

# Town of New Scotland Grievance Board Minutes

June 4, 2019

## MEMBERS IN ATTENDANCE

### CHAIRMAN:

Christopher McCarthy

### BOARD MEMBERS:

Gary MacDonald  
Lucas Weston  
Roselyn Robinson  
Sarita Winchell

### ASSESSOR:

Michael McGuire

### ASSESSING CLERK:

Jessica Latham

1.	<u>PROPERTY OWNER(S)</u> Mike & Jen Ryan	<u>PROPERTY LOCATION</u> 101 Morningstar Lane Feura Bush, NY 106.-4-8.1	<u>CURRENT VALUATION</u> \$368,000
			<u>REQUESTED</u> \$325,000
			<u>DETERMINATION</u> 351,000

Description

Property owner, Mike Ryan, was present and feels his assessed value is too high. He built the house and compared it to a similar style log home, at 9 Sunset Vista Lane. Mr. Ryan's property is a 2017 Log Home, 2422 sq. ft., with 15.10 acres, with no garage. It has a private driveway set back in the woods, with a 3 year old well and septic. The well is approximately 506 feet and has sulfur in it. His land is also very wet making it hard to mow.

Decision

After reviewing the information provided, the Board made a motion to approve a reduction of the current assessment to \$351,000.

Approved: 5–Ayes 0–Nays

2.	<u>PROPERTY OWNER(S)</u> Anthony & Lucia Mitsios	<u>PROPERTY LOCATION</u> 379 New Salem Road Voorheesville, NY 72.-1-28.3	<u>CURRENT VALUATION</u> \$416,000
			<u>REQUESTED</u> \$320,000
			<u>DETERMINATION</u> 375,000

Description

Property owner, Anthony Mitsios, was present and feels his assessment is excessive and unequal. **The property is a 2017 Colonial, 3 bedroom, 2 ½ baths, 2,358 sq. ft., with 2.69 acres.** He purchased the property in Dec. 2016 for \$57,500 and put a modular up. The cost of the modular was approximately \$217,000. The space above the garage is not being used, about 500 sq. ft., it could become a 4<sup>th</sup> bedroom. At the moment there is no electric or insulation in that space, it is just plywood. There has been a lot of drainage problem, he had to add fill to build up the grading. One acre of the property is very wet and he is unable to use it. The property owner submitted a purchase order form for the modular home.

Decision

After reviewing the information provided, the Board made a motion to approve a reduction of the current assessment to \$375,000.

Approved: 5–Ayes 0–Nays

3.	<u>PROPERTY OWNER(S)</u> Rene & Corinne Facchetti	<u>PROPERTY LOCATION</u> 2 Ridge View Drive Voorheesville, NY 72.14-1-8.50	<u>CURRENT VALUATION</u> \$464,300
			<u>REQUESTED</u> \$400,000
			<u>DETERMINATION</u> \$435,000

Description

Property owner, Rene Facchetti was present. The complaint is for an excessive **assessment. The house is a 1986 Colonial, 4 bedrooms, 2 ½ baths, 2,856 sq. ft. with 5.95 acres.** Mr. Facchetti submitted an appraisal which stated the home was worth \$387,000. Mr. Facchetti originally requested a reduction to \$387,000 to match the appraisal; Mr. McGuire tried stipulating to \$435,000. Mr. Facchetti countered that with \$400,000, where it then went before the BAR.

Decision

After reviewing the information provided, the Board made a motion to approve a reduction of the current assessment to \$435,000.

Approved: 5–Ayes 0–Nays

4.	<u>PROPERTY OWNER(S)</u> Raul & Ada Tabora	<u>PROPERTY LOCATION</u> 8 Country Club Ln Voorheesville, NY 73.-7-66	<u>CURRENT VALUATION</u> \$742,000
			<u>REQUESTED</u> \$514,217
			<u>DETERMINATION</u> \$718,700

Description

Property owner, Raul Tabora was present. The complaint is for and unequal and excessive assessment. The property is a 2018 Ranch, with 2 bedrooms and 2 bathrooms, 2535 sq. ft., and sits on 0.89 acres. Mr. Tabora purchased the property, from Amedore Land Developers, on November 11, 2018, for \$781,215. Mr. Tabora stated that there are a lot of water issues on the land, it is the lowest sitting house in the development, and he is hoping Amedore is going to address the issue. He also noted that he is one of the smallest homes in the development. Mr. Tabora submitted several comps of nearby properties.

