

REGULAR MEETING OF THE TOWN BOARD
TOWN OF STEPHENTOWN
26 GRANGE HALL ROAD,
STEPHENTOWN, NEW YORK 12168
JANUARY 19, 2026

The Regular meeting of the Town Board, Town of Stephentown was called to order by **Council Diana Clark** at **7:13 PM** at the Town Hall.

MEMBERS PRESENT:
() Supervisor Philip (PJ) Roder
(X) Council Diana Clark
(X) Council Kyle Kidney
(X) Council John E. DeFreest Jr.
(X) Council Tammy Madden
(X) Town Clerk Stephanie Hoffman

OTHER TOWN OFFICIALS PRESENT:
(X) Alden Goodermote, Highway Superintendent
(X) Jennifer VanDeusen, Assessor

(X) LEGAL COUNSEL – Craig Crist

A quorum **(X)** was **()** wasn't established.
1 from the Public were present

AUDIT OF CLAIMS:

- Claim #1-26 through #26-26 in the amount of **\$52,960.72 to be approved** from the **General Account**
- Claim #1-26 through #18-26 in the amount of **\$27,224.46 to be approved** from the **Highway Account**
- For a **Total of \$80,185.18** and approved by the Town Board.

MOTION BY: KIDNEY **SECONDED BY: DEFREEST JR**
VOTES OF: 4 AYE **0 NAY**

Minutes of the **December 15, 2025, Regular Town Board Meeting** were approved by the Town Board as written.

MOTION BY: KIDNEY **SECONDED BY: T. MADDEN**
VOTES OF: 4 AYE **0 NAY**

TOWN CLERKS REPORT: The Town Clerk turned over the sum of **\$365.86** to the Supervisor for the month of **DECEMBER 2025**.

JUSTICE COURT REPORT: The distribution from the Office of the State Comptroller, Justice Court Fund to the Town of Stephentown for the month of **November 2025 was \$1,927.00**.

TRANSFER STATION REPORT: The Transfer Station deposited a total of \$_____.**00** for the month of **December 2025. (no report for this month)**

Bags: \$	C&D & Metal: \$	Tires: \$
Stickers: \$	Propane Tanks: \$	Appliances: \$

ACCOUNT TOTALS: *(no report for this month)*

GENERAL \$	HIGHWAY \$
GENERAL RESERVE FUND \$	HIGHWAY RESERVE FUND \$
BEACON ESCROW \$ 885.19	BEACON ESCROW FOR PLANT (BOND) \$5,000 & \$70,000.

RESOLUTION # 22 OF 2026 RESOLUTION OF THE TOWN BOARD OF THE TOWN OF STEPHENTOWN ENACTING PROPOSED LOCAL LAW TO ESTABLISH A FEE TO BE CHARGED BY THE TOWN OF STEPHENTOWN TO SEND A DELINQUENT TAX NOTICE AS REQUIRED BY § 987, SUBDIVISION 1, OF THE NEW YORK STATE REAL PROPERTY TAX LAW

WHEREAS, the Town Board has commissioned the drafting of a proposed local law to establish a fee to be charged to send a delinquent tax notice;

WHEREAS, the Town Board has conducted the necessary public hearing on the proposed local law annexed hereto as Exhibit B;

NOW THEREFORE BE IT RESOLVED THAT the Town Board hereby enacts said local law.

MOTION BY: DEFREEST JR. SECONDED BY: KIDNEY

VOTES OF: 4 AYE 0 NAY

RESOLUTION # 23 OF 2026 RESOLUTION OF THE TOWN BOARD OF THE TOWN OF STEPHENTOWN ENACTING PROPOSED LOCAL LAW NUMBER 3 OF THE YEAR 2026 AMENDING THE TAX EXEMPTION FOR SENIOR CITIZENS AND THEREBY AMENDING LOCAL LAW NUMBER 2 OF THE YEAR 2022

WHEREAS, the Town Board has commissioned the drafting of a proposed local law to amend the current sliding income scale for the senior exemption;

WHEREAS, the Town Board has conducted the necessary public hearing on the proposed local law annexed hereto as Exhibit C;

NOW THEREFORE BE IT RESOLVED THAT the Town Board hereby enacts said local law.

MOTION BY: T. MADDEN SECONDED BY: DEFREEST JR.

