019	65 Ridge Street, LLC 303.1/-16-2	County - 1,830.42		PILOT
City of GF	2019	221 Glen Street Realty Co; Inc. 302.20-30-11	County - 9,495.74		PILOT
City of GF	2019	13 Chester Street LLC 302.16-18-4	County - 2,046.35		PILOT
City of GF	2019	70 Warren, LLC 310.5-2-3	County - 631.72		PILOT
City of GF	2019	14 Hudson LLC 309.28-7-1	County - 3,357.93		PILOT
City of GF	2019	88 Ridge Royale, LLC 302.20-24-1	County - 10,154.05		PILOT
City of GF	2019	Smith Flats, LLC & Karen Coakley 302.20-24-13	County - 776.70		PILOT
City of GF	2019	EASM Properties, LLC 310.5-1-17	County - 873.79		PILOT
City of GF	2019	Jackson, Alexander	County - 469.28		SMALL CLAIMS
City of GF	2019	Sani Industries, LLC 309.35-3-5./2 COURT ORDER	County - 669.00		ASSESEMENT CHANGE
City of GF	2014	Clark Trading Co. (Price Chopper Operating Co; Inc.) 303.13-18-2 COURT ORDER	County - 1,467.24		ASSESEMENT CHANGE
	2015		County- 1,554.86		
	2016		County- 1,757.72		
	2017		County - 1,745.32		
	2018		County - 1,779.72		
	2019		County - 1,781.10		
			TOTAL: \$ 10,085.96		

REFUND

TOWN	YEAR	ASSESSED TO & TAX MAP #	LOCATION	BREAKDOWN	CODING	REASON
LK. GEORGE	2016	Charles H. Tall IV 238.20-1-8 COURT ORDER	30 Ahnohwarah Rd	Cty: 351.78 Twn: 138.53 Fire: 39.63 529.94		ASSESSMENT CHANGE
LK. GEORGE	2017	SAME	" "	Cty: 371.42 Twn: 139.53 Fire: 40.27 551.22		ASSESSMENT CHANGE
LK. GEORGE	2018	SAME	" "	Cty: 379.05 Twn: 138.26 Fire: 41.45 558.76		ASSESSMENT CHANGE

Warren County Board of Supervisors

RESOLUTION NO. OF 2018

Resolution introduced by Supervisors Dickinson, Braymer, Simpson, Strough, McDevitt, Merlino, Loeb, Hogan and Hyde

AMENDING RESOLUTION NO. 259 OF 2017; APPROVING AND ADOPTING THE WARREN COUNTY REAL ESTATE AUCTION TERMS AND CONDITIONS OF SALE APPLICABLE TO THE SALE OF PARCELS ACQUIRED BY THE COUNTY BY REASON OF THE FORECLOSURE OF TAX LIENS, TO ADD NEW LANGUAGE REGARDING REHABILITATION OF PROPERTY

WHEREAS, the County has adopted terms and conditions of sale applicable to those parcels acquired by the County by reason of the foreclosure of tax liens, said terms being most recently amended by Resolution No. 259 of 2017, and

WHEREAS, the Director of the Real Property Tax Services Department is requesting to amend the Terms and Conditions of Sale to language regarding rehabilitation of property as follows:

- (f) FAILURE TO COMPLY WITH THE TERMS OF THIS PARAGRAPH MAY RESULT IN YOUR LOSS OF THE PROPERTY AFTER PURCHASE. The deed will contain provisions stating that the purchaser is required to rehabilitate any building on the property and bring it into compliance with all State, County and Local standards for occupancy within twenty four (24) months of the date of the deed. Within such twenty four (24) month time period, the purchaser must either: obtain a Certificate of Occupancy for all buildings on the property; make all buildings granted a Certificate of Occupancy before the date of purchase fit for the use stated in such Certificate of Occupancy; or demolish such buildings. The deed shall require the purchaser to schedule an inspection by County officials at or before the end of the twenty four (24) month period. If the purchaser has not complied with the deed provisions regarding rehabilitation of the property and obtained a Certificate of Occupancy or Certificate of Compliance by that time, then the County may commence legal proceeding

RESOLUTION NO. ____ OF 2018

PAGE 2 OF 2

to retake title to the property. The deed shall also provide that the property shall not be conveyed to any other person before a Certificate of Occupancy or Certificate of Compliance is issued. A written request made to the County Administrator for an extension of the twenty four (24) month rehabilitation period shall be accompanied by a non-refundable fee of \$250.00 per parcel for which a request is submitted. The Director of Real Property Tax Services may, in his/her sole discretion and for good cause shown, grant one extension of time to rehabilitate of up to, but not to exceed three (3) months. Any additional request thereafter shall be made in writing and placed before the Board of Supervisors for their consideration, now, therefore, be it

RESOLVED, that the Terms and Conditions of Sale and the Purchase Offer Memorandum be, and hereby are amended to language regarding rehabilitation of property as outlined above, and be it further

RESOLVED, that other than the changes outlined above, all other terms and conditions of Resolution No. 259 of 2017 and all prior amendments will remain the same.

