

The minutes of the Board of Assessment Review on Tuesday February 16, 2021, beginning at 4:00 PM.

## PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Bueno	- Present
	Trustee Carlevaro	- Present
	Trustee Dominguez	- Present
	Trustee Santana	- Present
	Mayor Kohut	- Present

Mayor Kohut: The Mayor opened the meeting explaining that this was the meeting of the Board of Assessment Review and that they would be hearing from various parties as to the lowering of their tax assessments. The Mayor asked if anyone in the public wished to present their tax grievance to the Board.

Duv Eisenberger, 15 Westside Ave 26.44-2-27: Mr. Eisenberger does not live at the property and explained that he had purchased the property for \$201,000 in December 2018. Before he purchased the property he spoke to the Building Inspector who gave him a list of everything that needed to be done to bring it up to code. The repairs were made and it was rented out. He's being compliant with the Village Code and now he's received a letter stating that the assessment has been raised. He spoke to the Assessor who has agreed to reduce the assessment by \$1000 and, although he is grateful for that, the property doesn't pay for itself because the taxes are too high. The resident that lives here in the Village is the one who will end up paying for the increase in taxes because he will have to raise the rent.

Rafael Bueno Sr.: What were the improvements made to the property?

Duv Eisenberger: Sheetrock in the bathroom, covering the exposed wiring, the house had a fire previously so that had to be remediated. Just the basics.

Gil Carlevaro: How many bedrooms and bathrooms are in the property? And the square footage?

Mr. Eisenberger responded that he wasn't certain but he thinks it's 3 bedrooms, 1.5 baths and a kitchen and family room.

Trustee Bueno: What work was done in the kitchen and basement?

Mr. Eisenberger responded that the kitchen wiring was exposed and needed to be corrected. No new cabinets were added but a new stove was installed. The basement is unfinished.

Edye McCarthy, Assessor: How long was it on the market?

Mr. Eisenberger responded that it was a foreclosure and was on the market for some time.

Edye McCarthy, Assessor: The Board will look at the file and make a determination. On April 1<sup>st</sup> letters of notification will be sent out and he can go from there depending on the Board's decision.

Joel Stern, 18 South Street & 28 Fourth St: Mr. Stern expressed his surprise that the taxes were being raised so much, particularly his property at 18 South St.

Trustee Carlevaro: How many bedrooms and bathrooms and how much is the rent?

Mr. Stern: Living room/kitchen together, 2 bedrooms, and a bathroom charging \$1,500 per month. Upstairs is charged \$1,200 for a 1 bedroom apartment.

Assessor McCarthy: You purchased the property in 2017 at \$195,000?

Mr. Stern responded that he is not the owner of the property but he manages it. He keeps the property nice and clean but when the taxes keep going up and up it's more difficult to manage.

Assessor McCarthy: What improvements have you made since purchasing the property? Have the kitchen appliances, countertops or bathrooms been upgraded or changed?

Mr. Stern responded that nothing major had been done to the property. Painting, fixing broken tiles, maybe fixing broken faucets, redid the floor, fixed the door and windows.

Assessor McCarthy questioned Mr. Stern as to what he thought the property was worth – only \$200,000?

Mr. Stern responded that it wasn't worth much more than that as it is only a small 2 family house.

Assessor McCarthy explained how grievance works in the Village and gave him until Friday to bring her more documentation to support his grievance. The documentation that he had already submitted was not sufficient to make a determination regarding the assessed value.

Trustee Carlevaro suggested that Mr. Stern bring them the Profit & Loss statement on the property and/or the Declaration page from his insurance policy.

Mayor Kohut asked Mr. Stern about the second property – 28 Fourth Street.

Mr. Stern explained that 28 Fourth St was originally a 2 family house and they had been approved for a 3 family. He wanted to get information on what it's assessment was.

Edye McCarthy asked when it was purchased and informed Mr. Stern that the current assessed value was \$425,000.

Mr. Stern responded 2017.

Edye McCarthy looked it up and stated that it was purchased for \$340,000 and asked if it was purchased with the intent of making it a 3 family?

Mr. Stern responded that it was. And he asked for a little more time to gather the information needed and to do some more research.

Mayor Kohut agreed and gave Mr. Stern until 5 pm on Friday to bring in whatever documents he could gather.

No other members of the public addressed the Board regarding grievance of taxes.

Mayor Kohut entertained a motion to close the meeting of the Board of Assessment Review.

RESOLUTION # 41 - 2021

Motion by: Emily Dominguez

Seconded by: Rafael Bueno Sr.

Motion Carries: All

Respectfully submitted by,  
Judith Curcio, Clerk/Treasurer