

The **Minutes** of the **Board of Assessment Review** meeting held on February 16, 2010 by the Mayor and the Board of Trustees.

PLEDGE OF ALLEGIANCE

ROLL CALL Trustee Batista – Present
 Trustee Bueno – Present
 Trustee Dominguez – Present
 Trustee Watson – Late
 Mayor Kohut – Present

Mayor Kohut: We are waiting for the assessor to come in with the paperwork.

Harry Yolles, 76 Gurnee Avenue- I spoke to the assessor and she agreed that my current assessment of 21,450 at \$550,000 was high. She said the lowest she could do was 18,500 at assessed value of \$475,000. I had a professional appraisal. They appraised my house and property at \$350,000. I got a reduction of \$126,000.

Mayor Kohut: Ok, as long as you provide us with everything, we do not make a decision tonight. We will do everything by May 1st.

Eric Smith, 83 Broadway – The property was purchased in October 2008 for \$255,000 and currently assessed higher. The only thing that I have done to the property was for a gas leak. The sidewalk had to be dug up and put the meters in the exterior of the building.

Theodore Best, 6 Mountain Ct.- I purchased the property about 5 years ago. I have a few concerns. He was thinking about setting up a non-for-profit organization that the homeowners could be in to help with issues. He wanted to know if anything could be done to alleviate the mailbox situation. The quality of life is not the best up there. There is a snow and ice issue and if someone needed an ambulance or a fire truck had to come up there would be a problem.

Mayor Kohut: This is a private road not a public road. As far as the emergency services, we go up there all the time for the nursing home. We come up Mountain Court and we get in there without a problem.

Theodore Best: Up the town, adjacent to the nursing home in the back, there is a 4 inch drainage pipe. It is always clogged.

Mayor Kohut: When that development was built or tried to be built back in the 70's, the developer never built it according to what we require for a village street. This is why it was never accepted as a village street. Part of it would be that 4-inch drain line. The pitch of the road exceeds what we would permit for a village road. This is why we couldn't consider this a village road. We couldn't accept it as a village road because it doesn't meet our specifications. I certainly understand your concerns. We have a few other streets like that in the village that aren't village streets.

Theodore Best: The power has gone out a couple of times. I noticed that a new apartment building is going to be built. The power lines are probably a couple hundred years old. I was hoping that they would have it in their plans to upgrade them or maybe put them underground.

Mayor Kohut: Because of the overpass they put some of it underground. Then it comes back up above ground, and it's going to remain above ground. Power outages in the Village of Haverstraw are pretty rare, unless there are trees that are knocking particular wires out. Orange and Rockland usually comes through and cuts back those trees. I don't have a lot that we can tell you because it really is private issues. If it ever becomes a safety issue where cars cannot get up that

road we can send a plow up there on an emergency basis. You'll have to let us know that. You can call the DPW. And, if you need us to write anything out as you move forward with the association, we can do that. I'm not sure of what else we can offer you or help you with.

Theodore Best: This is a good start. What I can do is start to get this going.

Mayor Kohut: We are continuing with the meeting of The Board of Assessment Review.

Gilbert Carlevaro, 43 Leonard Street- There have been very few properties sold in the Village of Haverstraw. I decided to compare apples to apples. My property is currently assessed at 412,913. I am a single-family semi-attached house. There is a common wall for two properties. The other property that I have on my list is one at 15 Dowd Street. This sold on 5/21/09 at set price of \$255,000, two bedrooms, 3 ½ baths, 2100 sq. ft. This is very similar to my house. The other property was sold 4/30/09 1900 sq. ft for \$255,000. Then there is 2 Highland Ave. This sold on 4/22/09 and sold for \$307,000.

Sean O'Malley, 115 Hudson Ave.- I have submitted an application for a grievance. I had an appraisal done by a NYS licensed appraiser. My reason for getting that appraisal was that I spoke to Dave Adams from the Town. He is the town assessor. I got this a year ago. The appraiser used values from homes that sold in 2008. In the four homes that are similar to mine, which is a two family home, one of them is 74 Hudson Avenue. This is used as a rooming house, so I don't think this one is a comparable house to mine. My present assessment is \$426,000. If you do the formula and you came up with \$267,000. The second apartment is not being rented.

