

TOWN BOARD MEETING  
TOWN HALL, MAHOPAC, N.Y.

A Regular Meeting of the Town Board of the Town of Carmel was called to order by Supervisor Kenneth Schmitt on the 5<sup>th</sup> day of April 2017 at 7:13 p.m. at Town Hall, 60 McAlpin Avenue, Mahopac, New York. Members of the Town Board present by roll call were: Councilman Schneider, Councilman Lupinacci, Councilwoman McDonough, Councilman Lombardi and Supervisor Schmitt.

The Pledge of Allegiance to the Flag was observed prior to the start of official business. A moment of silence was held to honor those serving in the United States Armed Forces.

Supervisor Schmitt appealed to the public in attendance to please maintain decorum throughout the course of the meeting and respect the opinions of all who comment.

**POLICE DEPARTMENT - PROPOSAL ACCEPTED AND PURCHASE OF FINGERPRINTING EQUIPMENT UNDER NYS CONTRACT AUTHORIZED - MORPHOTRUST, USA - NOT TO EXCEED \$4,000.00**

RESOLVED THAT the Town Board of the Town of Carmel, pursuant to the recommendation of Chief of Police Michael Cazzari, hereby accepts the proposal of MorphoTrust, USA, NY for the purchase of civil fingerprinting equipment for the Town of Carmel Police Department at a cost not to exceed \$4,000.00 under NYS Contract #PT66571 and in accordance with the proposal/quote dated January 3, 2017; and

BE IT FURTHER RESOLVED that Town Supervisor Kenneth Schmitt is hereby authorized to sign any and all documentation necessary to accept the proposal and authorize the actions contained herein; and

BE IT FURTHER RESOLVED, that Town Comptroller Mary Ann Maxwell is hereby authorized to make any and all necessary budget transfers or modifications required to fund the cost of this authorization.

Resolution

Offered by: Councilman Schneider  
Seconded by: Councilman Lombardi and Councilman Lupinacci

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Jonathan Schneider	<u>X</u>	<u>          </u>
John Lupinacci	<u>X</u>	<u>          </u>
Suzanne McDonough	<u>X</u>	<u>          </u>
Frank Lombardi	<u>X</u>	<u>          </u>
Kenneth Schmitt	<u>X</u>	<u>          </u>

**POLICE DEPARTMENT - PROPOSAL ACCEPTED AND PURCHASE OF TACTICAL/PROTECTIVE EQUIPMENT AUTHORIZED - UNITED UNIFORM, LLC - NOT TO EXCEED \$9,692.00**

RESOLVED THAT the Town Board of the Town of Carmel, pursuant to the recommendation of Lt. John R. Dearman, Jr., and in accordance with the terms of the NY Division of Criminal Justice Services Police Protective Equipment Program for year 2017, hereby accepts the proposal of United Uniform, LLC Buffalo, NY for the purchase of ten (10) Active Shooter Kits for the Town of Carmel Police Department at a cost not to exceed \$9,692.00 and in accordance with the proposal/quote dated March 2, 2017; and

BE IT FURTHER RESOLVED that Town Supervisor Kenneth Schmitt is hereby authorized to sign any and all documentation necessary to accept the proposal and authorize the actions contained herein; and

BE IT FURTHER RESOLVED, that Town Comptroller Mary Ann Maxwell is hereby authorized to make any and all necessary budget transfers or modifications required to fund the cost of this authorization.

(Cont.)

Resolution  
Offered by: Councilman Lombardi  
Seconded by: Councilman Schneider

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Jonathan Schneider	<u>X</u>	<u>          </u>
John Lupinacci	<u>X</u>	<u>          </u>
Suzanne McDonough	<u>X</u>	<u>          </u>
Frank Lombardi	<u>X</u>	<u>          </u>
Kenneth Schmitt	<u>X</u>	<u>          </u>

**COMPTROLLER MARY ANN MAXWELL AND SENIOR ACCOUNT CLERK  
MICHELLE TENEFRANCIA - ATTENDANCE AT SEMINAR AUTHORIZED - 5/23/17  
THROUGH 5/25/17**

RESOLVED that the Town Board of the Town of Carmel hereby authorizes Town of Carmel Comptroller Mary Ann Maxwell and Senior Account Clerk Michelle Tenefrancia to attend Advanced Accounting School offered though the Office of the New York State Comptroller, on May 23 through May 25, 2017; and

BE IT FURTHER RESOLVED that the Town Board of the Town of Carmel authorizes payment of reasonable and necessary expenses incurred in connection therewith upon audit.

