

May 11, 2026
PERRYSBURG TOWN BOARD MEETING AGENDA
PLEASE TURN OFF CELL PHONE RINGER

- ☐ **Call to Order with Pledge to the Flag**
- ☐ **UGE Solar Project**
- ☐ **Good of the Community**
- ☐ **Public Comments/Questions** – to address the Town Board at meetings, the form must be completed & given to the Town Clerk prior to this evening's meeting
*You are invited to stay for the duration of the meeting or quietly exit at this time
- ☐ **Minutes of the previous Town Board meeting**
- ☐ **Reports:**
 - 1. Code Enforcement Report
 - 2. Assessor Report
 - 3. Water Department Report
 - 4. Sewer Department Report
 - 5. Highway Superintendent Report
 - 6. Justice Report
 - 7. Dog Control Officer Report
 - 8. Town Clerk Report
 - 9. Supervisor Report
- ☐ **Old business**
 - Spectrum Cable franchise proposed renewal agreement
 - Central water and sewer district rates
 - Storm damages
 - Thatcher Brook tree issue
 - Request by Tamara Fabbiano for tire replacement
- ☐ **New business**
 - Hazard Mitigation Plan resolution
 - Proposed rate increases to dog licensing and redemption fees
 - Proposed local law Landlord Responsibility for Tenant Dogs Law
- ☐ **Board Member comments**
- ☐ **Audit of Claims**
- ☐ **Motion to adjourn**

Perrysburg Town Board

Minutes of the Regular Monthly Meeting of the Town Board, Town of Perrysburg, Cattaraugus County, NY, April 13, 2026 at the Town Hall

PRESENT: Dennis Parker, Town Supervisor • Randy LaChausse, Councilman • Michael Sternisha, Councilman • Mary J. Stuhr, Councilwoman • Christopher Trybus, Councilman

ALSO PRESENT: Tamara A Utley, Town Clerk
Dan Stang, Highway Supt.
Debra Ritz, Attorney for the Town
Jim Everetts, Planning/Zoning Board Chairman
Lisa Towne, Planning/Zoning Board Member/Secretary
Corinne Brath, Wendel Engineers (Town Consultant)
Sydney Rosensaft & Chris Mavity, UGE
Diana Konik, Phillips Lytle
Other guests – sign in sheet attached to these minutes

Supervisor called the meeting to order at 6:03 p.m. with the Pledge of Allegiance

UGE SOLAR PRESENTATION: Sydney Rosensaft & Chris Mavity presented details of the proposed solar project on West Perrysburg Road

PUBLIC HEARING ON PROPOSED UGE SOLAR PROJECT

Supervisor Parker opened the Public Hearing at 6:18 p.m.

Heard from those for and those against the proposed project, there was much discussion along with questions and answers

6:58 p.m. Motion by Councilman Stuhr, seconded by Supervisor Parker to close the Public Hearing
ALL AYE

GOOD OF THE COMMUNITY: Celebration of Life for Joel Neu at 1:00 p.m. at the Versailles Church next Sunday

PUBLIC COMMENTS/QUESTIONS

- Brandon & Brittany Ivett requested assistance and cooperation from the Town of Perrysburg in removing a large tree over Thatcher Brook that fell onto their property along with the removal of the cottonwood trees that remain standing in that same area
- Tamara Fabbiano submitted a written request to the Town Board for tire replacement

MINUTES OF THE PREVIOUS MEETING: Motion by Councilman Sternisha, seconded by Councilman LaChausse to accept the minutes of the March 9th meeting minutes as submitted

STERNISHA – AYE LACHAUSSE – AYE PARKER – AYE
STUHR – AYE TRYBUS – AYE

REPORTS:

Building & Code Enforcement Officer: Seven inspections and two building permits issued for the month of March

Assessor's Report: Exemption deadline was March 1st; pursuant to §506 of NYS Real Property Tax Law the Notice of Completion of Tentative Assessment Roll must be displayed on the Town Hall bulletin board and published in the town's official newspaper; seven property transfers in February (<https://www.cattco.gov/real-property-and-gis/sales>)

Water Dept. Report: Meters were read, Dan Stang suggested that a Town Board member get in touch with the engineer to look into upgrading water meters

Sewer Report: A troublesome month and the bills will show it. Major plug on Lincoln Avenue has been repaired. The force main was plugged first Sunday of the month, sewage was coming out so had to contact the NYSDEC and get a hauler in for a day, emergency UDIG, difficulty with roto roter getting stuck, then removed a section of pipe and found wads of rags and construction wood – a very costly repair

