



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: March 2024

New Building Permits: 3 Total

- 1 - Pole Barn w/ Addition
- 1 - Single-Family Structure
- 1 - Electrical

Project Cost: \$261,500 Fee Amount: \$825

New Certificates Issued for Month:

N/A - Certificate of Compliance

Enforcement actions for non-compliance:

- 1 – Property Maintenance

As of the end of March 2024 I have heard from the individual several times about the property maintenance issue about his/her efforts of cleaning the property up. The individual has sent me pictures of the interior of the home as I have not been able to get in to visually look as he/she does not have any local individual to let me in. At the present time, the property is still posted not to be occupied due to conditions. The interior issues were informed to me as well as shown to me by Dog Warden as he/she seized seventeen dogs out of the house due to child welfare check.

Other Code Enforcement Items:

- As mentioned at last month's meeting I attend the Annual Code Conference in Lake Placid the first week of March 2024 to get my 24 Hours of In-Service Training. The conference was well attended with code officers and/or code compliance officers from the North Country also from Albany/ Syracuse areas. The conference schedule covered items from framing details, insulation details, attic/crawl space venting details as well as administration of codes, after the framing and venting classes were given, it gave me a better understanding of why they were given as New York State might in the next couple years update the Energy Code making new construction even more energy efficient.



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- I took part in an online seminar during the month of March 2024 sponsored by Penn State Extensions titled C-CHANGE: Managing Digestate for Crop Production and the Environment. About the Webinar Digesters are not only about animals and energy – they can profoundly impact cropping systems and the nutrient dynamics of our agricultural sector. The online seminar elaborated on how digesters significantly influence cropping systems and nutrient dynamics in agriculture.
- I took part in another demonstration from Brightly Software which is a similar software system I have currently but wanted to see what they may offer in their system then the one I currently am using. I am not at the current time looking to change software provider but after receiving a potential 50% increase in cost from the current provider, which was dropped back down to current cost, I thought why not investigate other system. I did receive quote from Brightly Software which I listed below: Implementation Fee - Building Software Solution USD 2,000, Implementation Fee - Code Enforcement Software Solution USD 1,000 Service Total: USD 3,000 with a Yearly Annual Subscription of 4,000.
- I took part in an online seminar during the month of March 2024 sponsored by General Codes titled Digital Zoning Code Revolution: How to Lead and Succeed. The seminar discussed how you are zoning, and how development codes are a treasure trove of vital information. But do you get a lot of questions and hear too often that they are “hard to understand” or that the process is “hard to navigate”? how you may be able to reduce the number of questions about your development or zoning code and lower the level of frustration developers and constituents are saying they feel when they try navigating the development process in your community. The online seminar explored how digital delivery and workflow integration can revolutionize access, transparency, and administration of all zoning codes. They offered practical solutions for designing user-centered integrated solutions that speed service and improve constituent and staff satisfaction. They explored through examples and case studies how affordable, modern digital platforms and user-centered design principles can ensure a faster, more efficient, and more equitable development process. Learn how to tap into the power of your zoning and development codes, digitally – even using software solutions your municipality is already using.

The month of March 2024 finally showed some life in the code enforcement office. As I finally issued a few permits during the month of March 2024 also spoke with a few individuals about projects they have planned this year. As seen above I also spent time in the office completing reports as well as online meetings during the month of March 2024. I did take time during the month to complete site visits in the Town of Hermon for ongoing projects that I have issued permits for as individuals continue the work, they have started over the last several months below are some details of these projects.



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- The single-family structure on CR 19 finally took shape during the month of March. As of the end of March 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 CR 19 finally took shape during the month of March. As of the end of March 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 Pole Barn project of Battle Hill Rd was being worked on during month as contractor and/or crew were onsite completing the exterior wall framing and roof truss installation to the structure. As of the end of the month the structure framing was complete roof subcontractor were onsite completing roof deck installation.
- The camp/cottage on Leader was being worked on during the month of March 2024 as the sub-contractor was onsite completing the septic system design and installation for the structure. In speaking with the contractor, he/she hopes to have interior details finished the first portion of April 2024.
- The single-family structure on CR 19 also began to take shape as the contractor was onsite completing rough electrical, rough plumbing details, insulation details and vinyl siding details (surprisingly) during the month the contractor hopes to start interior finish details during the month of April.
- The garage/pole barn project on Cr 19 was partially worked on during the month of January 2024 as the individual completed window/door installation details and partial vinyl siding details to the garage. In speaking with the owner, he hopes the electrical sub-contractor will start rough-in work during the month.
- The single-family structure on Orebed Rd began as individual completed footer details and foundation details beginning of March 2024. As the month of March ended individual had subfloor installation completed with the start of exterior wall framing.



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Assessor Office

I am still inputting information on next year's roll which includes new property owner exemptions, new for property owner information and updating some property assessments due to some of the projects were completed or began after March 1st Deadline which will be for next year's roll. I would also like to report that I signed the equalization rate of 85% for this year's roll as local property sales drove the rates down. I received the updated Enhanced Star exemption amount for 2024 which has been increased to \$98,300. I received the Residential Valid Sales cost average report for the Town of Hermon which had an average of \$149,095 sales price up from \$95,979. I am inputting the Real Property Exemptions for senior citizen, nonprofit organizations, limited income w/disabilities and agricultural exemption paperwork from individuals that I mailed out paperwork to last month prior to the March 1st, 2024, taxable status deadline. I have also attached a copy of Agricultural Assessment Values determined by NYS Taxation and Finance

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

Respectfully,

Michael J McQuade