

DRAFT ~ SUBJECT TO CHANGE

Minutes for April 4, 2018, Special Meeting, Board of Assessment Appeals

The special meeting commenced at 4:00 p.m. in the Thompsonville Room with Donna Dubanoski, Chair present; Kelly Hemmeler, vice-chair, present; Lori Longhi, member, present; and Victoria Rose, recording secretary, present.

Donna Dubanoski made a motion to appoint Kelly Hemmeler as Chair of the Board. Lori Longhi seconded the motion. The motion carried 3-0-0.

Donna Dubanoski made a motion to appoint Lori Longhi as Vice-Chair. Kelly Hemmeler seconded the motion. The motion carried 3-0-0.

Lori Longhi made a motion to appoint Donna Dubanoski as Vice-Chair. Kelly Hemmeler seconded the motion. The motion carried 3-0-0.

The Assessor, Della Froment, spoke to the Board regarding the BAA process and if they have any questions they can reach out to her.

Each party was duly sworn regarding each and every appeal.

Appeal 18, Alissa Hanvey, Agent, 138 Maple St.

Ms. Hanvey stated they would like the penalty removed. She stated that he brought the form in in September but the form was not received by the Assessor's Office. He was unable to attend the hearing due to surgery. Ms. Hanvey stated he came in to file the form in April but was told he was too early. He has since filed the form.

Appeal 14, Karen Markham, 37 Windsor St.

She stated she purchased the property 4 years ago for 37,500. Had previously gone to the Board and was reduced. Photos submitted to the Board. Has put on a new roof and gutters. Some demo has started. Also owns 88 Windsor St. and 19 Alden Ave. Has had to evict other tenants and is now behind schedule on this project. There are also some cracks in the foundation. Kelly Hemmeler asked if there had been any permits taken out and she stated she would check with her husband.

Appeal 3, William Bellock, 90 Alden Ave.

Appealing the former St Adalbert School. Price was negotiated in 2014 for the vacant school and a portion of the property for 150,000 subject to certain approvals. Prior to him owning it, it was a 4 lot subdivision. He has received approval for a 20 unit apartment and does not include the gymnasium. It did not close for six months due to the Planning Department. He purchased it on 10/6/2016 and paid 150,000. 6000/ per unit plus the value of the gym.

Appraisal of the property of 2.59 acres as part of the acquisition is 200,000 based on comparable sales.

The school closed in 2004. Was then used for early childhood and ceased operation in 2009. The gym ceased being used for basketball in 2007 or 2009. By 2016 use had changed from school. It was an arm-length transaction. He feels he is just buying the land and is not demolishing the school.

Appeal 26, William Bellock, Agent, Alden Ave.

This parcel is exempt now. Has an option to buy the convent with land for 15,000. The convent has been closed for 20 plus years.

Appeal 27, William Bellock, Agent, Alden Ave.

This parcel is exempt now. Has an option to buy for 15,000. It's a rectory. The priest was living in it up to 6 months ago. If he purchases it, his intent is to take the building down. Both buildings have asbestos given the age.

Appeal 4, Andrea Russo, 177 The Meadows

Documents provided to the Board. Lived their since 1986. The split levels went up and the ranches went down or stayed the same. Big renovation of a 25,000 special assessment may or may not reflect the special assessment in the sales price. Would have to know if the assessment is consideration in the sales price.

Unit 29 a split level sold in 2014 in pristine condition with a finished basement. Unit 253 sold and had three bedrooms and three full baths.

Ranch style sold for 228,000 and the assessment only went up 4%. The ranches are more desirable than the split level and some went down 20,000. The townhouses are inside units and not included.

Donna Dubanoski explained that the prior assessment for split levels may have been too low.

Appeal 2, Cary Rubman, 264 Hazard Ave.

Purchased the property in July 2017 for 160,000. It's appraised at 260,000. Building should be condemned and will be demolished. Would be by now except for the incompetence of Zoning Department. Phone calls don't get returned. Waiting for meetings with Town Planning and Zoning department. Had the same problems when he purchased the bank next door.

Property is in a commercial/residential zone. It's in an overlay zone and according to zoning can't put a house on the lot. It would have to be reapproved. Map submitted to Board. Intent is to knock the building down and build another office building and wanted the back half of the lot to be residential. It's vacant right now.

Lori Longhi asked for documentation regarding the building. Mr. Rubman stated he will send asbestos quotes to the Assessor's Office. He plans on demolishing the building. Property was on the market for three years. He wanted it because he's an abutter. It started at 300,000 on the market and he purchased it for 160,000. His original plan was to build on the back piece and front piece.

Appeal 38, Cindy Graham, Business Personal Property, No Show

Appeal 23, Judith Polek, 20 Riverview St., No Show

Appeal 1, Sheila Prendergest, 5 Winter Way

Built an addition with new bedroom and bathroom. Received two notices for improvements for two years. It was 210,000 and it went up to 250,000. Lori Longhi asked when the improvements were done. She stated the bedroom and bath increased from 168,000 to 250,000 from the summer of 2015 through 2016.

Appeal 11, Arthur Owen and Johnna Owen, 12 Post Office Rd.

Feels the house is assessed too high. It was exempt. The list price was 159,000 and he purchased it for 89,000 because of age and condition. Other properties on the street are assessed lower with similar characteristics. Comparable properties given to the Board. His plan is to renovate the property. There is currently no ceiling in the kitchen, the floor sags, the plaster walls need to be redone and the bathrooms are from the 1920s. Lori Longhi asked if anyone is living in it and he stated yes he is. One of the outbuildings has also been removed.

Appeal 5, Christopher Locinski, 161 The Meadows, No Show

Appeal 51, Michael Rich, No Show

Kelly Hemmeler made a motion to adjourn the meeting at 8:00 p.m.. Donna Dubanoski seconded the motion. The motion carried 3-0-0.