VOTES OF: 4 AYE 0 NAY

RESOLUTION # 24 OF 2026 RESOLUTION OF THE TOWN BOARD OF THE TOWN OF STEPHENTOWN ENACTING PROPOSED LOCAL LAW NUMBER 4 OF THE YEAR 2026 AMENDING THE TAX EXEMPTION FOR CITIZENS WITH DISABILITIES AND THEREBY AMENDING LOCAL LAW NUMBER 3 OF THE YEAR 2022

WHEREAS, the Town Board has commissioned the drafting of a proposed local law to amend the current sliding income scale for citizens with disabilities;

WHEREAS, the Town Board has conducted the necessary public hearing on the proposed local law annexed hereto as Exhibit D;

NOW THEREFORE BE IT RESOLVED THAT the Town Board hereby enacts said local law.

MOTION BY: KIDNEY SECONDED BY: T. MADDEN

VOTES OF: 4 AYE 0 NAY

MOTION TO ADJOURN AT 7:31 PM

MOTION BY: T. MADDEN SECONDED BY: DEFREEST JR.

VOTES OF: 4 AYE 0 NAY

****The next Regular Meeting** of the Town Board, Town of Stephentown will be held on **Monday, February 16, 2026**, directly after the closing of the Public Hearings noted above, at the Town Hall located at 26 Grange Hall Road, Stephentown, NY 12168.

Stephanie M. Hoffman
Town Clerk

EXHIBIT A

A LOCAL LAW TO ALLOW THE INSERTION OF INFORMATIONAL MATERIALS IN CERTAIN TAX BILLS MAILED BY
THE TOWN OF STEPHENTOWN
LOCAL LAW NO. 1 OF THE YEAR 2026

Be It enacted by the Town Board of the Town of Stephentown as follows:

**A LOCAL LAW TO ALLOW THE INSERTION OF INFORMATIONAL MATERIALS IN CERTAIN TAX BILLS MAILED
BY THE TOWN OF STEPHENTOWN**

Section 1. **TITLE**

This Local Law shall be referred to as “A Local Law to allow the insertion of informational materials in certain tax bills mailed by the Town of Stephentown.”

Section 2. **PURPOSE AND INTENT**

The Town Board of the Town of Stephentown find that section 1826 of the Tax Law of the State of New York generally forbids a municipality from mailing or delivering with tax bills any notice, circular, pamphlet, card or other printed materials unless the insertion of such material is authorized by local law. However, in no case, by local or by practice may a municipality include with a tax bill material that is commercial advertising, political in nature or propaganda. The Town Board wishes to utilize the opportunity to reach the many residents of the Town by inserting notices in tax bills but also wants to do so in a manner that does not violate section 1826 of the Tax Law. Pursuant to the power granted to Towns to adopt local laws pursuant to Section 10(a)(xii) and Section 22 of the Municipal Home Rule Law, it is the intent of the Town Board to authorize the town to include appropriate notices in mailings with tax bills.

Section 3. **ENACTMENT**

The Town of Stephentown does hereby enact the following Local Law:

A. DEFINITIONS

INSERTION – A notice, circular, pamphlet, card, handbill or other enclosure concerning a matter of public concern but excluding any and all material that is political in nature, is propoganda, or is any type of commercial advertising.

TAX BILLS- An annual Tax Bill of the Town of Stephentown or any Special District thereof, or notification of a tax to be levied or assessed by the Town of Stephentown, or any Special District thereof or any receipt from the payment of any tax or levy, but excluding the tax school bill of any School District located partly or wholly within the Town of Stephentown.

B. Insertions shall be included with the tax bill of the Town of Stephentown only if:

1. The type of insertion has been authorized by a resolution of the Town Board.
2. Any new type of insertion is approved by a separate resolution of the Town Board.
3. Any type of insertion approved by the Town Board may be subsequently revoked by resolution of the Town Board.

C. Severability – In the event any section, clause or provision of this local law or its application is adjudged invalid, the same shall be severed and separated from the remainder of the local law and shall not affect the remainder of said local law which shall remain in full force and effect.

Section 4. **ENACTMENT DATE**

This local law shall take effect immediately upon filing in the Office of the New York State Secretary of State

EXHIBIT B

A LOCAL LAW TO ESTABLISH A FEE TO BE CHARGED BY THE TOWN OF STEPHENTOWN TO SEND A DELINQUENT TAX NOTICE AS REQUIRED BY § 987, SUBDIVISION 1, OF THE NEW YORK STATE REAL PROPERTY TAX LAW,

LOCAL LAW NO. 2 OF THE YEAR 2026

Be It enacted by the Town Board of the Town of Stephentown as follows:

This Local Law Shall Be Known As "A Local Law to Establish A Fee to Be Charged By The Town of Stephentown To Send A Delinquent Tax Notice As Required By § 987, Subdivision 1, of The New York State Real Property Tax Law."

Section 1. Notice required; prior mandatory fee.