Resolution  
Offered by: Councilman Lupinacci  
Seconded by: Councilwoman McDonough

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Jonathan Schneider	<u>X</u>	<u>          </u>
John Lupinacci	<u>X</u>	<u>          </u>
Suzanne McDonough	<u>X</u>	<u>          </u>
Frank Lombardi	<u>X</u>	<u>          </u>
Kenneth Schmitt	<u>X</u>	<u>          </u>

**HIGHWAY SUPERINTENDENT MICHAEL SIMONE - ATTENDANCE AT SEMINAR  
AUTHORIZED - 6/12/17 THROUGH 6/14/17**

RESOLVED that the Town Board of the Town of Carmel hereby authorizes Town of Carmel Highway Superintendent Michael Simone to attend the Cornell University Local Roads Program Highway School on June 12 through June 14, 2017; and

BE IT FURTHER RESOLVED that the Town Board of the Town of Carmel authorizes payment of reasonable and necessary expenses incurred in connection therewith upon audit.

Resolution  
Offered by: Councilwoman McDonough  
Seconded by: Councilman Lupinacci

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Jonathan Schneider	<u>X</u>	<u>          </u>
John Lupinacci	<u>X</u>	<u>          </u>
Suzanne McDonough	<u>X</u>	<u>          </u>
Frank Lombardi	<u>X</u>	<u>          </u>
Kenneth Schmitt	<u>X</u>	<u>          </u>

**BUDGET MODIFICATIONS #2017/01 - AUTHORIZED**

WHEREAS the Town Comptroller has reviewed the proposed Final Budget Modifications for the period ending February 28, 2017 with the Town Board which are detailed and explained on the attached Budget Revisions Schedule;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Carmel hereby authorizes and ratifies the Final Budget Modifications/Revisions for the period ending February 28, 2017, as shown itemized on Schedule 2017/01 which is attached hereto, incorporated herein and made a part hereof.

Resolution

Offered by: Councilman Schneider  
Seconded by: Councilman Lombardi

Roll Call Vote	YES	NO
Jonathan Schneider	X	
John Lupinacci	X	
Suzanne McDonough	X	
Frank Lombardi	X	
Kenneth Schmitt	X	