Mayor Kohut: Do you have any other questions? Okay, we will take this into review and by April 1st we will have made our decision.

Francis J. Wassmer, Jr., 9 New Main St.- The property is not habitable. It's on the market, and I do have a buyer. The price is \$152,000.00. It needs a lot of work. I have owned it since 2001. I purchased it for \$60,000.00. The assessment is \$309,000.

The **Regular Board** meeting held on February 16, 2010 by the Mayor and the Board of Trustees.

ROLL CALL Trustee Batista – Present
 Trustee Bueno – Present
 Trustee Dominguez – Present
 Trustee Watson, Jr. – Present
 Mayor Kohut – Present

Mayor Kohut: Just to explain to the public that, by law, the village has to have what is called an Annual Grievance Night. This means the Village Board would sit as the Board of Assessment Review. We have to sit for a four hour period in which property owners can grieve their taxes if they filed the appropriate paperwork. We are sitting this evening from 5:00 to 9:00 pm. If anyone comes in to grieve their taxes, we will take a break from the regular meeting and hear their grievance and then go back to the regular agenda. That being said, we will now go on to the agenda for the regular board meeting.

Public participation: Anybody at this point?

Mayor Kohut: We will continue on then. We have no public hearings on for tonight.

Reports of Village Officials:

Village Attorney- No report.

Village Treasurer- No Report.

Mayor's Report: First item I have this evening is the renewal of our insurance. This is our general liability etc. policy. With our present carrier, St. Paul Travelers, there is a renewal premium of \$139,650.00, which our insurance broker Safe Harbor Group was able to get down from last year's premium, and it is \$2,700 lower. If everybody is comfortable with the discussion, if I can have a motion to approve the insurance proposal for \$139,650.00.

RESOLUTION #34-2010

Motion by: Trustee Dominguez

Seconded by: Trustee Watson, Jr.

Motion carried: All

Mayor Kohut: As you know, we are in the process of developing the Warren Court Ball Fields. There are some change orders that were necessitated as the ball field progressed. I will quickly read through them. For a McKenzie Avenue storm water crossing, there is a change order request of \$41,381.25; for the monitoring well development \$4,800; for a partition wall and the main door in the maintenance building \$2,100; batting cage and footing inserts \$1,500; revised scoreboard foundation \$15,000; for water utility consulting assistance \$2,700; gas and pipe expansion joints \$2,600; and the south side catch basin revisions \$9,834.00. As per that table, the total has changed related to the DEC funded items for an increase of \$63,415.25 and an increase of \$16,500 for village funded items. Since DEC pays 90% of the cost of the remediation, the total additional cost to the village, including our 10%, is \$22,841.53. The DEC has already approved the change order that involves their aspect, so if I could have a motion to approve our changes.

RESOLUTION #35-2010

Motion by: Trustee Bueno

Seconded by: Trustee Dominguez

Motion carried: All

Mayor Kohut: MS4 is something that all the municipalities are responsible for. It has to do with our storm water management policy. It is a required process, which the state has imposed upon the municipalities to develop new storm water policies and sees to it that the municipalities go through a variety of steps and procedures including marking out their storm water systems, making some corrections to them, as well as public input and public education about the storm water system. We have, for the past several years, contracted with the Cornell University Cooperative Extension for them to provide the education and the outreach including classes for our Planning and Zoning Board members. The contract is up for renewal at \$1,000.00. If I can have a motion to authorize for participation on this.

RESOLUTION #36-2010

Motion by: Trustee Batista

Seconded by: Trustee Dominguez

Motion carried: All

Mayor Kohut: We have two requests for dance hall permits. The first is for the Big Red Tomato on Main Street and the second for Los Amigos Restaurant also on Main Street. What is the board's pleasure?