Warren County Board of Supervisors

RESOLUTION NO. 259 OF 2017

RESOLUTION INTRODUCED BY SUPERVISORS BROCK, BRAYMER, MERLINO, STROUGH, DICKINSON, MCDEVITT, LEGGETT, SIMPSON AND VANSELOW

AMENDING RESOLUTION NO. 378 OF 2014; APPROVING AND ADOPTING THE WARREN COUNTY REAL ESTATE AUCTION 2017 TERMS AND CONDITIONS OF SALE APPLICABLE TO THE SALE OF PARCELS ACQUIRED BY THE COUNTY BY REASON OF THE FORECLOSURE OF TAX LIENS

WHEREAS, the County has adopted terms and conditions of sale applicable to those parcels acquired by the County by reason of the foreclosure of tax liens, said terms being last amended by Resolution Nos. 379 of 2011, 514 of 2012, 485 of 2013, 236 of 2014 and 378 of 2014, and

WHEREAS, the Director of the Real Property Tax Services Department is requesting to amend the Terms and Conditions of Sale and the Purchase Offer Memorandum to revise the buyer premium amount from seven percent (7%) to six percent (6%) and to add a new subdivision (e) to paragraph 6 to include “any sewer charges unpaid or payable to the municipality in which the premises are situated which have not been relieved in the last town and county tax levy”, now, therefore, be it

RESOLVED, that the Terms and Conditions of Sale and the Purchase Offer Memorandum be, and hereby are amended to revise the buyer premium as outlined above and to add a new subdivision (e) to paragraph 6.

**WARREN COUNTY REAL ESTATE AUCTION 2018
TERMS & CONDITIONS OF SALE**

The premises described in the preceding advertisement of sale will be sold under the direction of the Director of Real Property Tax Services Department, upon the following Terms of Sale:

1. The successful bidder (purchaser) of the premises being sold, or any portion thereof, will, at the time of the auction sign a Memorandum of Purchase Agreement in which the purchaser will agree to comply with and be obligated under all terms and conditions of sale of the Warren County Real Estate Auction 2018. A copy of such Memorandum of Purchase Agreement is attached hereto and incorporated herein.

2. For a successful bid in any amount over One Thousand Dollars (\$1,000), Ten Percent (10%) of the purchase price of said premises and an additional **six percent (6%)** buyer's premium shall be made payable to the Warren County's official auctioneer at the time of the execution of the memorandum of purchase agreement, and for which payment a County receipt shall be given by the Office of the Treasurer, and which payment may be made by way of a personal check dated as of the date of the auction, cash or certified funds;

For a successful bid of One Thousand Dollars (\$1,000) or less, One Hundred Percent (100%) of the purchase price of said premises and an additional **six percent (6%)** buyer's premium shall be made payable to the Warren County's official auctioneer at the time of the execution of the memorandum of purchase agreement, and for which payment a County receipt shall be given by the Office of the Treasurer, and which payment may be made by way of a personal check dated as of the date of the auction, cash or certified funds;

In the event of a default or failure to complete the transaction by the successful bidder, the successful bidder agrees that the amount of the deposit and buyer's premium tendered by the successful bidder at the time of execution of the Memorandum of Purchase Agreement shall be forfeited to the County, or, if the tender is not completed, the successful bidder agrees that such amounts shall become due and owing to the County. The County reserves the right to pursue collection of such amounts, including costs and reasonable attorney's fees.

3. The successful bidder has no legal or beneficial ownership interest of any nature whatsoever in the property. All sales are subject to the approval of the Warren County Board of Supervisors which approval shall be given or denied within forty-five (45) days of such sale. The County of Warren reserves the right to reject any and all bids and cancel and/or postpone sales at any time before the actual delivery of deeds, a right which if invoked will be exercised within forty-five (45) days of such sale. In the event a sale is not approved by the Board of Supervisors, the down payment for that sale and the additional buyer's premium shall be promptly refunded without interest;