Highway Supt. Report: Dealing with storm damage, roughly thirty road washouts, two or three main cross pipes needed repair; servicing equipment; new one ton is complete, needs to get licensed; mowing with excavator

Justice Report: Justice Dankert closed twenty-five V/T law cases and two penal law cases. Total reported to the State Comptroller was \$5,192.00

Dog Control Officer's Report: Nine tickets written for expired licenses; notice given to a Main Street resident for unleashed dog; two complaints about dog running loose; free Rabies Clinic on May 2nd from 9:00am-Noon at the County DPW Garage, 8810 Route 242, Little Valley

Town Clerk Report: Collected \$1,206.75 for the month of March. \$618.33 was the town portion paid to the Supervisor

Tax Collector Report: Collected \$82,356.74 in town & county taxes and \$1,647.10 interest during the month of March. All tax bills must now be paid to the Cattaraugus County Treasurer's office.

Supervisor's Report: financial report prepared by Doeren-Mayhew is on file in the Town Clerk's office

OLD BUSINESS

- Sale of trees on waterline on Edwards Corners Road – Supervisor Parker reported that he spoke with the company and the Town will not move forward due to the proposed contract that was not agreed upon
- Spectrum Cable franchise proposed renewal agreement – table until next month

NEW BUSINESS

- Central Water District water and sewer rate review – table until next month.
- Storm damages to Town property – heard from Councilman Trybus who reported on damages at the Town Hall; insurance company will be contacted

ABSTRACT #4 of 2026, Vouchers #121-169– Audit of Claims

General Fund Townwide	A	\$ 14,561.65		
Highway Fund Townwide	DA	\$ 11,022.63		
Gowanda Prospect St. Water	GW	\$ 9,609.05		
Central Water	PW	\$ 3,286.35		
Fire Protection	SF	\$ 2,500.00		
Street Lighting	SL	\$ 373.61		
Special Residential	SR	\$ 421.49		
Special Sewer	SS	\$ 28,754.39		
Versailles Water	VW	\$ 1,622.52		
Total:		\$ 72,151.69		

Motion by Supervisor Parker, second by Councilwoman Stuhr to pay all audited vouchers as presented

**PARKER- AYE STUHR- AYE
LACHAUSSE – AYE STERNISHA – AYE TRYBUS – AYE**

BUDGET TRANSFERS AND MODIFICATIONS**BUDGET MODIFICATION**

Modify 2026 adopted budget by increasing Revenue Line A3800 State Aid JCAP Grant by \$655 and Increasing Expenditure Line A1110.2 Justices Equipment by \$655 to recognize receipt of JCAP grant

BUDGET TRANSFERS

\$ 1 from A1990.4 Contingent Account
To A1920.4 Municipal Dues

\$ 1,600 from A1990.4 Contingent Account
To A7510.4 Historian Contractual

Transfers for miscellaneous budget line overages

Ian Forbes reported there is a Versailles Cemetery meeting on Monday April 20th and Versailles Cemetery clean-up on April 25th – volunteers appreciated

7:52pm Motion by Councilman to adjourn

ALL AYE

Respectfully Submitted,

Tamara A. Utley, Town Clerk

Town of Perrysburg Board Meeting

Thank you for coming. Please sign in & remember to silence your cell phone

Name PLEASE PRINT CLEARLY	Title (if applicable)	Phone #	E mail
Corinne Brath	Wendel-Town Consultant		
Diana Konik	Phillips Lytle		
Janice Bartlett			
Kimberly York			
Sydney Rosenshaft	UGE		
CHRIS MANNITY	UGE		
Joe Furler			
George Furler			
Brandon Ivett			
Brittany Ivett			
Cassandra Conklin			
Sean Burke			

Thank you for coming. Please sign in & remember to silence your cell phone

Name	Title (if applicable)	Phone #	E mail
LISA TOWNE	—		
J. David Swift	human	on file	on file
Bob Troick			
IAN FORBES	—		—
Tanara Fubbiano			
Samantha Morrison			
Ron Brennan			

