

**NOTICE OF PUBLIC HEARING
COUNTY OF STEUBEN
LOCAL LAW TENTATIVELY NO. ONE FOR THE YEAR 2017**

NOTICE IS HEREBY GIVEN, that the Steuben County Legislature will hold a Public Hearing at the Steuben County Legislative Chambers, Steuben County Office Building, Bath, New York on the 27th day of March, 2017, at 10:00 a.m. upon County of Steuben Local Law Tentatively No. One for the Year 2017, Authorizing a Partial Exemption from Taxation by the County of Steuben for Certain Qualifying Mixed-Use Real Property in the City of Corning pursuant to New York State Real Property Tax Law Section 485-N.

Said Local Law is as follows:

SECTION 1: LEGISLATIVE AUTHORITY

This Local Law is enacted pursuant to the authority conferred by New York State Real Property Tax Law Section 485-N.

SECTION 2: DEFINITIONS

As used in this Local Law, the following terms shall have the following meanings:

- (a) "Applicant" means any person obligated to pay real property taxes on real property for which an exemption from taxes under this section is sought.
- (b) "Benefit area" means the areas within the municipality to which an exemption applies pursuant to Local Laws previously adopted by such municipality specifically identified in Appendix "A".
- (c) "Mixed-use property" means real property on which will exist, after completion of residential construction work or a combination of residential construction work and commercial construction work, a building or structure used for both residential and commercial purposes.
- (d) "Municipality" means the City of Corning located within Steuben County.
- (e) "Construction" work means the modernization, rehabilitation, expansion or other improvement of the portion of Mixed-use property.

SECTION 3: REAL PROPERTY TAX EXEMPTIONS

- (a) Mixed-use property that was converted, created, modernized, rehabilitated, expanded or otherwise improved, and which is located within the benefit areas designated by the municipality, shall be exempt from taxation and special ad valorem levies as provided hereinafter.
- (b) (i) For a period of twelve years following the approval of an application as hereinafter provided, the increase in assessed value of such property attributable to a conversion, creation, modernization, rehabilitation, expansion or other improvement shall be exempt as provided in subparagraph (b)(ii) of this section. Such exemption shall be computed with respect to the "exemption base." The exemption base shall be determined for each year in which there is an increase in assessed value so attributable from that of the previous year's assessed value.
- (ii) The tax exemption shall be computed as follows:

Year of exemption	Percentage of exemption
1 through 8	100% of exemption base
9	80% of exemption base
10	60% of exemption base
11	40% of exemption base
12	20% of exemption base

- (c) No such exemption shall be granted unless:
 - (i) Such conversion, creation, modernization, rehabilitation, expansion or other improvement was commenced subsequent to the date of the effective date of this local law; and
 - (ii) The cost of such conversion, creation, modernization, rehabilitation, expansion or other improvement exceeds the sum of ten thousand dollars (\$10,000.00) or such greater amount as may be specified by local law.

(d) For the purposes of this section the term "conversion, creation, modernization, rehabilitation, expansion or other improvement" shall not include ordinary maintenance and repairs.

(e) No such exemption shall be granted concurrent with or subsequent to any other real property tax exemption granted to the same improvements to the real property, except, where during the period of a previous exemption, payments in lieu of taxes or other payments were made to the municipalities in an amount that would have been equal to or greater than the amount of real property taxes that would have been paid on such improvements had such property been granted an exemption pursuant to this section. In such case, an exemption shall be granted for a number of years equal to the twelve year exemption granted pursuant to this section less the number of years the property would have been previously exempt from real property taxes.

SECTION 4: APPLICATION FOR EXEMPTION

(a) The exemption provided for herein shall be granted only upon application by the owner of real property on a form prescribed by the Commissioner of the New York State Department of Taxation and Finance. Such application shall be filed with the Municipality's assessor on or before the appropriate taxable status dates of the municipality

(b) If the assessor is satisfied that the applicant is entitled to an exemption pursuant to this local law, he or she shall approve the application and such real property shall thereafter be exempt from taxation and special ad valorem levies as provided herein commencing with the assessment roll prepared after the taxable status date occurring after the granting of the application.

(c) The assessed value of any exemption granted hereunder shall be entered by the assessor on the assessment roll with the taxable property, with the amount of the exemption shown in a separate column.

SECTION 5: EFFECTIVE DATE

This local law shall be effective immediately upon filing thereof with the Secretary of State.

ALL PERSONS ARE INVITED TO ATTEND AND BE HEARD.
"BY ORDER OF THE STEUBEN COUNTY LEGISLATURE"

Dated: March 16, 2017
Village of Bath, New York

BRENDA K. MORI
Clerk of the Legislature
County of Steuben
3 East Pulteney Square
Bath, New York 14810