4. The balance of the purchase price (ninety percent (90%)) shall be made payable by bank or certified check or cash to the Warren County Treasurer, Warren County Municipal Center, Lake George, New York, within fifteen (15) days from the date of the resolution of the Warren County Board of Supervisors approving the sale, of which date the purchaser shall be provided with notice at the address given by the purchaser on the memorandum of purchase completed pursuant to Paragraph 1 of the Terms of Sale. The Real Property Tax Services Director is not required to send any further notice to the purchaser. If the purchaser fails to pay the balance of the purchase price within said fifteen (15) day period as provided above, all rights to complete the transaction per the memorandum of purchase agreement will expire and the deposit and Auctioneer's additional buyer's premium shall be forfeited to the County of Warren;
5. If the successful bidder at the auction fails to comply with the terms and conditions of sale and therefore forfeits the right to purchase or the time to purchase expires as defined in paragraph 4 above, the County shall consider whether to offer the property for sale to the second highest bidder of record. In furtherance of this, the Real Property Tax Services Director shall provide notice to the second highest bidder by mail at the address provided by the bidder at the auction that the County is considering whether to accept the bid of the said second highest bidder and inquire as to whether said bidder desires to purchase the property. If the said bidder is interested in purchasing the property, the second highest bidder shall have fifteen (15) days after the mailing of such notice to enter into a memorandum of purchase agreement as set forth in Paragraph 1, and complete the transaction including tender of payment. Notwithstanding the foregoing, upon receipt of a duly executed waiver and release from the highest bidder confirming that they will not be purchasing the property as defined in paragraph 4 above and acknowledging they will be forfeiting the buyer's premium and ten percent (10%) deposit made, the County can immediately offer the property to the second highest bidder pursuant to the terms and conditions set forth in this paragraph.
6. The premises will be conveyed free and clear of delinquent real property tax liens but subject to:
 - (a) city and village tax liens accruing during the year of the auction and not relieved in the last town and county tax immediately preceding the auction;
 - (b) school taxes accruing on or after July 1st in the year of the auction and any late payments and penalties related thereto;
 - (c) street or other special assessments unpaid or payable to the municipality in which the premises are situated;
 - (d) any water charges unpaid or payable to the municipality in which the premises are situated which have not been relieved in the last town and county tax levy.
 - (e) any sewer charges unpaid or payable to the municipality in which

the premises are situated which have not been relieved in the last town and county tax levy.

7. The deed delivered shall be a "Quit Claim" deed and shall contain the assessment roll description of the premises and not a metes and bounds description;
8. The bidding will be kept open after the property is struck down; in the case any purchaser shall fail to comply with any of these Terms of Sale, the premises so struck down will again be put up for sale under the direction of the Real Property Tax Services Agency; the original purchaser may be held liable for any deficiency between the sum for which said premises were purchased and the resale, together with any costs or expenses occurring on such resale;
9. The premises will be conveyed subject to all existing tenancies, easements, rights, licenses, privileges, and agreements, as well as any covenants, conditions, restrictions, reservations, rights of re-entry, possibilities of reverter, rights-of-way, utility or other easement agreements, or sell-offs in former deeds or other instruments of record. Additionally, the premises will be conveyed subject to existing laws and ordinances and any state of facts an accurate survey and prudent inspection of the property would disclose, and any federal and/or state taxes, liens, judgements and encumbrances of record not otherwise extinguished when the County of Warren took title to the subject parcel;
10. The purchaser is responsible for determining by diligent search of the public records, including those in the Warren County Clerk's Office, whether other persons or entities including, but not limited to, mortgagees, lienholders or others have an interest in the property which may affect the title as acquired through the tax foreclosure proceeding;
11. The purchaser is responsible for determining whether any structures are located on the premises and for the condition of any structures located on the premises. The descriptions may contain a reference to a structure that may have been removed after the description was prepared. The County makes no promises regarding the presence or condition of any structure;
12. There shall be no interruptions of the auction by any person. Any person so interrupting the auction may be removed from the auction;
13. Individuals purchasing property at this public auction will be responsible for Real Property Transfer Tax on all parcels purchased; and
14. The Internal Revenue Service and/or other Federal and/or State agencies may have a right to redeem their interest in properties following this auction. The bidder is responsible for ascertaining this information.
15. If a purchaser owes any outstanding and delinquent taxes to Warren County, those

taxes must be paid in full prior to closing on any purchase made at this auction. Failure to comply with this provision will be grounds for default and forfeiture of any deposits paid.

16. As a further term and condition of sale of the property, the Purchaser understands and agrees that the County shall arrange for the recording of the deed issued by the County in connection with such sale and that the Purchaser shall be liable for the payment of recording fees which shall be paid to the County at the time of closing on the property. The fees associated with the recording of the Quit Claim deed shall be in addition to all other amounts due by the Purchaser in connection with the sale.