April 2026

Totals

Permit Monthly Report

04/01/2026 - 04/30/2026

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
April 2026						
BP2026-0004	04/01/2026	Henry Steuernagel	Deck Porch	11523 North Rd SBL#: 2.003-1-21		\$35.00
Description of Work:						
<i>Remove current porch and replace</i>						
BP2026-0005	04/01/2026	Henry Steuernagel	Res Alt/Add	11523 North Rd SBL#: 2.003-1-21	\$6,000.00	\$47.00
Description of Work:						
<i>For 11518 house across North Rd</i>						
<i>Remove existing Mud room and build new 10'x12' Mud Room</i>						
BP2026-0006	04/01/2026	Rebecca Bordenkircher-Whited	Solar/Residential	11333 North Rd SBL#: 8.001-1-2.4	\$20,000.00	\$150.00
Description of Work:						
<i>11.5 KW DC system/ 11.5 KW AC system</i>						
<i>Energy storage system capacity 13.5 Kwh</i>						
BP2026-0007	04/08/2026	Jordan Whitcomb	Assessory Structure	12768 Route 39 SBL#: 7.004-1-37.2	\$30,000.00	\$75.00
Description of Work:						
<i>1600 sf 40'x40'x16' Pole barn</i>						
BP2026-0009	04/15/2026	Benjamin K. Farmer	Assessory Structure	11827 Main St SBL#: 16.022-2-31	\$3,000.00	\$50.00
Description of Work:						
<i>20'x26' addition to existing barn</i>						
BP2026-0008	04/22/2026	Cindy Lauer	Single Family	11429 Dewey Rd SBL#: 16.002-1-40.3	\$20,000.00	\$67.40
Description of Work:						
<i>1344 sf of new build 672 ft on each floor</i>						
BP2026-0010	04/22/2026	Richard Noecker	Assessory Structure	10431 Jolls Rd SBL#: 16.002-1-22	\$2,000.00	\$35.01
Description of Work:						
<i>12'x20' addition to assessory building</i>						
BP2026-0011	04/22/2026	Francis Valone	Roof Replacement	11431 Route 39 SBL#: 16.002-1-3	\$32,000.00	\$35.00
Description of Work:						
<i>Remove and replace damaged Roof on Barn and House with some window replacement</i>						
BP2026-0012	04/22/2026	Larry Taber	Res Demo	11939 Main St SBL#: 16.022-2-7	\$1,000.00	\$20.00
Description of Work:						
<i>Demo area of house to build new addition as per plan</i>						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
BP2026-0013	04/22/2026	Larry Taber	Res Alt/Add	11939 Main St SBL#: 16.022-2-7	\$50,000.00	\$48.00
Description of Work: 18'x24' addition to current residence						
BP2026-0014	04/22/2026	Danielle M Sgroi	Roof Replacement	10703 Prospect St SBL#: 8.074-1-14	\$10,000.00	\$35.00
Description of Work: tear off shingle roof and install new shingle roof						
BP2026-0015	04/22/2026	Thomas Newcomb	Res Alt/Add	11596 RT 39 SBL#: 8.003-1-18	\$14,000.00	\$35.00
Description of Work: Installing 132 ft of basement drain adn sump pump w/ discharge line to exterior splash block						
BP2026-0016	04/22/2026	Brandon Ivett	Deck/Porch	11018 Main St SBL#: 8.082-1-20	\$2,000.00	\$35.00
Description of Work: Replace front porch with concrete and treated lumber						
BP2026-0018	04/29/2026	Skye Steves	Roof Replacement	10651 Prospect St SBL#: 8.082-1-11	\$2,300.00	\$35.00
Description of Work: tear off and install 14sq of shingles						
BP2026-0019	04/29/2026	Kimberly Cornell	Roof Replacement	10649 Prospect St SBL#: 8.082-1-12	\$12,000.00	\$35.00
Description of Work: Replace metal roof						
BP2026-0020	04/29/2026	Wendy Nagle	Roof Replacement	11001 Fairview Dr SBL#: 8.082-2-10	\$78,000.00	\$35.00
Description of Work: remove and install new metal roofs House, garage, barn, chicken coop, shed						
BP2026-0021	04/29/2026	Michael D Luffred	Roof Replacement	11011 Deerfield Dr SBL#: 8.004-2-5.2	\$30,000.00	\$35.00
Description of Work: tear off and install new metal roof						
					April 2026 Total:	\$807.41
					Reporting Period Total:	\$807.41

