

S T A T E O F N E W Y O R K

S. 4539--B

A. 7792--B

2009-2010 Regular Sessions

S E N A T E - A S S E M B L Y

April 24, 2009

IN SENATE -- Introduced by Sen. LAVALLE -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

IN ASSEMBLY -- Introduced by M. of A. THIELE -- read once and referred to the Committee on Local Governments -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- again reported from said committee with amendments, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the town law, in relation to payments for certain school, fire, fire protection, and ambulance districts for lands exempt from real property taxation for purposes which implement the Peconic Bay community preservation fund, and permitting the town of Southampton to make such payments in certain cases; and providing for the repeal of certain provisions upon expiration thereof

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 Section 1. Subdivision 3 of section 64-e of the town law, as amended
2 by chapter 373 of the laws of 2008, is amended to read as follows:
3 3. The purposes of the fund shall be exclusively, (a) to implement a
4 plan for the preservation of community character as required by this
5 section, (b) to acquire interests or rights in real property for the
6 preservation of community character within the town including villages
7 therein in accordance with such plan and in cooperation with willing
8 sellers, (c) to establish a bank pursuant to a transfer of development
9 rights program consistent with section two hundred sixty-one-a of this
10 chapter, (d) to provide a management and stewardship program for such
11 interests and rights consistent with subdivisions nine and nine-a of

EXPLANATION--Matter in *ITALICS* (underscored) is new; matter in brackets
[] is old law to be omitted.

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1 this section and in accordance with such plan designed to preserve
2 community character; provided that not more than ten percent of the fund
3 shall be utilized for the management and stewardship program[, and (e)
4 to make payments to fire, fire protection and ambulance districts in
5 connection with lands owned by the state or any municipal corporation
6 within the central pine barrens area as defined in subdivision ten of
7 section 57-0107 of the environmental conservation law. Such payments may
8 only be made to districts where more than twenty-five percent of the
9 assessed value of such district is wholly exempt from real property
10 taxation pursuant to the real property tax law because it is owned by
11 the state or a municipal corporation. Not more than ten percent of the
12 fund may be used for said purpose in any calendar year. School districts
13 shall also be eligible for such payments, provided (1) that real proper-
14 ty within such school district has been made wholly exempt from real
15 property taxation pursuant to the real property tax law to effectuate
16 the purposes of the fund, and (2) such school district is determined to
17 be a high need or average need school district pursuant to the need
18 resource capacity index established by the state education department.
19 Such payments from the fund shall not exceed the actual tax liability
20 that would have been due if such lands of the state or of a municipal
21 corporation had been subject to real property taxation. Where more than
22 one district is eligible for such a payment under this provision, and
23 such payment is less than the actual tax liability that would have been
24 due if such lands of the state or a municipal corporation had been
25 subject to real property taxation, the town shall apportion such annual
26 payment on the basis of the total tax levied by each district within the
27 town for the year such payment is made. Such payment made by the town
28 shall be used solely to reduce the property tax liability of the remain-
29 ing taxpayers of the district within said town]. If the implementation
30 of the community preservation project plan, adopted by a town board, as
31 provided in subdivision six of this section, has been completed, and
32 funds are no longer needed for the purposes outlined in this subdivi-
33 sion, then any remaining monies in the fund shall be applied to reduce
34 any bonded indebtedness or obligations incurred to effectuate the
35 purposes of this section.

36 S 2. Notwithstanding any provision of law to the contrary, the town of
37 Southampton may make annual payments from its community preservation
38 fund to certain high-tax school, fire, fire protection, and ambulance
39 districts, listed in this section, located either wholly or partially
40 within the central pine barrens area as defined in subdivision 10 of
41 section 57-0107 of the environmental conservation law. Such payments
42 may be made to mitigate the impact of the loss tax revenues from lands
43 made wholly exempt as a result of their acquisition by the federal,
44 state, or local government for the preservation of community character
45 as defined in subdivision 4 of section 64-e of the town law. The follow-
46 ing districts shall be eligible: Riverhead School District, Hampton Bays
47 School District, Eastport-South Manor School District, Riverhead Fire
48 District, Flanders Fire District, Flanders - Northampton Ambulance
49 District.

50 S 3. Such payments made by the town of Southampton pursuant to this
51 act shall only be made for lands within such districts which are wholly
52 exempt from real property taxation pursuant to the real property tax law
53 that have been acquired by the federal government, state government, or
54 a municipal corporation for community preservation purposes pursuant to
55 section 64-e of the town law, whether or not said lands were actually
56 acquired with community preservation funds. For the purposes of deter-

1 mining the payment to each eligible district, each eligible parcel shall
2 be assessed in the same manner as state lands, as provided for in subdivi-
3 sion one of section 542 of the real property tax law. Such assess-
4 ments shall be approved by the state board of real property services in
5 the same manner as state lands, as provided for in subdivision 3 of
6 section 542 of the real property tax law. Such eligible parcels shall
7 be reassessed annually. The town shall apply each eligible district's
8 tax rate to determine the maximum payment for each eligible parcel in
9 that district.

10 S 4. Where the total annual budget appropriation by the town for the
11 payments provided for by this act is less than the aggregate payments
12 for all districts, then the town shall apportion such annual payment for
13 each district based on a percentage calculated as a proportion of each
14 district's payment to the aggregate of payments to all districts. In
15 such case, each district shall receive its proportional share of the
16 budget appropriation. Such payment made by the town shall be used sole-
17 ly to reduce the property tax liability of the remaining taxpayers of
18 the district within such town. Not more than 10 percent of the fund
19 collected in any fiscal year may be used for the purpose outlined in
20 this section. The last fiscal year for which twelve full months of
21 collected revenue is available shall be used to determine the maximum
22 appropriation permitted by this section. The maximum percentage of the
23 fund to be appropriated for such payments for any year or years may be
24 reduced below 10 percent by an election upon proposition pursuant to
25 section 81 of the town law.

26 S 5. The town board shall adopt an annual plan before the payments
27 authorized by this act may be made. No monies from the fund shall be
28 expended for such payments, except as approved in said plan. Said plan
29 shall specify each parcel eligible for a payment and shall provide for
30 the amount of payment for each eligible parcel for the current fiscal
31 year as well as an estimate for the following fiscal year. In addition,
32 such plan shall provide the assessed value of each eligible parcel. Said
33 plan shall be approved and adopted by the town board after a public
34 hearing.

35 S 6. All local laws enacted by the town of Southampton pursuant to
36 chapter 250 of the laws of 2002 and chapter 531 of the laws of 2007, are
37 hereby legalized, validated, ratified, and confirmed.

38 S 7. This act shall take effect immediately, provided that the
39 provisions of sections two, three, four, five and six of this act shall
40 remain in full force and effect until December 31, 2030 when upon such
41 date, the provisions of such sections shall expire and be deemed
42 repealed.