A5028-A Englebright No Same as

Text Versions: A 5028-A, A 5028

A5028-A Englebright No Same as

Environmental Conservation Law

TITLE....Relates to returnable bottles

02/06/19 referred to environmental conservation

03/07/19 amend (t) and recommit to environmental conservation

03/07/19 print number 5028a

03/12/19 reported referred to codes

ENGLEBRIGHT, LIFTON, THIELE, FAHY, D'URSO, GOTTFRIED, ORTIZ,
PAULIN, LUPARDO, DENDEKKER, QUART, STIRPE, SIMON, SEAWRIGHT,
HUNTER, DINOWITZ, CARROLL, FERNANDEZ, GRIFFIN, JAFFEE, L.
ROSENTHAL, COLTON, REYES, CAHILL, GLICK, BYRNE, GALEF, STERN
Amd §§27-1003, 27-1007, 27-1011, 27-1012 & 27-1014, En Con L; amd part F §12,
Chap 58 of 2017

Relates to returnable bottles; extends the effectiveness of the "Cleaner, Greener NY
Act of 2013".

STATE OF NEW YORK

5028--A

2019-2020 Regular Sessions

IN ASSEMBLY

February 6, 2019

Introduced by M. of A. ENGLEBRIGHT, LIFTON, THIELE, FAHY, D'URSO,
GOTT-
FRIED, ORTIZ, PAULIN, LUPARDO, DenDEKKER, QUART, STIRPE,
SANTABARBARA,
SIMON, SEAWRIGHT, HUNTER -- read once and referred to the Committee
on
Environmental Conservation --
committee discharged, bill amended,
ordered reprinted as amended and recommitted to said committee

NEW YORK STATE ASSEMBLY
MEMORANDUM IN SUPPORT OF LEGISLATION
submitted in accordance with Assembly Rule III, Sec 1(f)

BILL NUMBER: A5028A

SPONSOR: Englebright

TITLE OF BILL: An act to amend the environmental conservation law, in relation to returnable bottles; and to amend chapter 58 of the laws of 2013 amending the environmental conservation law and the state finance law relating to the "Cleaner, Greener NY Act of 2013", in relation to the effectiveness thereof

PURPOSE OR GENERAL IDEA OF BILL:

The purpose of this bill is to expand the type of beverages eligible for a five cent deposit and redemption under the current Bottle Bill and to improve the redemption process.

SUMMARY OF PROVISIONS:

The bill:

- *amends § 27-1003(1) of the Environmental Conservation Law to include wine, liquor, distilled spirits, cider, and wine products under definition of beverage and to phase in the addition of noncarbonated soft drinks, noncarbonated fruit and vegetable juices containing less than 1009s fruit or vegetable juice, coffee and tea beverages, and carbonated fruit beverages under the definition of "beverage";
- *amends § 27-1007(4) to specify the consumer protections for expiring returned container scrip and receipts;
- *modifies the container take-back requirements for small retail businesses of 10,000 square feet or less that primarily sell food or beverages for consumption off premises, to provide greater flexibility;
- *increases the handling fee to five cents;
- *clarifies that empty beverage containers must be collected by deposit initiators in a timely manner and at reasonable times;
- *establishes a container re-count process to address container count disputes;
- *authorizes DEC and the Department of Taxation and Finance to audit any Reverse Vending Machine (RVM);
- *establishes minimum post-consumer content requirement for glass, aluminum, PET, and plastic beverage containers;
- *authorizes deposit initiators utilizing a state-specific Universal Product Code (UPC) on beverage containers to retain additional revenue; and,
- *extends, until April 1, 2021, the existing authority for Nassau, Suffolk, and New York City to enforce certain bottle bill provisions.

JUSTIFICATION:

New York's Returnable Container Act ("the Bottle Bill"), first enacted in 1982, has been the State's most successful recycling program. According to the Department of Environmental Conservation, the Bottle Bill reduced curbside container litter by 70 percent and has encouraged the recycling of billions of plastic, glass, and aluminum containers. The Container Recycling Institute (CRI) states that the over 11 million tons of containers recycled in New York since the implementation of the Bottle Bill has reduced greenhouse gas emissions equivalent to taking about 3 million cars off the road for a year. CRI also makes the important point that the processing and sale of recycled containers benefits New York's economy and secures jobs in the recycling industry.

By expanding the Bottle Bill to include a much more inclusive list of beverages, we can expect an even greater number of containers to be recycled and an even greater reduction of container litter in our streets. Additionally, in the face of a growing recycling crisis, an expansion of the Bottle Bill would help ease the burden that municipal recycling facilities are currently facing by keeping these materials out of the traditional waste stream. The expansion would be phased in, beginning primarily with the harder-to-manage glass bottles and subsequently to PET and other plastics. This approach, coupled with the post-consumer content requirements for beverage containers will help ensure a continued market for beverage container materials and provide an important step in decreasing reliance on single-use plastic.

PRIOR LEGISLATIVE HISTORY:

This is a new bill.

FISCAL IMPLICATIONS FOR STATE AND LOCAL GOVERNMENTS:

Undetermined.

EFFECTIVE DATE:

This act shall take effect on April 1, 2020.

NYSERDA



SUBSCRIBE

Pick a topic and get updates!