RESOLUTION #37-2010 – Approving Dance Permits for both establishments:

Motion by: Trustee Bueno

Seconded by: Trustee Batista
Motion carried: All

Mayor Kohut: We need a motion to accept the LOSAP member list for the 2009 year. We received this about 3 or 4 weeks ago. I have reviewed the list. Can I have a motion?

RESOLUTION #38-2010

Motion by: Trustee Batista
Seconded by: Trustee Dominguez
Motion carried: All

Mayor Kohut: One of our staff is leaving us as of tomorrow, Lisa Pagan. She is one of our Clerk/Typists and she is also our Deputy Village Clerk. Due to her resignation the deputy position is vacant. We need to, at least on a temporary basis or in an "acting" capacity, fill that position so when the clerk is not here someone can act for that purpose. At this point, I would like a motion to appoint Damaris Torres as Acting Deputy Clerk, to be changed or made permanent in the future.

RESOLUTION #39-2010

Motion by: Trustee Bueno
Seconded by: Trustee Batista
Motion carried: All

Mayor Kohut: We have two very similar requests. One is from a company called Troy and Banks that reviews cable franchise agreements with municipalities. They see whether or not the municipalities are getting the fees that are truly due them under their agreements. They are experts at these sorts of things. They do not charge you upfront fees. They take up to 50% of whatever fees they do find are due to the municipality. Troy and Banks from Buffalo is asking us that we hire them to review our cable franchise agreement with Cablevision and Verizon Fios to see if there are any unpaid fees. If that would be the case, they will take 50% of whatever they find and the other 50% would be turned over to the municipality. As we have no real way to review these things it's a good thing for us to accept this.

RESOLUTION #40-2010

Motion by: Trustee Bueno
Seconded by: Trustee Dominguez
Motion carried: All

Mayor Kohut: Motion by Rafael and seconded by Emily to hire Troy and Banks of Buffalo, NY to review the cable franchises.

Mayor Kohut: The second request was initiated by our Accountant, Mr. Modafferi. He notes that a few years ago, back in 2006 and 2007, the village retained Compensation Consultant Services to audit prior year's premiums. They found a substantial savings, which we of course shared with the company, but money was due back to us. He is again recommending that we retain them to review the years since 2006 and 2007 to see if there are any other overages that are due us. Can I have a motion to hire Compensation Consultant Services?

RESOLUTION #41-2010

Motion by: Trustee Dominguez
Seconded by: Trustee Batista
Motion carried: All

Mayor Kohut: In speaking about our LOSAP Program; the Length of Service Awards Program recognizes the volunteer firefighters who provide a great service for no payment from the village. Several years ago, twice by public referendum, the voters approved this system which allows us to pay a pension based upon the number of years you served the village in the capacity of a

volunteer fireman. Our system is presently funded all through insurance vehicles, meaning all of our investments are tied up in insurance. The board, after a great deal of diligence and prompted from our accountant, has explored other ways of handling the program and feel that the time may be right to switch from our present provider VFIS to a new investment strategy provided by RBC Wealth Management. It's the Bank of Scotland. The financial manager's name is Dave Rogers, who has handled many LOSAP plans throughout New York State including our neighbors the West Haverstraw's Fire Dept. So, if I could have a motion authorizing that move to RBC Wealth Management and their new investment strategy.

RESOLUTION #42-2010

Motion by: Trustee Batista

Seconded by: Trustee Bueno

Motion carried: All

Mayor Kohut: We have a letter from Union Restaurant. Union Restaurant will be hosting their 2nd Annual We Care Event. "We will offer a free meal created by Chef David Martinez to the general public. To do so, we will close for regular business hours Monday, March 1st through Wednesday, March 3rd and open our doors from 5:00 to 8:00 pm on those days." He is asking for our help by borrowing two of the Village of Haverstraw barricades to put in front of the premises. In addition, he would appreciate if our DPW can hang a banner over the entrance of New Main Street. He would appreciate it if this banner could be hung on Friday, February 19th. It is important to the restaurant to give back to the community that they believe in and support. If the board agrees with this, I will take a motion?