TOWN OF CARMEL  
BUDGET REVISIONS JANUARY-FEBRUARY 2017 - #2017/01

BUDGET REVISION NUMBER	ACCOUNT	ACCOUNT TITLE & TRANSFER DESCRIPTION	INCREASE USES & SOURCES OF FUNDS	DECREASE USES & SOURCES OF FUNDS
<b>GENERAL FUND</b>				
1	100.1355.0046	ASSESSOR CONTRACT EXPENSE	47,850.00	
	100.1680.0020	INFORMATION TECHNOLOGY	19,425.00	
	100.1680.0021	DATA IMAGING EQUIPMENT	35,000.00	
	100.7999.0040	PARK CAPITAL IMPROVEMENTS	50,000.00	
	100.1989.9909	APPROPRIATED FUND BALANCE ENCUMBRANCES	*	152,275.00
		- RECORD ENCUMBRANCES FORWARD INCREASING BUDGET		
2	100.3120.0024	POLICE ACCIDENT REPAIRS	938.05	
	100.1989.2681	INSURANCE RECOVERY	*	938.05
		- PROVIDE FOR POLICE VEHICLE ACCIDENT REPAIRS FROM INSURANCE CLAIM		
3	100.1610.0011	CENTRAL SERVICES STAFF SALARY	55,725.00	
	100.1610.0014	CENTRAL SERVICES LONGEVITY EXPENSE	2,300.00	
	100.1610.0080	CENTRAL SERVICES STAFF BENEFIT EXPENSE	26,500.00	
	100.1355.0011	ASSESSOR STAFF SALARY		55,725.00
	100.1355.0014	ASSESSOR STAFF LONGEVITY EXPENSE		2,300.00
	100.1355.0080	ASSESSOR STAFF BENEFIT EXPENSE		26,500.00
		- TRANSFER STAFF EXPENSE BETWEEN DEPT		
4	100.1610.0045	CENTRAL SERVICES ADMIN CONTRACT	310.00	
	100.1610.0044	CENTRAL SERVICE PAYROLL		310.00
		- TRANSFER FOR EMPLOYEE ASSISTANCE PROGRAM SERVICES FOR 2017		
5	100.3120.0011	POLICE STAFF SALARY EXPENSE	195,137.00	
	100.1010.0016	TOWN BOARD RESERVE COMPENSATION		195,137.00
		- TRANSFER FOR POLICE SALARY EXPENSE DUE TO SETTLEMENT OF UNION CONTRACT		
6	100.3620.0011	CODES ENFORCEMENT SALARY EXPENSE	1,308.00	
	100.1010.0016	TOWN BOARD RESERVE COMPENSATION		1,308.00
		- TRANSFER FOR STAFF PROMOTION SALARY EXPENSE		
7	100.5132.0040	HIGHWAY GARAGE CONTRACTUAL EXPENSE	4,750.00	
	100.5132.0045	HIGHWAY BUILDING CLEANING	250.00	
	100.5010.0080	HIGHWAY ADMIN EMPLOYEE BENEFITS		3,000.00
	100.5010.0086	RETIREE HEALTH INSURANCE		2,000.00
		- TRANSFER FOR HIGHWAY EXPENSES WITHIN THE GENERAL FUND		
8	100.7112.0045	MCDONOUGH FIELDS PARK IMPROVEMENTS	950.00	
	100.7112.0040	MCDONOUGH FIELDS CONTRACTUAL EXPENSE		950.00
		- TRANSFER FOR FENCING REPAIRS AND IMPROVEMENTS AT MCDONOUGH PARK		
<b>HIGHWAY FUND</b>				
9	500.5130.0041	MACHINERY/EQUIPMENT CAPITAL EXPENSE	150,000.00	
	500.5010.9909	APPROPRIATED FUND BALANCE ENCUMBRANCES	*	150,000.00
		- RECORD ENCUMBRANCES FORWARD INCREASING BUDGET		
10	500.5130.0046	EQUIPMENT LEASES/RENTALS	6,500.00	
	500.5110.0083	WORKERS COMP INSURANCE		6,500.00
		- TRANSFER FOR THE COST TO LEASE GPS TRACKING EQUIPMENT FOR HIGHWAY VEHICLES PER RESOLUTION		

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CARMEL FIRE PROTECTION DISTRICT #1					
11	301.3410.0045	DRY HYDRANT EXPENDITURES		46,000.00	
	301.3410.9909	APPROPRIATED FUND BALANCE ENCUMBRANCES	*	46,000.00	
		- RECORD ENCUMBRANCES FORWARD INCREASING BUDGET			

TOWN OF CARMEL  
BUDGET REVISIONS JANUARY-FEBRUARY 2017 - #2017/01

BUDGET REVISION NUMBER	ACCOUNT	ACCOUNT TITLE & TRANSFER DESCRIPTION		INCREASE USES & SOURCES OF FUNDS	DECREASE USES & SOURCES OF FUNDS
CARMEL WATER DISTRICTS #5 AND #7					
12	605.8310.0047	EMERGENCY REPAIRS - CWD#5		8,286.35	
	607.8310.0047	EMERGENCY REPAIRS - CWD#7		9,984.17	
	605.8310.2681	INSURANCE RECOVERY - CWD#5	*	8,286.35	
	607.8310.2681	INSURANCE RECOVERY - CWD#7	*	9,984.17	
		- PROVIDE FOR EMERGENCY REPAIRS DUE TO LIGHTNING STRIKES FROM INSURANCE CLAIM			
CARMEL WATER DISTRICTS					
13	601.8310.0020	EQUIPMENT - CWD#1		408.00	
	608.8310.0020	EQUIPMENT - CWD#8		2,597.00	
	610.8310.0020	EQUIPMENT - CWD#10		866.00	
	613.8310.0020	EQUIPMENT - CWD#13		568.00	
	601.8310.0099	REPAIR RESERVE FUND			408.00
	608.8310.0099	REPAIR RESERVE FUND			2,597.00
	610.8310.0099	REPAIR RESERVE FUND			866.00
	613.8310.0099	REPAIR RESERVE FUND			568.00
		- TRANSFER FOR THE PURCHASE OF A FLOW METER FOR THE WATER			
		DISTRICT # 8 PLANT			

