

Town of Minerva
Town Board Meeting & Public Hearing
May 1, 2025

Public Hearing - Thursday, May 1, 2025 at 6:30 pm
Minerva Town Hall, 5 Morse Memorial Hwy

Public Hearing called to order at 6:30 pm by Supervisor Stephen McNally.

Supervisor McNally read aloud the law, as follows:

The proposed Local Law No. 1 of 2025 entitled “A Local Law Redefining Income for Persons 65 Years of Age or Older to Qualify for Partial Real Property Tax Exemption”

Section (1). The purpose of this Local Law is to amend the Town’s partial real property tax exemption for persons 65 years of age or older by increasing “annual income limits” with a sliding scale included in Section 2 of this Law.

Section (2). Pursuant to the authority granted in Section 467 of the Real property Tax Law, real property within the Town of Minerva owned by one or more person, each of whom is sixty-five (65) years of age or over, r real property owned by a married couple or by siblings, one of whom is sixty-five years of age or over shall be partially exempt from the Towns General Municipal Real Estate Tax levy (but not from special ad valorem taxes or special assessments), according to the following schedule based on income of the owner or combined owners of the property for the tax year immediately preceding the date of application:

<i>Annual Income</i>	<i>Percentage of Assessed Valuation Exemption from Taxation</i>
<i>Less than \$25,000</i>	<i>50%</i>
<i>\$25,001 - \$30,000</i>	<i>40%</i>
<i>\$30,001 - \$34,999</i>	<i>30%</i>
<i>\$40,000 - \$44,999</i>	<i>20%</i>
<i>\$45,000 - \$50,000</i>	<i>10%</i>

Section (3). Pursuant to Section 467 of the Real Property Tax Law, annual income shall include income from all sources including non-taxable social security, retirement and pension income, interest and IRA income and income from employment.

Section (4). All provisions of Section 467 of the Real Property Tax Law of the State of New York shall apply to this Local Law and all property owners seeking a partial exemption from taxation shall require to comply with all provisions of Sections 467 of the Real Property Tax Law of New York except as otherwise specified provided by this Local Law.

Section (5). This Local Law shall take effect upon filing with the New York Secretary for the 2026 assessment cycle.

Council in attendance: Stephen McNally, Douglas McCall, David LaBar, Scott Fish

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Public in attendance: Darlene Duffy, Calvin Fish, James Fish, Ed Healy, Joy Healy, Teresa B Strohmeyer

Supervisor McNally invited questions or concerns.

Questions we answered by Supervisor McNally;

What percentage of the town population is over the age of 65? Can the exemption be applied to more than one property? Are other towns in the county offering similar exemptions? How would people know about it or qualify/apply?

Exemptions are expected to qualify or partial qualify approximately 25 residents who currently may not qualify, eligibility would be only for primary residence, some other towns have started a similar exemption table, posting will be put up on our website, annual application process will begin early in 2026 and end in March and would be seen in their 2026 assessments.

Public hearing was closed at 6:59 pm by Supervisor McNally

Town Board Meeting Minutes

The Semi-monthly meeting of the Minerva Town Board held on Thursday; May 1, 2025 was called to order at 7:00 PM.

Pledge of Allegiance

~Upon Roll Call~

Stephen McNally – Supervisor - Present

Douglas McCall – Councilman - Present

Keith Dubay – Councilman – Present

David LaBar – Councilman – Present

Scott Fish – Councilman – Present

Jonathan Fish - Highway Superintendent - Excused

Public in attendance: Hugh Bonner, Darlene Duffy, Calvin Fish, James Fish, Ed Healy, Joy Healy, Teresa B Strohmeyer

Public Comment #1:

#131 MOTION by DUBAY and seconded by FISH to approve April 17, 2025 Town Board Meeting Minutes. Carried 5-0

New Business:

#132 MOTION by LABAR and seconded by DUBAY to approve RESOLUTION to approve payment of \$3,267.00 to Thomas Field Solutions LLC, allocated from the Youth Program C/E – Sports 73104.01.004.03 (\$1,140.00) and Roost 69894.18 (\$2,127.00).

Vote was carried out by Roll Call.

Aye – McNally, McCall, Dubay, LaBar, Fish; Nay – none

Carried 5-0

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#133 MOTION by MCCALL and seconded by DUBAY to approve RESOLUTION to authorize the payment of \$7,042.89 to AMP Electric, allocated from the Garage C/E 51324.01 account.

Vote was carried out by Roll Call.

Aye – McNally, McCall, Dubai, LaBar, Fish; Nay – none Carried 5-0

#134 MOTION by MCCALL and seconded by DUBAY to approve RESOLUTION to authorize the establishment of an account with Harbor Freight.

Vote was carried out by Roll Call.

Aye – McNally, McCall, Dubai, LaBar, Fish; Nay – none Carried 5-0

#135 MOTION by DUBAY and seconded by LABAR to approve RESOLUTION to adopt proposed Local Law No. 1 of 2025 entitled “A Local Law Redefining Income for Persons 65 Years of Age or Older to Qualify for Partial Real Property Tax Exemption.

Vote was carried out by Roll Call.

Aye – McNally, McCall, Dubai, LaBar, Fish; Nay – none Carried 5-0

Supervisor’s Report:

- Supervisor McNally requested an executive session to discuss litigation/criminal activity.

#136 MOTION by MCCALL and seconded by LABAR to enter executive session at 7:04 pm.

Carried 5-0

#137 MOTION by MCCALL and seconded by DUBAY to exit executive session at 7:11 pm.

Carried 5-0

Highway Superintendent’s Report: excused.

Public Comment #2: none

Councilman comments:

MCCALL – Inquired about how clean-up day went, noted there are bags on the roadside that need to be picked up.

MCNALLY – will be attending a symposium on milfoil. Discussed proposing to apply for APA spot treatment plan.

#138 MOTION by DUBAY seconded by MCCALL to adjourn meeting at 7:15 pm.

Carried 4-0

Theresa Fish / Town Clerk