Clean Energy Communities Program

Building a more sustainable New York starts with building more sustainable communities. Local governments affect energy choices in their communities, from government operations to homes, businesses, and community institutions.

Local governments in New York State can use the Clean Energy Communities program to implement clean energy actions, save energy costs, create jobs, and improve the environment. In addition to providing tools, resources, and technical assistance, the program recognizes and rewards leadership for the completion of clean energy projects.

Who Can Apply

Elected officials or employees of local governments across New York State.

How it Works

Communities that complete four out of the 10 High Impact Actions and meet all other eligibility requirements are:

- Designated by New York State as a Clean Energy Community
- Eligible to apply for grants to fund additional clean energy projects

At no cost to the local government, Clean Energy Communities Coordinators are available to help local leaders to:

- Develop and prioritize clean energy goals
- Access guidance resources such as templates for legislation, procurement, and contracts
- Take advantage of available funding and technical assistance opportunities

How to Apply

To be designated a Clean Energy Community, local governments must submit documentation [\[PDF\]](#) for each of the four completed High Impact Actions.

Local governments that earn the Clean Energy Communities designation must complete the online application for additional funding [\[PDF\]](#).

Read the Clean Energy Communities Guidance Document for complete details about how to submit documentation for the Clean Energy Communities designation and how to apply for funding for clean energy projects.

Deadline

Applications for grant funding will be reviewed until 4:00 p.m. Eastern Time on September 30, 2019, or until funds are exhausted, whichever comes first.

Contact

Elected officials or employees of local governments can email a Clean Energy Communities Coordinator at cec@nyserra.ny.gov for assistance navigating the program.

NYSERDA



SUBSCRIBE

Pick a topic and get updates!

High Impact Action Items

Local governments must complete four of the following 10 High Impact Actions to earn a Clean Energy Community designation and qualify to apply for grant funding. At least two actions must be completed after August 1, 2016.

A toolkit is available for each High Impact Action. Local government leaders and employees can email a Clean Energy Communities Coordinator at cec@nyserdera.ny.gov for assistance navigating the program.

Benchmarking - Adopt a policy to report the energy use of buildings

Clean Energy Upgrades - Achieve 10% reduction in greenhouse gas emissions from buildings

LED Street Lights - Convert street lights to energy efficient LED technology

Clean Fleets - Install electric vehicle charging stations or deploy alternative fuel vehicles

Solarize - Undertake a local solarize campaign to increase the number of solar rooftops

Unified Solar Permit - Streamline the approvals process for solar

Energy Code Enforcement Training - Train compliance officers in energy code best practices

Climate Smart Communities Certification - Get certified by the NYS Department of Environmental Conservation

Community Choice Aggregation - Put energy supply choices in your community's hands

Energize New York Finance - Offer energy upgrade financing to businesses and non-profits

Energize NY Finance, also known as Property Assessed Clean Energy (PACE) Financing, is a program adopted by an eligible local government that allows property owners to pay back the cost of clean energy upgrades to their commercial or non-profit property through a special charge on their property tax bill. Energize NY Finance enables eligible commercially-owned buildings in New York State to secure funds to tackle significant energy upgrades and renewable energy projects. This financing structure is available through the Energy Improvement Corporation (EIC) for projects that aim to install permanent improvements that reduce energy costs in existing buildings. EIC is a local development corporation and a New York State nonprofit established specifically to assist local government and property owners achieve long-term energy savings and/or generate renewable power for use on site.

Requirements

Demonstrate completion of the Energize NY Finance action by submitting the following documentation:

- Submit a copy of the official letter from the Energy Improvement Corporation (EIC) confirming the local government's EIC membership or a screenshot of EIC's Participating Municipalities webpage that shows the applying jurisdiction listed as a current member.

Date of Completion

- Date of completion for this action is defined as the date the local government became an EIC member.

Recommendations

- If you are interested in establishing an Energize NY Financing program, please contact the Energy Improvement Corporation at (914) 302-7300 or by email at info@energizeny.org
- If your local government has been allocated Qualified Energy Conservation Bonds (QECBs), consider using them in support of your Energize NY Finance Program

PERMIT APPLICATION

NY State Unified Solar Permit

Unified solar permitting is available statewide for eligible solar photovoltaic (PV) installations. Municipal authorities that adopt the unified permit streamline their process while providing consistent and thorough review of solar PV permitting applications and installations. Upon approval of this application and supporting documentation, the authority having jurisdiction (AHJ) will issue a building and/or electrical permit for the solar PV installation described herein.