Re newed BP 2026-0008

35-00
842.41

Town of Perrysburg
Complaint Action Summary

4/1/2026 - 4/30/2026

Complaint #: <All>

Owner: <All>

Complaint #: C-2026-001

Type: Vehicles

Status: Open

Location: 10475 Peck Hill Rd

Identifier: 16.021-3-3

Open Date: 04/15/26

Owner: James Spratz

Complainant:

Nature Of Complaint: Laundry list of property maintenance violations

Action Type	Action Date	Action Information	Inspector
Violation	04/15/26	Code: [NY] 302.8 Motor vehicles. Status: Open Comply By: 05/15/26	
Inspection	04/15/26	Type: Site Visit Result: Violation Confirmed Notes: truck with out plates two trailers one possibly being lived in on site	Dave Heckman
Notice of Violation	04/17/26	Notes: Sent to address listed for mail service	Dave Heckman

Complaint #: C-2026-002

Type: Garbage

Status: Open

Location: 10475 Peck Hill Rd

Identifier: 16.021-3-3

Open Date: 04/17/26

Owner: James Spratz

Complainant:

Nature Of Complaint: Complaint of garbage not being kept properly

Action Type	Action Date	Action Information	Inspector
Violation	04/15/26	Code: 301.2 Responsibility. Status: Open Comply By: 05/15/26	Dave Heckman
Inspection	04/15/26	Type: Site Visit Result: Violation Confirmed	Dave Heckman
Violation	04/17/26	Code: 308.1 Accumulation of rubbish or garbage. Status: Open Comply By: 05/15/26	Dave Heckman
Notice of Violation	04/17/26	Notes:	Dave Heckman

Complaint #: C-2026-003

Type: Vehicles

Status: Open

Location: 10699 North Rd

Identifier: 8.077-1-7

Open Date: 04/17/26

Owner: Amy Eddy

Complainant:

Nature Of Complaint: here we go again!

Action Type	Action Date	Action Information	Inspector
Violation	04/15/26	Code: [NY] 302.8 Motor vehicles. Status: Open Comply By: 05/15/26	Dave Heckman
Inspection	04/15/26	Type: Site Visit Result: Violation Confirmed Notes: more than one unlicensed vehicle noted	Dave Heckman
Violation	04/17/26	Code: 302.1 Sanitation. Status: Open Comply By: 05/15/26	Dave Heckman

Town of Perrysburg
Complaint Action Summary

Notice of Violation 04/17/26 Notes: here we go again! Dave Heckman

Complaint #: C-2026-004 **Type:** Garbage **Status:** Open
Location: 11490 Town Line Rd **Identifier:** 16.002-1-37 **Open Date:** 04/22/26
Owner: Douglas Pracht **Complainant:**
Nature Of Complaint: Site is still as mess

Action Type	Action Date	Action Information	Inspector
Inspection	04/17/26	Type: Site Visit Result: Violation Confirmed	Dave Heckman
Violation	04/22/26	Code: 308.1 Accumulation of rubbish or garbage. Status: Open Comply By: 05/22/26	Dave Heckman
Violation	04/22/26	Code: [NY] 302.8 Motor vehicles. Status: Open Comply By: 05/22/26	Dave Heckman
Violation	04/22/26	Code: 301.2 Responsibility. Status: Open Comply By: 05/22/26	Dave Heckman
Notice of Violation	04/22/26	Notes:	Dave Heckman

Complaint #: C-2026-005 **Type:** Garbage **Status:** Open
Location: 11728 Main St **Identifier:** 16.022-2-38 **Open Date:** 04/22/26
Owner: Timothy Kirkpatrick **Complainant:**
Nature Of Complaint: Complaint of house not being taken care of

Action Type	Action Date	Action Information	Inspector
Inspection	04/22/26	Type: Site Visit Result: Violation Confirmed	Dave Heckman
Violation	04/22/26	Code: 301.2 Responsibility. Status: Open Comply By: 05/22/26	Dave Heckman
Violation	04/22/26	Code: 302.1 Sanitation. Status: Open Comply By: 05/22/26	Dave Heckman
Violation	04/22/26	Code: 308.1 Accumulation of rubbish or garbage. Status: Open Comply By: 05/22/26	Dave Heckman
Notice of Violation	04/22/26	Notes:	Dave Heckman

Complaint Action Summary

Complaint #: C-2026-006**Type:** Stop Work/ No Permit**Status:** Open**Location:** 11487 Eaton Rd**Identifier:** 8.001-1-8**Open Date:** 04/29/26**Owner:** Kevin Melnyk**Complainant:****Nature Of Complaint:** construction without permits