Chapter 680 of the Real Property Tax Law requires that a delinquent tax notice be sent by the Receiver of Taxes to all property owners whose taxes are delinquent. Until recently, a charge of \$1 was mandatory. The Real Property Tax Law has been amended so that said charge may be as much as \$2 but is no longer mandatory.

Section 2. Determination of fee adequacy.

The Receiver of Taxes has determined that a fee should be charged and that a fee of \$2 is adequate to compensate the Town for the cost of sending the notice.

Section 3. Delinquency tax notice fee

On or after the effective date of this article, there shall be a fee charged for the sending of the delinquent tax notice required by the New York State Real Property Tax Law in the amount of \$2.

Section 4. Enactment Date

This local law shall take effect immediately upon filing in the Office of the New York State Secretary of State.

EXHIBIT C

TOWN OF STEPHENTOWN LOCAL LAW NUMBER 3 OF THE YEAR 2026
AMENDING THE TAX EXEMPTION FOR SENIOR CITIZENS AND THEREBY
AMENDING LOCAL LAW NUMBER 2 OF THE YEAR 2022

BE IT ENACTED, by the Town Board of the Town of Stephentown, that the Code of the Town of Stephentown is hereby amended as follows:

SECTION 1. TITLE

This local law shall be known and cited as “Town of Stephentown Local Law No. 3 of the Year 2026 Amending Local Law #2 of the Year 2022 Tax Exemption for Senior Citizen;”

SECTION 2. LEGISLATIVE INTENT

Pursuant to Section 467 of the Real Property Tax Law, real property owned by one or more persons, each of whom is 65 years of age or over as herein defined, or by a husband or wife, either of whom is 65 years of age or over, or by siblings, one of whom is 65 years of age or over, shall be exempt to the extent as hereinafter provided. In addition, for purposes of this law, amounts of un-reimbursed medical expenses shall be excluded from the calculation of a person’s income. The provisions of this law shall be extended to the owners of cooperatives.

Those qualifying persons shall be exempt from taxation to the extent of the sliding scale set forth below, provided that the income of the owner or the combined income of the owners of the property for the income tax year immediately preceding the date of making application does not exceed the sums set forth below.

ANNUAL INCOME OR COMBINED ANNUAL INCOME OF OWNERS		PERCENTAGE OF ASSESSED VALUATION EXEMPT FROM TAXATION INCOME OF OWNERS
Minimum	Maximum	Exemption %
0.00	40,000.00	50
40,001.00	40,999.99	45
41,000.00	41,999.99	40
42,000.00	42,999.99	35
43,000.00	43,899.99	30
43,900.00	44,799.99	25
44,800.00	45,699.99	20
45,700.00	46,599.99	15
46,600.00	47,499.99	10
47,500.00	48,399.99	5
48,400.00 and up		0

EXHIBIT D

TOWN OF STEPHENTOWN LOCAL LAW NUMBER 3 OF THE YEAR 2026
AMENDING THE TAX EXEMPTION FOR SENIOR CITIZENS AND THEREBY
AMENDING LOCAL LAW NUMBER 2 OF THE YEAR 2022

BE IT ENACTED, by the Town Board of the Town of Stephentown, that the Code of the Town of Stephentown is hereby amended as follows:

SECTION 1. TITLE

This local law shall be known and cited as "Town of Stephentown Local Law No. 3 of the Year 2026 Amending Local Law #2 of the Year 2022 Tax Exemption for Senior Citizen;"

SECTION 2. LEGISLATIVE INTENT

Pursuant to Section 467 of the Real Property Tax Law, real property owned by one or more persons, each of whom is 65 years of age or over as herein defined, or by a husband or wife, either of whom is 65 years of age or over, or by siblings, one of whom is 65 years of age or over, shall be exempt to the extent as hereinafter provided. In addition, for purposes of this law, amounts of un-reimbursed medical expenses shall be excluded from the calculation of a person's income. The provisions of this law shall be extended to the owners of cooperatives.

Those qualifying persons shall be exempt from taxation to the extent of the sliding scale set forth below, provided that the income of the owner or the combined income of the owners of the property for the income tax year immediately preceding the date of making application does not exceed the sums set forth below.

ANNUAL INCOME OR COMBINED ANNUAL INCOME OF OWNERS		PERCENTAGE OF ASSESSED VALUATION EXEMPT FROM TAXATION INCOME OF OWNERS
Minimum	Maximum	Exemption %
0.00	40,000.00	50
40,001.00	40,999.99	45
41,000.00	41,999.99	40
42,000.00	42,999.99	35
43,000.00	43,899.99	30
43,900.00	44,799.99	25
44,800.00	45,699.99	20
45,700.00	46,599.99	15
46,600.00	47,499.99	10
47,500.00	48,399.99	5
48,400.00 and up		0