PROJECT ELIGIBILITY FOR UNIFIED PERMITTING PROCESS

By submitting this application, the applicant attests that the proposed project meets the established eligibility criteria for the unified permitting process (subject to verification by the AHJ). The proposed solar PV system installation:

- | | | |
|------------------------------|-----------------------------|---|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | 1. Has a rated DC capacity of 25 kW or less. |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | 2. Is not subject to review by an Architectural or Historical Review Board.
(If review has already been issued answer YES and attach a copy) |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | 3. Does not need a zoning variance or special use permit.
(If variance or permit has already been issued answer YES and attach a copy) |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | 4. Is mounted on a permitted roof structure, on a legal accessory structure, or ground mounted on the applicant's property. If on a legal accessory structure, a diagram showing existing electrical connection to structure is attached. |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | 5. The Solar Installation Contractor complies with all licensing and other requirements of the jurisdiction and the State. |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | 6. If the structure is a sloped roof, solar panels are mounted parallel to the roof surface. |

For solar PV systems not meeting these eligibility criteria, the applicant is not eligible for the Unified Solar Permit and must submit conventional permit applications. Permit applications may be downloaded here: [BUILDING DEPARTMENT WEBSITE] or obtained in person at [BUILDING DEPARTMENT ADDRESS] during business hours [INDICATE BUSINESS HOURS].

SUBMITTAL INSTRUCTIONS

For projects meeting the eligibility criteria, this application and the following attachments will constitute the Unified Solar Permitting package.

- This application form, with all fields completed and bearing relevant signatures.
- Permitting fee of \$[ENTER FEE HERE], payable by [ENTER VALID PAYMENT METHODS, If checks are allowed INCLUDING WHO CHECKS SHOULD BE MADE PAYABLE TO]
- Required Construction Documents for the solar PV system type being installed, including required attachments.

Completed permit applications can be submitted electronically to [EMAIL ADDRESS] or in person at [BUILDING DEPARTMENT ADDRESS] during business hours [INDICATE BUSINESS HOURS].

APPLICATION REVIEW TIMELINE

Permit determinations will be issued within [TIMELINE] calendar days upon receipt of complete and accurate applications. The municipality will provide feedback within [TIMELINE] calendar days of receiving incomplete or inaccurate applications.

FOR FURTHER INFORMATION

Questions about this permitting process may be directed to [MUNICIPAL CONTACT INFORMATION].

PROPERTY OWNER

Property Owner's First Name _____ Last Name _____ Title _____

Property Address _____

City _____ State _____ Zip _____

Section _____ Block _____ Lot Number _____

EXISTING USE

Single Family 2-4 Family Commercial Other

PROVIDE THE TOTAL SYSTEM CAPACITY RATING (SUM OF ALL PANELS)

Solar PV System: _____ kW DC

SELECT SYSTEM CONFIGURATION

Make sure your selection matches the Construction Documents included with this application.

Supply side connection with microinverters Load side connection with DC optimizers
 Supply side connection with DC optimizers Load side connection with microinverters
 Supply side connection with string inverter Load side connection with string inverter

SOLAR INSTALLATION CONTRACTOR

Contractor Business Name _____

Contractor Business Address _____ City _____ State _____ Zip _____

Contractor Contact Name _____ Phone Number _____

Contractor License Number(s) _____ Contractor Email _____

Electrician Business Name _____

Electrician Business Address _____ City _____ State _____ Zip _____

Electrician Contact Name _____ Phone Number _____

Electrician License Number(s) _____ Electrician Email _____

Please sign below to affirm that all answers are correct and that you have met all the conditions and requirements to submit a unified solar permit.

Property Owner's Signature _____ Date _____

Solar Installation Company Representative Signature _____ Date _____

SUBMITTAL REQUIREMENTS SOLAR PV 25KW OR LESS (ATTACHMENTS)

NY State Unified Solar Permit

This information bulletin is published to guide applicants through the unified solar PV permitting process for solar photovoltaic (PV) projects 25 kW in size or smaller. This bulletin provides information about submittal requirements for plan review, required fees, and inspections.

Note: Language in [ALL CAPS] below indicates where local jurisdictions need to provide information specific to the jurisdiction. Language in italics indicates explanatory notes from the authors of this document that may be deleted from the distributed version.

PERMITS AND APPROVALS REQUIRED

The following permits are required to install a solar PV system with a nameplate DC power output of 25 kW or less:

a) Unified Solar Permit

b) [LIST TYPE OF PERMIT(S) REQUIRED BY THE LOCAL JURISDICTION, i.e., ELECTRICAL OR BUILDING PERMIT]. Planning review [IS/IS NOT] required for solar PV installations of this size.
Fire Department approval [IS/IS NOT] required for solar PV installations of this size.

SUBMITTAL REQUIREMENTS

In order to submit a complete permit application for a new solar PV system, the applicant must include:

- a) Completed Standard Permit Application form which includes confirmed eligibility for the Unified Solar Permitting process. This permit application form can be downloaded at [WEBSITE ADDRESS].
- b) Construction Documents, with listed attachments [SAMPLES ARE AVAILABLE IN Understanding Solar PV Permitting and Inspecting in New York State AT WEBSITE ADDRESS]. Construction Documents must be stamped and signed by a New York State Registered Architect or New York State Licensed Professional Engineer.

