

**EDMESTON PLANNING BOARD  
EDMESTON, NY 13335  
REGULAR MEETING  
OCTOBER 20, 2004**

**Members Present:**

Planning Board Chairman: Jack Emmett  
Planning Board Member: Jon LeChevet  
Planning Board Member: Sharon Mumbulo  
Planning Board Member: John Parker  
Planning Board Member: Paul Pritchard

**Others Present:**

Betty Crandall (entered late)

Chairman Emmett opened the meeting with the pledge of allegiance at 19:03. The minutes of the meeting of 15 September were read and approved.

**Old Business:**

The draft bylaws were discussed and minor revisions agreed upon by all members. The Board unanimously agreed that the draft bylaws should be forwarded to the Town Board for consideration at their next meeting.

Jon LeChevet reported that he had spoken with Henry Jaeger and that Mr. Jaeger said that in the Town of Edmeston singlewide trailers were assessed at \$20 per square foot and doublewide trailers at \$25 per square foot.

Betty Crandall joined the meeting and gave a brief explanation of the assessment laws, rules, and practices in the Town of Edmeston, especially as regards mobile homes. A question and answer period followed. The major points covered were:

- For a parcel, the land value and value of improvements (e.g. residence) are computed separately.
- All residential structures are assessed based on square footage. The assessors determine a valuation based on the square footage multiplied by a square foot value.
- For a class of homes (stick built, modular, mobile), each residence is assigned a square foot value ranging from A (luxury mansion) to E (dilapidated). All structures in the Town of Edmeston range from "B" to "E".
- Current rates range from \$55 per square foot for a B level stick built home to \$20 per square foot for a single wide in average condition.
- The last reassessment was in 1991 and the Town is overdue for another one.
- Modular and stick built homes use the same square foot value; i.e. a C level modular is assessed at the same rate as a C level stick built.

- Mobile homes use a different square foot value since they are generally less expensive to buy and retain less value than stick built or modular homes.
- Betty is aware of no law that requires mobile homes to be assessed at a lower value or taxed at a lower value than stick built or modular homes.
- It is quite likely that a well maintained mobile home would be assessed at a higher value than a stick built home in poor condition of the same size.
- In effect, all residences are assessed in a manner that reflects their value and in a fair and equitable manner.

Betty also mentioned that many towns have zoning laws that restrict the age of a mobile home that may be erected in order to eliminate the problem of old mobile homes that do not meet current codes from being erected.

The Board and Chairman Emmett thanked Betty for her time.

**New Business:**

Chairman Emmett appointed John Parker to the vacant position of vice chairman with the unanimous endorsement of the Board.

The next meeting was set for 17 November at 19:00 in the Municipal Building.

There being no further business and all in attendance having been heard, the meeting was adjourned at 20:17 on a motion by John Parker and a second by Paul Pritchard..