Decision

After reviewing the information provided, the Board made a motion to approve a reduction of the current assessment to \$718,700, to coincide with the 92% equalization rate.

Approved: 5–Ayes 0–Nays

5.	<u>PROPERTY OWNER(S)</u> Mary Boyce	<u>PROPERTY LOCATION</u> 431 Thacher Park Road Voorheesville, NY 71.-1-36	<u>CURRENT VALUATION</u> \$154,900
			<u>REQUESTED</u> \$139,900
			<u>DETERMINATION</u> No Change

Description

Property owner Mary and Stephen Boyce were present. The property is a 1955 Colonial, 2 bedroom 1 ½ bath, and 1364 sq. ft., set on 3 acres. The Boyce's claim that they replaced a room that was already there, adding about 156 sq. ft. and not 300 sq. ft. as the new assessment claimed. (Their assessment got raised for a partial completion, there had not been a CO issued yet). The room that was replaced was an old shed that was welded to the side of the house; you had to access it from outside. They then argued that the sq. ft. should be 1270 and not 1364 sq. ft. Also, there are 2 levels to the property. The upper level is not accessible, it is built on an escarpment, and only the lower level is accessible and usable to the homeowners.

Decision

The Assessor agreed to go out to the property to measure the property in question with the homeowners. After measuring the property it was determined the square footage was more than what was listed. All parties agreed no change was warranted. Gary MacDonald was not present.

Denied:            0—Ayes    4—Nays    1—Absent

6.	<u>PROPERTY OWNER(S)</u> Mark & Anna Marie Guido	<u>PROPERTY LOCATION</u> 7 Westover Road Slingerlands, NY 84.11-1-1	<u>CURRENT VALUATION</u> \$306,200
			<u>REQUESTED</u> \$235,000
			<u>DETERMINATION</u> No Change

Description

Property owners, Mark & Anna Marie Guido, were present and complained of an excessive assessment. The property is a 1942 Colonial, 3 bedroom, 1 ½ bath, and 2192 sq. ft. house on 0.30 acres. Mr. Guido stated that his basement has been flooding the past 2 years on a regular basis. He lived in the house since March 2004 and has never had an issue before. Mr. Guido stated the issue started when the Town/State put in water pipes for the new development through his property. When Mr. Guido talked to

the Town supervisor he got told his property was built on a swamp, but he disputes that because he has never had this issue until they started digging for the water line. The neighborhood has also petitioned the State to clear out the drainage ditches. The Guido's submitted an estimate on what it would be to fix the flooding on their property, as well as pictures of the flooding.

Decision

The Board reviewed the information given by the Guido's and determined the information to be insufficient for the purpose of this meeting. The Board made a motion to deny the request.

Denied: 0—Ayes 5—Nays

7.	<u>PROPERTY OWNER(S)</u> Sean & Jewell Cronin	<u>PROPERTY LOCATION</u> 210 Font Grove Rd Slingerlands, NY 73.-1-38.3	<u>CURRENT VALUATION</u> \$480,000
			<u>REQUESTED</u> \$400,000
			<u>DETERMINATION</u> No Change

Description

Property owners, Sean & Jewell Cronin, were present with the complaint of an unequal and excessive assessment. The property is described as a 2018 Ranch, 3 bedroom, 2 ½ baths, with 2,802 sq. ft. located on 1.73 acres. The Cronin's stated that even though it is a nice area the houses don't sell in that neighborhood. Also, the houses in the area are selling for only \$400,000. They are also adjacent to the rail trail, which they feel decreases the value of their house, since there is no privacy. They also feel like this will open their home up to burglaries. The Cronin's submitted five comparable properties, only one of those properties was a Ranch home.

Decision

The Board reviewed the information given by the Cronin's and felt that there was insufficient evidence.