[MUNICIPALITY NAME], through adopting the Unified Solar Permitting process, requires contractors to provide construction documents, such as the examples included in the Understanding Solar PV Permitting and Inspecting in New York State document. Should the applicant wish to submit Construction Documents in another format, ensure that the submittal includes the following information:

- Manufacturer/model number/quantity of solar PV modules and inverter(s).
- String configuration for solar PV array, clearly indicating the number of modules in series and strings in parallel (if applicable).
- Combiner boxes: Manufacturer, model number, NEMA rating.
- From array to the point of interconnection with existing (or new) electrical distribution equipment: identification of all raceways (conduit, boxes, fittings, etc.), conductors and cable assemblies, including size and type of raceways, conductors, and cable assemblies.
- Sizing and location of the EGC (equipment grounding conductor).
- Sizing and location of GEC (grounding electrode conductor, if applicable).
- Disconnecting means of both AC and DC including indication of voltage, ampere, and NEMA rating.
- Interconnection type/location (supply side or load side connection)
- For supply side connections only, indication that breaker or disconnect meets or exceeds available utility fault current rating kAIC (amps interrupting capacity in thousands).
- Ratings of service entrance conductors (size insulation type AL or CU), proposed service disconnect, and overcurrent protection device for new supply side connected solar PV system (reference NEC 230.82, 230.70).
- Rapid shutdown device location/method and relevant labeling.

c) (For Roof Mounted Systems) A roof plan showing roof layout, solar PV panels and the following fire safety items: approximate location of roof access point, location of code-compliant access pathways, code exemptions, solar PV system fire classification, and the locations of all required labels and markings.

d) Provide construction drawings with the following information:

- The type of roof covering and the number of roof coverings installed.
- Type of roof framing, size of members, and spacing.
- Weight of panels, support locations, and method of attachment.
- Framing plan and details for any work necessary to strengthen the existing roof structure.
- Site-specific structural calculations.

e) Where an approved racking system is used, provide documentation showing manufacturer of the racking system, maximum allowable weight the system can support, attachment method to roof or ground, and product evaluation information or structural design for the rack.

PLAN REVIEW

Permit applications can be submitted to [DEPARTMENT NAME] in person at [ADDRESS] and [IF APPLICABLE] electronically through: [WEBSITE/EMAIL/FAX].

FEES

[PROVIDE CLEAR FEE SCHEDULE]

INSPECTIONS

Once all permits to construct the solar PV installation have been issued and the system has been installed, it must be inspected before final approval is granted for the solar PV system. On-site inspections can be scheduled by contacting [DEPARTMENT] by telephone at [PHONE NUMBER] or electronically at [WEBSITE OR EMAIL ADDRESS]. Inspection requests received within business hours are typically scheduled for the next business day. If next business day is not available, inspection should happen within a five-day window. [IF MUNICIPALITY ACCEPTS THIRD PARTY INSPECTIONS, INDICATE THIS AND PROVIDE A LIST OF APPROVED INSPECTORS].

In order to receive final approval, the following inspections are required:

Delete Rough/Final inspection descriptions if not applicable in your jurisdiction

[ROUGH INSPECTION, IF REQUIRED] During a rough inspection, the applicant must demonstrate that the work in progress complies with relevant codes and standards. The purpose of the rough inspection is to allow the inspector to view aspects of the system that may be concealed once the system is complete, such as:

- Wiring concealed by new construction.
- Portions of the system that are contained in trenches or foundations that will be buried upon completion of the system.

It is the responsibility of the applicant to notify [ENTER CONTACT INFORMATION] before the components are buried or concealed and to provide safe access (including necessary climbing and fall arrest equipment) to the inspector. The inspector will attempt, if possible, to accommodate requests for rough inspections in a timely manner.

[FINAL INSPECTION] The applicant must contact [INSERT CONTACT INFORMATION] when ready for a final inspection. During this inspection, the inspector will review the complete installation to ensure compliance with codes and standards, as well as confirming that the installation matches the records included with the permit application. The applicant must have ready, at the time of inspection, the following materials and make them available to the inspector:

- Copies of as-built drawings and equipment specifications, if different than the materials provided with the application.
- Photographs of key hard to access equipment, including;
 - Example of array attachment point and flashing/sealing methods used.
 - Opened rooftop enclosures, combiners, and junction boxes.
 - Bonding point with premises grounding electrode system.
 - Supply side connection tap method/device.
 - Module and microinverter/DC optimizer nameplates.
 - Microinverter/DC optimizer attachment.

[MUNICIPALITY NAME] has adopted a standardized inspection checklist, which can be found in the Understanding Solar PV Permitting and Inspecting in New York State document, found here: [WEBSITE ADDRESS].