Action Type	Action Date	Action Information	Inspector
Violation	04/29/26	Code: [NY] 112.1.2 Applications for building permits. Status: Open Comply By: 05/29/26	Dave Heckman
Violation	04/29/26	Code: [NY] 112.3 Construction Inspections. Status: Open Comply By: 05/29/26	Dave Heckman
Inspection	04/29/26	Type: Site Visit Result: Violation Confirmed	Dave Heckman
Violation	04/29/26	Code: [NY] 112.1 Required permits. Status: Open Comply By: 05/29/26	Dave Heckman
Notice of Violation	05/01/26	Notes:	Dave Heckman



CATTARAUGUS COUNTY REAL PROPERTY SERVICES

207 Rock City Street, Suite 101 • Little Valley, New York 14755 • (716) 938-2224 • Fax (716) 938-2758

Elizabeth Lerow, Assessor

Assessor@cattco.org

TO: Town of Perrysburg Supervisor & Board
FROM: Your Assessor
DATE: May 1, 2026
RE: Monthly Report for April

RECEIVED

APR 30 2026

Office of the Town Clerk
Perrysburg, NY

The April report is as follows:

- The 2026 Equalization Rate is 100%. In order for the NYS Office of Real Property Tax Services to approve 100%, Vacant and Residential values had to be changed to reflect the change in real estate market trends. Vacant property assessments increased by 6%, Residential values were increased 10%. Of course, any new construction, demos, or adjustments to data is also accounted for in these new values.
- Property owners dissatisfied with their assessment can grieve it with the Board of Assessment Review at the Town Hall on June 3rd from 4:00-8:00pm. The required form RP-524 is available on-line, at the Assessor's Office, and at the Perrysburg Town Hall.
- The Assessing Office has corresponded with several property owners about their assessments, tax bills, and exemptions.
- There were two property transfers in March. However, these cannot be added to our system until July 1st.
- In the meantime, you can find more information about these sales here:
<https://www.cattco.org/real-property-and-gis/sales>

END OF REPORT

Thank you.

Perrysburg Town Court

Hon. Lori A. Dankert
Town Justice

RECEIVED

MAY 02 2026

10460 Peck Hill Road
PO Box 244
Perrysburg, NY 14129
Phone - 716-532-4910
Fax - 716-532-4910

Office of the Town Clerk
Perrysburg, NY

DATE: May 1, 2026

TO: Dennis Parker, Town Supervisor
Town Board Members

FROM: Hon. Lori A. Dankert *Lori A. Dankert*

SUBJECT: Monthly Report of the Justice Court

This letter is to inform you of my monthly report totals for the month of April 2026.

Please note that this is a breakdown of CLOSED and reported cases to the Office of the State Comptroller for April 2026. This list DOES NOT include new cases assigned for the current month, dismissed cases, or repaired/dismissed tickets.

Vehicle and Traffic Law – 9 cases

Penal Law – 2 cases

Animal Control – 1 case

Total Reported to State Comptroller - \$1211.00

If you have any questions, please feel free to contact me.

/lad

cc: File

Town Clerk Report for
May 11, 2026 Board Meeting

Town Clerk Report

The Town Clerk collected \$1,713.20 for the month of April. \$1,044.08 was the town portion paid to the Supervisor.

Account#	Account Description	Fee Description	Qty	Local Share
	town share	\$10.00	20	12.00
		\$5.00	2	0.60
		30.00	15	27.00
		Sub-Total:		\$39.60
A1255	Conservation	Conservation	1	0.28
		Sub-Total:		\$0.28
A2544	Dog Licensing	Female, Spayed	15	60.00
		Female, Unspayed	3	30.00
		Male, Neutered	8	32.00
		Male, Unneutered	4	40.00
		Sub-Total:		\$162.00
A2590	Building Permit	Building Permit	18	842.20
		Sub-Total:		\$842.20
Total Local Shares Remitted:				\$1,044.08
Amount paid to: County Share				620.40
Amount paid to: NYS Ag. & Markets for spay/neuter program				44.00
Amount paid to: NYS Environmental Conservation				4.72
Total State, County & Local Revenues:		\$1,713.20	Total Non-Local Revenues:	\$669.12

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Tamara A Utley, Town Clerk, Town of Perrysburg during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

Supervisor

Date

Town Clerk

Date

Current rates

SEWER rate (increase see June 12, 2017 minutes)