RESOLUTION #43-2010

Motion by: Trustee Batista

Seconded by: Trustee Bueno

4- Yes 1- Abstention (Trustee Dominguez)

Motion passes.

Mayor Kohut: Saturday, February 27th is Dominican Independence Day. There are two events going on. The first event is being held here at Village Hall on Friday, February 26th at 10:30 am where we will fly the Dominican flag. At the flag ceremony will be representatives from the County Executive's office, Rockland County Legislature, the Dominican Counsel, New York State Assembly and New York State Senate, students, businessmen, and community leaders. This is to let people know that there is a ceremony going on here on Friday, February 26th at 10:30 am. Also, the Quisqueya Club will be having a further celebration of the Dominican Independence Day on Saturday, February 27th at the sports club.

Mayor Kohut:

Reports of Standing Committees:

Fire and Ordinances, Trustee Bueno- The following people have applied for membership of the Village Fire Department:

Kevin Ferrer, Rescue Hook & Ladder-Junior Fire Fighter

George Boubaris, Rescue Hook & Ladder

Both applications have been completed and are in order. I make a motion to approve.

RESOLUTION #44-2010

Motion by: Trustee Bueno
Seconded by: Trustee Dominguez
Motion carried: All

Public Works, Buildings and Grounds, Trustee Watson- Due to the snowstorm we had last week, on the 9th and 10th of February, DPW came in and removed snow on Main Street and New Main Street on the 12th and also removed snow on Broadway on the 13th. They filled some potholes. They did some work at the Greenway Trail. Also, I'd like to read into the record a letter from one of our residents regarding the DPW.

Trustee Watson read into the record a complimentary letter from a resident regarding DPW's excellent work.

Mayor Kohut: Our DPW did do a good job in that storm and today as well. Not only moving snow from there, but other difficult areas of plowing in the village and other areas as well. We compliment them and thank them for their work on that.

Youth and Family Services, Trustee Dominguez- This week at the Community Center, we have Unity in the Community. The kids are off from school. We have full days of activities for the kids at the Community Center. We are anticipating from 100 to 150 kids each day.

Buildings and Code Enforcement, Trustee Batista-

Building Department's Report:

Rental Property Inspections – 32
Miscellaneous Inspections – 15
Complaints – 1
Re-Inspections – 2
Violations and Tickets – 10
Construction Inspections – 2

Mayor Kohut: Two other things that I should have mentioned under the Mayor's report. One is that, for those who are interested, St. Peter's CYO is having a fundraising brunch this coming Sunday, February 21st at Union Restaurant. They are trying to raise sufficient money to replace the gymnasium floor at St. Peter's gym. If anyone is interested, the cost is \$40.00. It's on Sunday from 10:00 am to 2:00 pm.

The second thing that I wanted to mention was that this coming Friday, which is February 19th, the Census van is coming into the village. As you may or may not be aware, 2010 is the year of the census. Every ten years in the United States, we are required to count who lives where. It's very important to the Village of Haverstraw that the census is done accurately. It affects us for ten years time and affects us in how many dollars we receive from the federal government and other sources. It's important to understand that whether you are a legal or illegal person you can safely be counted without fear. The census bus is trying to get this out into the community. They will be here Friday from 11:00 am to 4:00 pm by the Quisqueya Club and the parking lot across the street. There will be a public press conference down here at the village at about 1:00 pm on Friday. I believe the County Executive and some other officials on a county, state and local level will be here.

Old Business: None

New Business: None

Public participation:

Sean O'Malley, 115 Hudson Ave.- What does the village get for the \$1,000 it pays to Cornell Cooperative Extension?

Mayor Kohut: Education programs and technical support.

Mayor Kohut: There being no one else for public participation, can I have a motion to adjourn the meeting?

RESOLUTION #45-2010

Motion by: Trustee Batista

Seconded by: Trustee Dominguez

Motion carried: All

Respectfully submitted,

Sandra Castro
Clerk/Typist