**TOWN COMPTROLLER - FUND BALANCE MODIFICATIONS FOR YEARS 2011-2016 AUTHORIZED**

WHEREAS the Town Comptroller has reviewed the Draft Year End Fund Balance Analysis for years 2011-2016 with the Town Board which are detailed and explained on the attached Schedule;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Carmel hereby authorizes the increase of reserves for the Compensated Absence Reserve Fund, General Fund, and Highway Fund for the years 2011-2016, as shown itemized on the schedule which is attached hereto, incorporated herein and made a part hereof.

Resolution

Offered by: Councilman Lombardi  
Seconded by: Councilman Lupinacci

Roll Call Vote	YES	NO
Jonathan Schneider	X	
John Lupinacci	X	
Suzanne McDonough	X	
Frank Lombardi	X	
Kenneth Schmitt	X	

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TOWN OF CARMEL  
GENERAL AND HIGHWAY FUND COMBINED FUND EQUITY (YEARS 2011-2016)

\*\* unaudited \*\*

DESCRIPTION	2011	2012	2013	2014	2015	2016
GENERAL FUND						
RESERVE FOR PREPAID EXPENSES	532,604	490,430	514,577	450,029	393,897	413,903
RESERVE FOR ENCUMBRANCES	23,453	65,147	55,713	89,518	118,210	152,275
RESERVE FOR COMPENSATED ABS	600,000	800,000	1,000,000	1,000,000	1,000,000	1,440,000
DESIGNATED FOR TAX CERTIORARI	300,000	600,000	770,000	770,000	770,000	770,000
DESIGNATED FOR RETIREMENT CONTRIBUTIONS	-	160,000	200,000	200,000	200,000	200,000
DESIGNATED FOR CAPITAL PROJECTS	-	-	200,000	500,000	500,000	750,000
DESIGNATED RESERVE VEHICLE PURCHASES			80,000	150,000	150,000	150,000
UNRESERVED DESIGNATED EQUITY-FY	300,000	400,000	400,000	400,000	400,000	400,000
UNRESERVED DESIGNATED EQUITY - SUBSEQUENT YEARS BUDGET	250,000	-	-		-	-
UNRESERVED UNDESIGNATED EQUITY**	1,078,953	1,127,422	1,227,425	1,532,712	2,172,921	2,881,688
TOTAL GENERAL FUND EQUITY	\$ 3,085,010	\$ 3,642,999	\$ 4,447,715	\$ 5,092,259	\$ 5,705,028	\$ 7,157,866
HIGHWAY FUND						
RESERVE FOR PREPAID EXPENSES	226,467	85,875	123,500	117,500	112,500	97,000
RESERVE FOR ENCUMBRANCES				100,000	150,000	150,000
RESERVE FOR COMPENSATED ABSENCES	215,000	275,000	300,000	300,000	300,000	300,000
RESERVE FOR SNOW REMOVAL/ROADS		250,000	350,000	500,000	450,000	600,000
UNRESERVED DESIGNATED EQUITY	13,884	28,592	37,623	61,719	111,856	296,914
UNRESERVED UNDESIGNATED EQUITY						
TOTAL HIGHWAY FUND EQUITY	\$ 455,351	\$ 639,467	\$ 811,123	\$ 1,079,219	\$ 1,124,356	\$ 1,443,914
TOTAL GENERAL & HIGHWAY EQUITY	\$ 3,540,361	\$ 4,282,466	\$ 5,258,838	\$ 6,171,478	\$ 6,829,384	\$ 8,601,780

REVISED TOWN OF CARMEL ELECTION DISTRICT MAP - ADOPTED

RESOLVED that the Town Board of the Town of Carmel hereby adopts the revised Town of Carmel Election District Map dated April 5, 2017, in form and content as maintained on file in the Office of the Town Clerk.

Resolution  
Offered by: Councilman Lupinacci  
Seconded by: Councilman Schneider

Roll Call Vote	YES	NO
Jonathan Schneider	X	
John Lupinacci	X	
Suzanne McDonough	X	
Frank Lombardi	X	
Kenneth Schmitt	X	

Supervisor Schmitt explained that the Election District Map is being amended to reflect a change in the polling location from the Putnam County Board of Elections building to Doherty Hall at St. James Church in Carmel.

