

The minutes of the Annual Board of Assessment Review by the Village of Haverstraw Board of Trustees on Tuesday, February 21, 2017, beginning at 4:00 PM.

ROLL CALL	Trustee Santana	- Present
	Trustee Bueno	- Present
	Trustee Watson	- Absent
	Trustee Dominguez	- Present
	Mayor Kohut	- Present

Mayor Kohut: The Mayor announced that the Board of Assessment Review would be available from 4:00 to 8:00 PM to hear anyone interested in grieving their taxes, reminding everyone that the Village Board, along with Edey McCarthy, the Village Assessor, serve as the Assessment Review Board, which meets annually on the second Tuesday in February of every year.

With this in mind, the Mayor entertained a motion to open the Board of Assessment Review Meeting.

RESOLUTION #28-2017

Motion by: Emily Dominguez
Seconded by: Joel Santana
Motion Carries: All

Sandra Nadohl, owner of multiple Village properties: Ms. Nadohl did not realize that she would be appearing before the Board that night or she would have been better prepared to discuss the taxes on all of her properties in the Village, which she feels are all too high, however she was prepared to discuss 2 of her village properties, 9 New Main Street and 33 Main Street.

Trustee Emily Dominguez: To clarify matters, Deputy Mayor Dominguez inquired if the building with the furniture store at 9 New Main Street was one of the properties being grieved that night. She also inquired how many apartments were housed in that building.

Sandra Nadohl: Ms. Nadohl responded yes that is the building and that there is 1 store and 4 very small 1 bedroom apartments in that building.

Edey McCarthy, Village Assessor: Ms. McCarthy inquired of Ms. Nadohl how much she feels the building at 9 New Main Street is worth.

Sandra Nadohl: Ms. Nadohl responded that she bought that property 5 or 6 years ago for \$150,000.00 at a "short sale".

Edey McCarthy: Ms. McCarthy inquired of Ms. Nadohl if she felt she could sell that property for \$300,000.00 or \$325,000.00.

Sandra Nadohl: Ms. Nadohl responded that she could probably sell it for \$300,000.00.

Mayor Kohut: The Mayor stated that the Village has the property assessed very close to what Ms. Nadohl believes she could sell it for.

Sandra Nadohl: Ms. Nadohl agreed but pointed out that she is a very good landlord to her tenants and her bills are enormous, her taxes are enormous and this is her business. She implied that she is making very little money,

which she realizes is her problem, but she can't sell her properties now because she would lose a lot of money. She does not feel that the Village has improved enough in the 12 years since the Streetscape was promised to warrant the taxes she is currently paying. She mentioned she also has a property in Upper Nyack and her taxes in Haverstraw are higher than the taxes in Upper Nyack. She just does not understand why.

Mayor Kohut: The Mayor explained to Ms. Nadohl that she is not only paying a village tax, but is also paying a town/county tax and a school tax. He then inquired how much Ms. Nadohl is currently paying in village taxes on that particular building.

Sandra Nadohl: Ms. Nadohl stated her tax on that property is \$4,471.91.

Mayor Kohut: The Mayor then inquired what the total amount of all 3 tax bills are on this particular property.

Sandra Nadohl: Ms. Nadohl informed the Board that her town tax was \$7,935.62, her school tax was \$11,017.78. Therefore, she is paying out approximately \$23,000.00 a year.

Mayor Kohut: The Mayor stated that the biggest problem for everyone is the school tax bill. The Mayor inquired if Ms. Nadohl has been grieving her town and school taxes, to which she responded "yes". He then inquired if she has gotten any relief from the Town.

Sandra Nadohl: Ms. Nadohl responded sometimes and sometimes not; not much at all. She then mentioned that the County assessed her 9 New Main Street property at \$250,000.00 in 2016.

Edye McCarthy: Ms. McCarthy informed Ms. Nadohl that the bill she is referring to is the Village and the \$250,000.00 is the amount she reduced the Village assessment to.

Sandra Nadohl: Ms. Nadohl corrected Ms. McCarthy stating it is the Town bill.

Edye McCarthy: Ms. McCarthy was mistaken and stated it was the Town bill for 2016.

Mayor Kohut: The Mayor inquired at this point if there were any other properties that Ms. Nadohl was prepared to grieve.

Sandra Nadohl: Ms. Nadohl informed the Board that she was prepared to grieve 33 Main Street.

Mayor Kohut: The Mayor inquired if this is the property with the fish store, to which Ms. Nadohl responded "yes".

Sandra Nadohl: Ms. Nadohl stated the Full Market Value of 33 Main Street is \$367,521.00 with an Assessed Value of \$25,800.00.

Edye McCarthy: Ms. McCarthy then inquired about the last time the assessment was reduced on this property.

Sandra Nadohl: Ms. Nadohl responded that it was reduced 2 years ago. She pointed out that she could not get \$367,000.00 if she was to sell the property at this time.

Mayor Kohut: The Mayor asked what is actually housed in the 33 Main Street property.

Sandra Nadohl: Ms. Nadohl responded there is a fish store, a very tiny shake shop and 4 apartments. She feels the taxes on this property are too high based on sales of what people are getting currently for mixed use properties.

Edye McCarthy: Ms. McCarthy inquired if this property is as big as the one located down the street from there.

Sandra Nadohl: Ms. Nadohl responded that this property is bigger with 2 additional apartments.

Mayor Kohut: The Mayor inquired if they are standard size apartments to which Ms. Nadohl responded "yes".

Edye McCarthy: Ms. McCarthy then requested Ms. Nadohl to explain to the Board why this property and the other property are both worth \$325,000.00 if this property is larger.

Sandra Nadohl: Ms. Nadohl responded that she made an error with the other property that is actually \$300,000.00. If she realized she was coming before the Board she would have grieved every property she owns. She informed the Board that her Full Market Value on the 35-37 Main Street property was \$413,105.00 and the assessed value was \$29,000.00.

Mayor Kohut: The Mayor inquired about what is housed in that building.

Sandra Nadohl: Ms. Nadohl responded there are 6 apartments and 2 stores in the building at that location, but because her assessment was reduced the previous year, she was told not to bother applying again this year.

Edye McCarthy: Ms. McCarthy informed Ms. Nadohl that the Board would be there until 8:00 PM that night and she was welcome to come back with additional grievances if she wished.

Sandra Nadohl: Ms. Nadohl responded that she would just grieve the 2 that she presented.

Mayor Kohut: The Mayor instructed Ms. Nadohl to give copies of all the pertinent information regarding the 2 properties to the Village Assessor for review and discussion with the Board. He informed her also that the Board, by law, has until April 1st to render decisions on grievances and that she would be informed of the Board's decision accordingly.

Mayor Kohut: With no further grievances being brought before the Board of Assessment Review, the Mayor entertained a motion to adjourn this meeting at 8:00 PM.

RESOLUTION #29-2017

Motion by: Emily Dominguez
Seconded by: Joel Santana
Motion Carries: All

Respectfully submitted by,
Beverly A. Swift, Senior Steno Clerk