0-5000 gallons is \$85.00 (old was \$60)

For every thousand gallons thereafter, the rate is \$7.00 (old was \$6.00)

CENTRAL WATER (increase 1/1/2021 see November 5, 2020 minutes)

0-5000 gallons is \$66.75 (old was \$63.75)

For every thousand gallon thereafter, the rate is \$2.95

PROSPECT WATER (town pays Gowanda for water- Gowanda increased rate January- 2018)

0-4000 is \$68.00 \$78.20

For every thousand thereafter, the rate is \$8.93- \$10.20

\$22.00 per EDU fee for OEM stays in Perrysburg

VERSAILLES WATER

Flat fee of \$70.25 plus \$2.81 per thousand

A RESOLUTION OF THE TOWN OF PERRYSBURG, NY ADOPTING THE 2025
UPDATED HAZARD MITIGATION PLAN

WHEREAS, the Town of Perrysburg recognizes the threat that natural hazards pose to people and property within the Town of Perrysburg and,

WHEREAS, the Town of Perrysburg has prepared a multi-hazard mitigation plan, hereby known as the 2025 Updated Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS, the 2025 Updated Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the Town of Perrysburg from the impacts of future hazards and disasters; and

WHEREAS, adoption by the Perrysburg Town Board demonstrates their commitment to hazard mitigation and achieving the goals outlined in the 2025 Updated Hazard Mitigation Plan

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF PERRYSBURG, NY THAT Section 1. In accordance with the adoption of this resolution by the majority of the Perrysburg Town Board, the Town of Perrysburg approves the 2025 Updated Hazard Mitigation Plan. This plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in five (5) years.

ADOPTED BY A VOTE OF _____ in favor and _____ against,
and _____ abstaining,
this _____ day of _____, 2026

By: _____
(Print Name)

ATTEST: By: _____
(Print Name)

APPROVED AS TO FORM: By: _____
(Print Name)

Town of [Name] Local Law No. [#] of 202**6**

A Local Law Holding Landlords Accountable for Tenants Harboring Unvaccinated or Unlicensed Dogs

Section 1. Title.

This law shall be known and may be cited as the *Landlord Responsibility for Tenant Dogs Law*.

Section 2. Legislative Intent.

The Town Board finds that rabies vaccination and dog licensing are critical for the protection of public health, safety, and welfare. The purpose of this law is to ensure landlords cooperate in preventing tenants from harboring dogs that are unvaccinated for rabies, unlicensed, or otherwise harbored in violation of State or Town law.

Section 3. Definitions.

For the purposes of this law:

1. **"Landlord"** shall mean any person, partnership, corporation, or entity that owns property within the Town and leases or rents such property to tenants.
2. **"Tenant"** shall mean any person who occupies or has the right to occupy rental property owned by a landlord.
3. **"Unlicensed Dog"** shall mean any dog over the age of four (4) months that is not properly licensed as required by the laws of the State of New York and the ordinances of the Town of [Name].
4. **"Unvaccinated Dog"** shall mean any dog that has not been vaccinated against rabies as required by the laws of the State of New York.
5. **"Harboring"** shall mean the act of keeping, sheltering, boarding, maintaining, or caring for a dog on a property, whether permanently or temporarily.

Section 4. Prohibition.

No landlord shall permit, allow, or otherwise tolerate the harboring of any dog by a tenant or occupant on property they own within the Town if such dog is:

- a. Unvaccinated against rabies, or
- b. Unlicensed, or
- c. Otherwise harbored in violation of Town or State law.

Section 5. Enforcement and Appearance Tickets.

1. Upon a finding by the Town Dog Control Officer, Animal Control Officer, or other authorized enforcement official that a tenant or occupant of a landlord's property is harboring a dog in violation of Section 4, the enforcement official shall issue an appearance ticket to the landlord.
2. The appearance ticket shall require the landlord to appear in the Town Court to answer for the violation of this law.

Section 6. Penalties.

Any landlord found to be in violation of this law shall be subject to the following penalties:

- A fine not less than one hundred dollars (\$100.00) and not more than three hundred dollars (\$300.00) for the first offense.
- A fine not less than three hundred dollars (\$300.00) and not more than one thousand dollars (\$1,000.00) for each subsequent offense.

Section 7. Severability.

If any provision of this law shall be held invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this law.

Section 8. Effective Date.

This law shall take effect immediately upon filing with the Secretary of State.