PUBLIC COMMENTS - AGENDA ITEMS

No member of the public wished to comment at this time.

TOWN BOARD MEMBER COMMENTS - AGENDA ITEMS

No member of the Town Board wished to comment at this time.

**PUBLIC COMMENTS - OPEN FORUM**

Michael Barile spoke regarding his recent informal meeting with Vision Government Solutions in connection with the reassessment of one of his rental buildings and the corresponding financial impact associated with the proposed assessment increase, as well as the significant increase to his property's assessment in comparison with the adjoining property. Mr. Barile went on to speak about how he felt the public was misled by the Town Board with regard to the reassessment of New York City's properties located within Carmel.

Frank Colotonio, Fairy Lane, discussed his frustrating attempts to find comparable home sales on Lake Mahopac to present to Vision Government Solutions at his informal meeting and concluded by expressing his concern that there is a possibility that Vision Government Solutions did not count all of the homes that were sold on Lake Mahopac.

Glenn Droese, Town Assessor, indicated to Mr. Colotonio that he would review the data that he has compiled with him. Mr. Droese pointed out that foreclosures, short sales and estate sales were excluded from the model.

Margaret Frisch, West Lake Boulevard, stated that she is scheduled to meet with Vision Government Solutions and proposed that at the informal meetings, the burden should not be on residents to plead their case. It should be up to Vision Government Solutions to demonstrate how they came to the value assigned to the properties. Ms. Frish expressed her dissatisfaction with the proposed increase to her assessment. She spoke regarding the complexities involved when evaluating land values around Lake Mahopac. She asked if Vision Government Solutions could disclose the parameters used in their computer software.

Councilman Lupinacci indicated that certain parameters could be provided.

Ms. Frisch confirmed that she could record her informal meeting. She challenged that the model used by Vision Government Solutions was flawed and continued to discuss the matter.

Mr. Colotonio readdressed the Town Board and indicated that the public presence at this meeting is less than at prior meetings due to a local fundraiser being held tonight. He went on to stress that the reassessment numbers provided to residents are preliminary, and that fire district, lighting district, park district and refuse taxes will be added at a future date.

Charlie Melchner, resident and owner of Mahopac Marina, offered the use of a boat to Vision Government Solutions to inspect the properties along Lake Mahopac. Mr. Melchner added that many people are not present at this meeting because they are hiring attorneys to sue the Town. Citing the financial cost of litigation as well as the ensuing bad will, he urged the Town Board to delay the project for six months or a year.

Supervisor Schmitt stated that it is not a Town Board decision. It would be up to the Town Assessor.

Mr. Melchner asked when the decision will be made.

Mr. Droese stated that the tentative roll will be signed May 1<sup>st</sup>.

Mr. Melchner implored the Town Board to bestow their influence on the Town Assessor because many people feel that the numbers that he has been provided with are not proper.

Supervisor Schmitt stated that if the Town Assessor feels that the numbers given to him are improper or incorrect, he has the ability to change them.

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Councilman Lupinacci explained that the Assessor's Office has been conducting sample audits of Vision Government Solutions' assessments for accuracy. He pointed out that if property owners feel their reassessments are still awry, they should pursue relief via the four step grievance process. Councilman Lupinacci pointed out that delaying the revaluation would necessitate starting the project all over again. He referred to the absence of gross mistakes by Vision Government Solutions, the audits by the Town Assessor's Office and New York State's standardized reviews as due diligence exercised in connection with the revaluation.

Dr. Saran Rosner, spoke regarding his informal meeting with Vision Government Solutions, citing three issues with regard to his property that he considered gross mistakes made by them. Dr. Rosner questioned who is scrutinizing the properties that the assessments have either been reduced or remained the same for gross mistakes since those property owners will not be coming forward. He asked how those mistakes will be remedied.

Councilman Schneider replied in response to Dr. Rosner's question that those properties are being audited, or field verified by the Town Assessor's Office.

Michelle Langlitz commented on multiple data errors by Vision Government Solutions in connection with other property owners' reassessments that she had been made aware of.

Ben Cozzi, Bauerlein Court, spoke regarding the increase to his assessment as compared to the two other houses on his road which remained the same, and what he considered the gross mistake made by Vision Government Solutions in the reassessment of his home.

