

The minutes of the Board of Assessment Review Meeting on Tuesday, February 19th, 2013, beginning at 5:00 PM.

ROLL CALL	Trustee Batista	- Present
	Trustee Bueno	- Arrived late (5:30 PM)
	Trustee Watson	- Present
	Trustee Dominguez	- Absent
	Mayor Kohut	- Present

Mayor Kohut: The Mayor opened the Board of Assessment Review session with the Village Board and Village Assessor Edye McCarthy, inviting anyone with a grievance to come forward and present their grievance to the Board.

21 South Street, Tax I.D. #27.54-2-70

Matthew Smith of Allen, Kopet & Associates: Mr. Smith was the representative for Fred Schulmerick of the Havermill Pension Fund, the owner of the above property, who could not be there that night due to a death in the family. He mentioned that Mr. Schulmerick previously submitted his request for a review and a reduction of his assessed value. He then informed the Board that the property is currently assessed at over \$300,000.00, stating that property values in that area have gone down almost 20% over the past few years. He presented the Board with documentation showing the property is overvalued, based on the selling price when Mr. Schulmerick purchased the property 1½ years ago. He is requesting, therefore that the assessment on this property be re-evaluated.

Mayor Kohut: The Mayor inquired if the property was purchased as a result of a foreclosure or a short sale.

Matthew Smith: Mr. Smith was unsure of the circumstances involved with the sale of this property. He did inform the Board that it was a cash transaction with the owner and there was no title taken by any financial institution.

Judy Curcio, Village Treasurer/Clerk: Ms. Curcio stated that Mr. Schulmerick informed her that it was either a foreclosure or short sale; she was not sure which.

Matthew Smith: Mr. Smith also researched the last listed value of the property, which was in 2011 when the property was sold; the Century 21 Realty listing was \$200,000.00.

Village Assessor Edye McCarthy: Ms. McCarthy requested Mr. Smith to have Mr. Schulmerick sign the request. She also requested that he submit the front page of his insurance policy, as well as documentation of the expenses the property incurs. She then inquired if Mr. Schulmerick has since obtained a mortgage on the property or if this is his place of residence.

Matthew Smith: Mr. Smith responded, as far as he knew, there was no mortgage on the property, nor does Mr. Schulmerick reside at this property.

Mayor Kohut: The Mayor informed Mr. Smith that the Board of Assessment Review will review the request once they have all the necessary documentation, with final decisions to be made by April 1st.

41 Riverside Avenue, Tax I.D. # 35.06-1-25

Guy Sauval: Mr. Sauval feels he is being over assessed and since the birth of his twins last year is looking for ways to decrease his expenses and still be able to maintain his house in this neighborhood. His house is located on the mountainside of Riverside Avenue and is a three bedroom house that is listed as four bedrooms, the square footage is incorrect and there is no garage. His current taxes total approximately \$12,000.00. He has researched other houses in the Village with similar tax amounts and gave examples of their square footage and assessed values, which he will be submitting to the Board.

Mayor Kohut: The Mayor inquired if Mr. Sauval has also grieved his Town and School Taxes.

Guy Sauval: Mr. Sauval responded that he will be going to the Town next. He assured the Board that he is more than willing to pay his fair share of the taxes, but only his fair share.

Mayor Kohut: The Mayor requested Mr. Sauval to submit all the documentation that he has researched so the Assessor can better evaluate his property. He explained that she will then make a recommendation to the Board, which they will take into consideration when making their final decisions. He informed Mr. Sauval that he would be notified once the Board has made a final decision on his request.

16-20 Broadway, Tax I.D. #27.46-2-2

Tommy Sze: Mr. Sze stated that he has owned this property for a year and believes the previous owners must have owed a lot of money on the property because the bank foreclosed on them in 2010 and then listed the property for sale. He explained that the property listed for \$299,000.00, and they were able to negotiate the sale price down to \$285,000.00.

Mayor Kohut: The Mayor inquired if he had any comparables of similar properties and explained to him what comparables are.

Tommy Sze: Mr. Sze stated that he had an appraisal done when he applied for a loan, which he submitted to the Board. He did not qualify for a bank loan, therefore he purchased the property outright as an investment. He has tried renting the property for the past seven months with no success. He also explained that one of his tenants moved out without paying any rent. He has also hired someone to take care of this property, but is now finding it hard to meet all his expenses.