Denied: 0—Ayes 5—Nays

8.	<u>PROPERTY OWNER(S)</u> Dan & Lisa Plummer	<u>PROPERTY LOCATION</u> 42 Rowe Road Feura Bush, NY 119.-2-18.11	<u>CURRENT VALUATION</u> \$650,000
			<u>REQUESTED</u> \$535,000
			<u>DETERMINATION</u> No Change

Description

Property owner, Dan Plummer, was present and complained of an excessive assessment. The property is described as a 2010 Colonial, which was remodeled in

2018. The residence has 3 bedrooms, 3 full baths and 2 half baths, and is 3,846 sq. ft. There is 33.22 acres that accompany the residence. The Plummer's just moved into the property last month. They purchased the property in 2013, for \$215,000, and renovated the old farmhouse. They built a new house and attached it to the old farmhouse via a breezeway. Mr. Plummer does not think he could sell the house for \$650,000 and feels that it is over assessed. The property has about 13 acres of pasture and the rest is all woods. The property is bordered by the New Scotland Beagle Club. An appraisal was done for the house and was submitted to the Board of Assessment to review.

Decision

The Board reviewed the information given by the Plummer's and decided no change was warranted. Gary MacDonald was not present. Sarita Wenchell agreed with the Plummer's that a reduction was needed.

Denied: 1–Ayes 3–Nays 1–Absent

9.	<u>PROPERTY OWNER(S)</u> Maureen Leary	<u>PROPERTY LOCATION</u> 18 Country Club Ln Voorheesville, NY 73.-4-71	<u>CURRENT VALUATION</u> \$549,500
			<u>REQUESTED</u> \$475,000
			<u>DETERMINATION</u> No Change

Description

Property owner, Maureen Leary, was present with the complaint of unequal and excessive assessment. The property is described as a 2,357 sq. ft. ranch, with three bedrooms and two and a half baths, built in 2017. Maureen Leary stated that her house is the smallest in her neighborhood but is assessed as one of the highest. Also the homes in her neighborhood are selling for less than what they are assessed for. Ms. Leary also feels that she should not be having a new construction premium on her property because it does not reflect the true value, because of all the additional expenses. She stated that there were excessive charges for materials that were included in the sale price. She also submitted a list of comparable properties to the Board.

Decision

The Board reviewed the information provided and determined there was insufficient evidence.

Denied: 0–Ayes 5–Nays

10.	<u>PROPERTY OWNER(S)</u> James Weiss Karen Weiss	<u>PROPERTY LOCATION</u> 229 Countryman Rd Voorheesville, NY 12186 82.-1-12.1	<u>CURRENT VALUATION</u> \$304,700  <u>REQUESTED</u> \$256,249  <u>DETERMINATION</u> No Change
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Description

Property owner, James Weiss, was present and complained of an unequal. Mr. Weiss's property sits on 59.40 acres. One acre of the property is prime land, 37.27 acres is tillable, and 21.13 acres is woodland. He stated the land value compared to his neighbors is assessed higher. His land value is assessed at \$110,100. He also stated that he keeps losing land every year because of the Onesquethaw Creek that runs through his land. Mr. Weiss submitted comparable properties for the Board to review.

Decision

The Board reviewed the information given by Mr. Weiss and determined there was insufficient evidence.

Denied:        0—Ayes    5—Nays

11.	<u>PROPERTY OWNER(S)</u> Carole & Gary Lukacik	<u>PROPERTY LOCATION</u> 8 Edinburgh Court Slingerlands, NY 73.01-1-87	<u>CURRENT VALUATION</u> \$482,000  <u>REQUESTED</u> \$432,000  <u>DETERMINATION</u> No Change
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Description

Property owners were not present; they did submit three comparable properties and an explanation with their application. The complaint is for an unequal assessment. The property is described as a 2230 sq. ft. Ranch, built in 2017, with 3 bedrooms and 2 baths. It sits on 0.48 acres. According to the complaint submitted, the Lukacik's feel that their property is over assessed, based on their sale price, which included the cost

of upgrades to finishes. They also state in their complaint that their house is the smallest Ranch in their neighborhood but has the highest assessed value.

Decision

The Board reviewed the information provided by the Lukacik's and determined there was insufficient evidence.

Denied: 0—Ayes 5—Nays

	<u>PROPERTY OWNER(S)</u>	<u>PROPERTY LOCATION</u>	<u>CURRENT VALUATION</u>
12.	Kyle Dente	118 Countryman Rd Voorheesville, NY 93.-1-4	\$184,500
			<u>Requested</u> \$80,000
			<u>Determination</u> No Change

Description

The property owner was not present; they did not submit comparatives with their application.

Decision

The Board reviewed the application and felt that there was insufficient evidence.

Denied: 0—Ayes 5—Nays