Bill Boyer stated that an incorrect property was included on his assessment disclosure notice and expressed his extreme dissatisfaction with the increase to the assessment of his beach property on Lake Mahopac.

Margherita Chirurigi commented that there are far more gross errors in addition to those brought forth at this meeting. Ms. Chirurigi stated that property owners are not waiting until May 1<sup>st</sup> to pursue a lawsuit. However, she will pursue the grievance process as well. She asked for clarification from Legal Counsel because she was under the impression from discussions held at previous meetings that the Town Board could make the decision to abandon the revaluation.

Gregory Folchetti, Legal Counsel, explained that under Town Law, the responsibility of the valuation of every parcel within the Town of Carmel lies solely with the Assessor. The Town Board had the authority to commission the revaluation project and could conceivably by a vote make a recommendation as to what they believe should be done based on what they have learned during the course of the revaluation process.

Ms. Chirurigi asked the Town Assessor if after listening to the appeals by the property owners, he would be willing to end or delay the process.

Mr. Droese stated that the project is good and it will be moved forward. He stated that New York State has been monitoring the revaluation since it began and agrees that the project is good. Discussion with Ms. Chirurigi ensued.

Ms. Langlitz readdressed the Town Board. Commenting that it appears as though the majority of the issues in connection with the revaluation are coming from residents on Lake Mahopac, she asked why their taxes will double.

Mr. Droese explained that the disparity is all market driven.

(Cont.)

Councilman Lupinacci added that the problem is that a revaluation has not been conducted in the Town in twenty-one years. He spoke about how in other area revaluations, the prestigious properties saw the greatest increases due to the appreciation in those properties' fair market value. Councilman Lupinacci acknowledged that errors were made by Vision Government Solutions and directed those property owners to pursue the grievance process.

Ray Lawrence, Mahopac Point, stated that what makes him uncomfortable is that as issues are brought up by property owners, the Town Assessor continues to contend that the project is good. Mr. Lawrence rebuked the methodology used by Vision Government Solutions to obtain property values and questioned why residential waterfront properties were highlighted.

Mr. Droese stated that residential waterfront property is worth more than non-waterfront and noted that residential waterfront is included as a classification in the State's software.

Mr. Lawrence commented on how he believes the model used in the revaluation does not work and is discriminatory towards smaller properties. Discussion was held regarding the matter. Mr. Lawrence concluded that he did not see the appreciation attributed to his property as fair.

Slim Zouaoui, Tamarack Road, expressed his frustration in attempting to decipher the reassessment data from the spreadsheet on the Town's website. Discussion was held regarding the matter. Mr. Zouaoui went on to dispute the increases to the assessment of his home throughout the course of his construction which he stated may double his taxes. Mr. Zouaoui added that not only lakefront property owners are deeply affected by the revaluation and referenced a speaker at a previous Town Board meeting whose taxes are projected to double.

Councilman Schneider clarified that Mr. Zouaoui was speaking about a resident from Williamsburg Ridge, a development that was originally taxed as condominiums and through this project it was discovered that they did not receive approval at the Attorney General's level. He stated that they will be assessed as single family homes and unfortunately irrespective of the reassessment, their taxes will double. Councilman Schneider went on to explain that Town Assessor Glenn Droese and Assessor Consultant Edye McCarthy have confidence in the project as a whole and that they have been working diligently to address individual issues.

Mr. Zouaoui commented on political ramifications to the Town Board members up for reelection as a consequence of the revaluation. Discussion regarding the matter ensued. Mr. Zouaoui then went on to suggest that this project should be initiated gradually.

Councilman Schneider explained the option of a revaluation phase-in that would divide the tax increases for certain property owners over several years.

Mr. Zouaoui acknowledged the phase-in option and stated that the contingency would apply if the assessment is correct. He stated that his is not. Discussion with regard to his assessment continued. Mr. Zouaoui concluded that allowing Vision Government Solutions to rectify assessments that were incorrectly provided by them is a conflict of interest. He urged the Town Board to retain someone else to vet Vision Government Solutions' work.

Dr. Rosner readdressed his earlier remarks with regard to egregious mistakes by Vision Government Solutions and his concern for the many errors on other properties that are being overlooked. He expressed his frustration with the lack of empathy of some of the people involved in the revaluation. Discussion regarding the matter followed. Dr. Rosner concluded that this was a bad process with a bad result.