The inspection checklist provides an overview of common points of inspection that the applicant should be prepared to show compliance. If not available, common checks include the following:

- Number of solar PV modules and model number match plans and specification sheets number match plans and specification sheets.
- Array conductors and components are installed in a neat and workman-like manner.
- Solar PV array is properly grounded.
- Electrical boxes and connections are suitable for environment.
- Array is fastened and sealed according to attachment detail.
- Conductor's ratings and sizes match plans.
- Appropriate signs are properly constructed, installed and displayed, including the following:
 - Sign identifying PV power source system attributes at DC disconnect.
 - Sign identifying AC point of connection.
 - Rapid shutdown device meets applicable requirements of NEC 690.12.
- Equipment ratings are consistent with application and installed signs on the installation, including the following:
 - Inverter has a rating as high as max voltage on PV power source sign.
 - DC-side overcurrent circuit protection devices (OCPDs) are DC rated at least as high as max voltage on sign.
 - Inverter is rated for the site AC voltage supplied and shown on the AC point of connection sign.
 - OCPD connected to the AC output of the inverter is rated at least 125% of maximum current on sign and is no larger than the maximum OCPD on the inverter listing label.
 - Sum of the main OCPD and the inverter OCPD is rated for not more than 120% of the buss bar rating.

UNIFIED SOLAR PERMITTING RESOURCES

The jurisdiction has adopted the following documents from the New York Unified Solar Permit process:

Delete any documents not adopted by the jurisdiction.

- Standard Application [WEB ADDRESS]
- Understanding Solar PV Permitting and Inspecting in New York State document, which includes sample construction documents, inspection checklist, design review checklist, and labelling guide [WEB ADDRESS]

DEPARTMENTAL CONTACT INFORMATION

For additional information regarding this permit process, please consult our departmental website at [WEBSITE] or contact [DIVISION NAME] at [PHONE NUMBER].

RESOLUTION REQUEST FORM NO. 20

MISCELLANEOUS

****Please List All Other Requests Not Covered by Previous Resolution Request Forms Here.
Please attach any backup information available and be as detailed as possible.***

DEPARTMENT NAME: Environmental Concerns

DATE: 4/22/2019

(a) Purpose of Request:

To authorize the Chairman of the Board of Supervisors to send a letter to NYSDEC requesting that Warren County be identified as a participating county and as such be included in the New York State Septic System Replacement Program.

(b) Details:

In accordance with the Clean Water Infrastructure Act of 2017, the state Department of Environmental Conservation has allocated Program funding to Participating Counties to fund grants for the replacement of cesspools and failing septic systems that are impairing water quality in the state. During the initial phase of the program, Warren County was not included as a participating county.

(c) Previous Resolution Number:

(d) Where are the Funds (if required)? List Budget Code, Object Code, Full Title* and Amount:

Sample: A.8021 470 Planning & Community Development – Contract

* as listed in budget and LOGOS

DRAFT

Warren County Board of Supervisors

WARREN COUNTY MUNICIPAL CENTER
1340 STATE ROUTE 9
LAKE GEORGE, NEW YORK 12845-9803



Telephone 518-761-6535
Fax 518-761-7652

Ronald F. Conover, Chairman

Amanda Allen, Clerk of the Board

May 17, 2019

Ken Kosinski, Chief, Watershed Implementation Section
Division of Water
New York State Department of Environmental Conservation
Kenneth.Kosinski@dec.ny.gov

Re: New York State Septic System Replacement Program

Dear Mr. Kosinski,

I am writing this letter to request that Warren County be added to the participating county list identified by the DEC as eligible for funding under the New York State Septic System Replacement Program.

We understand that an area's designation as a priority is based on its vulnerability to contamination, population density, soils, hydrogeology, climate, and reasonable ability for septic system projects to mitigate water quality impacts. We also understand that funding is earmarked for those water bodies with Public Access.

Based upon these requirements we have identified the following water bodies for consideration: Lake George, Schroon Lake, Schroon River, Brant Lake, Loon Lake, Glen Lake, Lake Luzerne, Halfway Brook Reservoir and the Hudson River. Attached please find a high level GIS Study outlining each water body including the communities affected, water body size in acres, residential parcels within 250 feet, density and current DEC Classification.

There is no question that access to clean water is vital to public health. Harmful Algal Blooms have become a main contributor of excessive nutrients in our water bodies and a major water quality concern in Warren County. We recognize that water quality, and more importantly drinking water quality, is being impacted by septic systems not functioning optimally or in certain cases, failing. It is our hope that inclusion in this program, and the funding that it provides, will entice many to make the improvements needed to positively impact water quality in Warren County.

Sincerely,

Ronald F. Conover
Chairman, Board of Supervisors