Village Assessor Edye McCarthy: Ms. McCarthy inquired if Mr. Sze has also spoken with the Town Assessor.

Mayor Kohut: The Mayor explained to Mr. Sze that there are three taxes paid by Village residents, two of which are issued through the Town; the Town & County Tax and the School Tax. The Mayor informed Mr. Sze that the Village portion of his taxes is approximately 20% of his total taxes.

Tommy Sze: Mr. Sze explained that the Village is his starting point and he will then be making the same request of the Town.

Terence Watson, Jr.: Trustee Watson inquired if Mr. Sze has a report of income received from his tenants.

Tommy Sze: Mr. Sze explained that the tenants for the most part have not paid any rent or he could not rent out the apartments. He has also hired an attorney to try to get some of his money back, which is another added expense.

Mayor Kohut: The Mayor informed Mr. Sze that the Board will review his request with the Assessor and notify him of any decision by April 1st.

9 New Main Street, Tax I.D. #27.53-2-19

33 Main Street, Tax I.D. #27.46-2-31

35-37 Main Street, Tax I.D. #27.46-2-32

Sal Mazzella and Sandra Nadohl: Mr. Mazzella informed the Board that the 9 New Main Street property is a Mixed-Use property with a vacant store on the first floor and 4 one bedroom apartments on the second floor. He purchased the property in 2010 for \$145,000.00. Since it was purchased he has renovated the property only to have the assessment increased. He recently made more renovations to the property and received yet another increase. With the new assessment the property is assessed at \$417,000.00, which he believes is too high. He did not do a sales approach, but based all his figures on an income approach and submitted this documentation to the Board. He reviewed his documentation with the board giving examples of comparable properties. He believes that this documentation will show that his assessment should be reduced to roughly \$290,000.00, however they would appreciate any reduction the Board is willing to give at this point. He then spoke about what the figures would be if he used both the sales approach and the income approach.

Sandra Nadohl: Ms. Nadohl stated that the apartments have been rented, but there have been many evictions, especially over the past two years, therefore her rent roll has been insignificant and in actuality the building at 35-37 Main Street has been a loss. She is also paying all the expenses incurred in the common areas of the building and wanted the Board to know that they take good care of their buildings, inside and out. She also feels they are being penalized for taking care of their properties because whenever they do renovations or make any improvements the taxes seem to go higher and higher, which is very frustrating. She would sell all her properties tomorrow if the assessed value was what she would get on the open market, but it's not. She loves the Village and does not want to be pushed out because of the tax situation.

Village Assessor Edye McCarthy: Ms. McCarthy acknowledged that fact and realizes how disheartening it is to the property owners who want to improve their homes, but are afraid of the rising taxes.

Mayor Kohut: The Mayor responded that is the reasoning for having "Grievance Night", so people can discuss their feelings with the possibility of having their assessments lowered, making it more feasible for them to continue property ownership in the Village.

Sal Mazzella: Mr. Mazzella then spoke about 33 Main Street, which is a three story building, with a salon on the first floor, 2 one bedroom apartments on the second floor and 2 two bedroom apartments on the third floor. He provided the Board with a sketch of the building, reminding the Board that he is losing square footage in the apartments because of common areas. He explained that the 9 New Main Street property is a little nicer than the dated buildings at the other locations and pointed out several areas of lost space on the sketches for all the buildings. He feels with all the renovations that an owner might make to their property, that they will never get that money in return.

Mayor Kohut: The Mayor informed Mr. Mazzella and Ms. Nadohl that the Board would review all the documentation and a decision will be made by April 1st. They will then be notified of the Board's decision.

Sal Mazzella: Mr. Mazzella then discussed the property at 33 Hudson Avenue stating that the assessment is \$356,698.00. He again did his research and found two comparables of 2 family homes that were assessed lower. He submitted the information to the Board, including photos of the comparables, stressing the fact that they are nicer homes, however, one was a short sale. He has other comps that he did not put in the report, picking only the ones he believes met the criteria of 33 Hudson Avenue. He also discussed 51 Hudson Avenue and renovations needed to that property.

Mayor Kohut: The Board would remain in session until 9:00 PM for anyone else that may appear with a grievance throughout the Regular Meeting, which will begin at 8:00 PM.

Respectfully submitted by,

Beverly A. Swift
Senior Steno Clerk
Tapes #400104, 400105, 400106, 400107
February 25, 2013