(Cont.)

Councilman Lupinacci explained that Vision Government Solutions' inventory is as good as their review of the property. If property owners did not allow them on to their property to make an inspection, their inventory contains what was listed on the Town records. Discussion with Dr. Rosner continued.

Councilman Schneider spoke regarding the importance of cyclical reassessments going forward to pick up any errors on properties that were missed as well as to prevent such large disparities on certain tax bills in the future. A conversation ensued about the potential numbers of errors on properties that are not being identified.

Charlie Melchner readdressed the Town Board to express support for a peer review of Vision Government Solutions.

Ray Lawrence readdressed the Town Board to speak about several issues with Visions Government Solutions as well as to comment on the lack of due process with regard to the project.

Kathi Heiber, Sylvan Drive, confirmed that the revaluation project is revenue neutral. Ms. Heiber then questioned if the property owners who meet with Visions Government Solutions obtain redress and their assessments are lowered, where that money would be made up.

Councilman Schneider replied that it would be assumed by every other property owner in the Town. Discussion followed.

Ms. Heiber requested clarification with regard to New York City's property reassessment.

Councilman Schneider stated that they will experience an estimated \$407,000 increase. Discussion was held regarding the matter.

Ms. Heiber questioned the effect of foreclosures on the revaluation.

Supervisor Schmitt stated that the taxes are paid on the properties by the lending institution. Discussion followed. Councilman Lombardi concluded that foreclosed properties are not considered as comparable sales in the project.

Ms. Heiber commented that even though New York State has indicated that the project is good and the right number is achieved in the end, her problem is not being able to understand how it was reached. She went on to compare her projected land value with that of a property on Eleanor Drive and commented that she does not see parity.

Mr. Droese stated that the property on Eleanor Drive is a wetland lot so the value is less per acre than a building lot with a house on it. Discussion ensued regarding the matter.

Charlie Melchner, Jr., stated that he lost a property sale because of a potential tax increase. Mr. Melchner commented on what he considered the humbling experience of meeting with Vision Government Solutions to plead his assessment as well as his frustration while waiting to hear the results. He questioned the Town Assessor with regard to his expertise in the real estate market and suggested that local real estate agents should have been retained to assist with the revaluation project.

Mr. Droese pointed out that hiring them would pose a conflict.

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Ann Margolis spoke regarding several issues addressed at her informal meeting with Vision Government Solutions. Ms. Margolis stated that when she attempted to present individual comparable sales, she was told by the representative from Vision Government Solutions that individual comps don't matter. However later in the meeting, she was asked to present one.

Frank Coltonio readdressed the Town Board to contend that the market values assigned to the homes are wrong. Mr. Coltonio stated that he was disappointed because he thought that coming to the meetings would make a difference and that there would be something that the Town Board could do.

Councilwoman McDonough acknowledged the property owners for their comments. She explained that the problems and questions brought forth at the meeting will be forwarded by her to Vision Government Solutions and the Town Assessor. Discussion was held.

Mr. Melcher readdressed the Town Board to urge the Town Assessor not to move forward with the project. He then asked if there will be a tax increase in addition to any increase as a result of a reassessment.

Councilman Schneider explained that it would depend on if there is an increase to the Town's budget. Discussion was held regarding.

Ms. Frisch readdressed the Town Board to discuss her mathematical analysis of the revaluation and the impact of new construction on the project.

Mr. Boyer readdressed the Town Board to ask if all lake properties within the Town underwent the same dramatic assessment increases as Lake Mahopac properties.

Mr. Droese explained that the other lake properties did not because they were assessed more accurately than the Lake Mahopac properties in the past. A discussion followed.

**TOWN BOARD MEMBER COMMENTS - OPEN FORUM**

No member of the Town Board wished to comment at this time.

**ADJOURNMENT**

All agenda items having been addressed, on motion by Councilman Lombardi, seconded by Councilman Schneider, with all Town Board members present and in agreement, the meeting was adjourned at 10:21 p.m. to Executive Session with Town Assessor Glenn Droese and Assessor Consultant Edye McCarthy for a Vision Government Solutions contractual discussion, as well as Architect Consultant and Grant Writer contractual and retention matters.

Respectfully submitted,

Ann Spofford, Town Clerk