

The minutes of the Assessment Review Board on Tuesday, February 17<sup>th</sup>, 2015 starting at 5:00 PM and ending at 9:00 PM.

ROLL CALL	Trustee Batista	- Present
	Trustee Bueno	- Present
	Trustee Watson	- Arrived at 6:30 PM
	Trustee Dominguez	- Present
	Mayor Kohut	- Present

Mayor Kohut: The Mayor opened the meeting explaining that the Board of Trustees also serves as the Assessment Review Board and are required by law to hear from any property owners wishing to present their assessment grievance between the hours of 5:00 & 9:00 PM on the third Tuesday of February. The Mayor then asked that anyone wishing to speak give their name, address and property location for the record.

Robert Westbrook, 234 Route 9W: Mr. Westbrook explained that his property originally housed a business, however, he closed his business 3 years ago and, therefore, has no income at the present time. He explained he is currently attempting to sell the property, but is having a problem doing so partially due to the high property taxes and also because he is not hooked up to the Village sewer system. He explained that his building is one of the oldest in the Village and there is nowhere for him to tie in to the Village sewer system. He further explained that the old A&P and the surrounding buildings tied into the Mastromarino property behind the A&P, but for whatever reason Mr. Mastromarino would not let him tie in. That property has since been sold and now there is no way for Mr. Westbrook to tie into the system.

Mayor Kohut: The Mayor asked if there is still a rooming house on Mr. Westbrook's property. The Mayor also inquired if there are currently any other buildings on the property.

Robert Westbrook: Mr. Westbrook replied that he still has 8 rooms for rent on the second floor of the property. He also informed the Board that there are no other buildings on his property. He also mentioned that he went before the Town Board and they lowered his tax assessment almost by half the amount the Village has his property assessed for.

Mayor Kohut: The Mayor asked if Mr. Westbrook has had the opportunity to meet with the Village Assessor, Edye McCarthy.

Robert Westbrook: Mr. Westbrook responded "NO", however he did have all his documentation with him to present to the Board.

Edye McCarthy: Ms. McCarthy inquired if the rooms above the bar area were currently occupied.

Robert Westbrook: Mr. Westbrook replied that 5 of the 8 rooms were occupied.

Mayor Kohut: The Mayor inquired if the Liquor License for the building can be reactivated to which Mr. Westbrook responded "YES".

Edye McCarthy: Ms. McCarthy inquired if the property is currently on the market for sale and if so at what price.

Robert Westbrook: Mr. Westbrook responded he started out at \$500,000.00 but it is currently listed for \$425,000.00. To date, he has had no offers on the property, which has been on the market for over a year. He recently had the property assessed, which came back at the current listed price of \$425,000.00.

Edye McCarthy: Ms. McCarthy requested Mr. Westbrook to get her information regarding the rent he is receiving from the 2<sup>nd</sup> floor units.

Robert Westbrook: Mr. Westbrook informed Ms. McCarthy that all the rental information was listed on his Income Tax Forms, which were a part of the paperwork he submitted.

Mayor Kohut: The Mayor informed Mr. Westbrook that the Board would not be making any decisions that night, but that the Assessor would notify him of the Board's decision sometime before April 1<sup>st</sup> when the final assessment roll is due.

Jean Denny, 209 Westside Avenue: Ms. Denny mentioned that she has already filed a grievance with the Town of Haverstraw, not realizing she had to file a separate grievance with the Village. She purchased the house for \$175,000.00 during the downturn in the housing market.

Mayor Kohut: The Mayor informed Ms. Denny that the property is currently assessed at \$210,000.00.

Jean Denny: Ms. Denny feels that the assessment of \$210,000 is too high and she further explained that it is a very old house and she is the only person living in the house and is requesting the Board to lower her assessment. She presented her documentation to the Village Assessor for review.

Mayor Kohut: The Mayor explained that the Board will review her file and make a decision between now and April 1<sup>st</sup> and the Assessor would notify her as soon as a decision is made. If there is a reduction it would show on her Village Tax Bill in June.

Lourde Lopez, 92 Conklin Avenue: Ms. Lopez feels her taxes are too high, especially since the houses around here are mostly 2 family and hers is a 1 family home.

Mayor Kohut: The Mayor inquired if her property is a part of the attached townhouses. The Mayor inquired if Ms. Lopez did any investigating on her own as to what the people surrounding her are paying in property taxes.

Lourde Lopez: Ms. Lopez responded she had not, but she knows a lot of her neighbors and they pay almost as much as she does. She purchased the property for \$130,000.00.

Edye McCarthy: Ms. McCarthy inquired how she was able to purchase the property for such a low amount, to which she responded the property was in foreclosure when she purchased it. She explained that in order to come to a decision she would have to finish completing the documentation involved because the Assessment Board needs an idea of what Ms. Lopez feels the property is worth at this time if she were to sell it, which would give the Board a starting point for any possible reduction. She informed Ms. Lopez that her current assessment rate is \$13,050.00 which equates to a market

value of \$245,000.00. She also mentioned that this has to be completed by the 9:00 PM deadline that night.

Lourde Lopez: Ms. Lopez explained that she has not made any major improvements to the property and she therefore feels \$150,000.00 would be a fair selling price, which completes her documentation.

Mayor Kohut: The Mayor explained to Ms. Lopez that she will need to furnish the Assessor with any additional information that may be required and then the Assessment Board will review her file and make a decision between now and April 1<sup>st</sup>. The Assessor would then notify her when a decision is made and if there is a reduction it would show on her Village Tax Bill in June.

The Mayor at this point opened the Regular Board Meeting at 8:00 PM, moving forward with that night's agenda.

Mayor Kohut: At 9:00 PM with no further grievance issues being brought before the Assessment Board, the Mayor entertained a motion to adjourn the meeting.

Mayor Kohut entertained a motion to that effect.

RESOLUTION #34-2015

Motion by: Emily Dominguez  
Seconded by: Rafael Bueno  
Motion Carries: All

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk