

**Village of Chester Public Hearing
December 13, 2010**

The Board of Trustees of the Village of Chester held a Public in the Village Hall meeting room on Monday, December 13, 2010. Members present: Mayor Philip Valastro, Deputy Mayor Philip Roggia, Trustee John J. Collins, Trustee John Reilly, III and Trustee Carole Duffy. Also present Village Attorney Ian Schlanger, Village Treasurer Angela O'Neill, Chief Graziano, Water Commissioner Tom Becker and Code Enforcement Officer John Orr. Superintendent John T. Bell was not in attendance. In the audience: Director of Real Property John McCarey, Susan Cleaver, Howard Spear, Gordon Shehab, and Nikki Meyer.

The Mayor opened the Public Hearing at 6:45 p.m. The notice which appeared in the Times Herald Record read as follows:

NOTICE IS HEREBY GIVEN that, on December 13, 2010, at 6:45 p.m. at the Village Office, 47 Main Street in the Village of Chester, the Mayor and the Board of Trustees of the Village of Chester, Orange County, New York will conduct a Public Hearing meeting, on the proposed Local Law entitled: Law Terminating the Village's Status as an Assessing Unit for Village Property Tax Purpose.

**BY ORDER OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF CHESTER, NEW YORK**

Rebecca Rivera

Village Clerk

Dated: November 9, 2010

John McCarey presented the Board Members with Village Assessment Options, Uniform Assessment Standards for review and a December 2010 article on "Property Tax Monitor" from NYS ORPS. John McCarey also review and presented the Board Members with Centralized Property Tax Administration Program Assessment Improvement Study.

RECOMMENDATIONS:

STATE-Terminate Village Assessment Units

This duplication of services is not necessary. In fact, it further complicates a complicated process where two assessments exist on the same parcel. Property owners have to file exemptions and appeals in two locations, and in many cases, Village Assessors don't have the training and qualifications of a State Certified Assessor, unless of course, they are the same person or an Assessor in another town as is the case in many of the villages in Orange County.

STATE - Cycle Bill

With the exception of the City of Newburgh, a County-wide revaluation is needed. Following the initial data collection and revaluation, systematic reviews and reassessments could be done in-house, assuming the Assessor's Office be directly compensated with any available aid so their office could be properly staffed and funded. A state mandated assessment cycle bill of at least every 5 years, or based on a statistical trigger, would take the political pressure off the County and local municipalities.

STATE-Bank Codes

Yet another task that falls into the lap of the Assessors. **Property owners should receive their bills and have a mechanism in place to forward these bills directly to their lending institutions.** Many banks and tax service organizations do not adhere to RPTL-953, which mandates notices of creation, termination or transfer of escrow accounts be filed with the County Director on a timely basis. The Orange County Office of Real Property and Assessors are typically inundated with large stacks of "953" forms prior to issuance of the school and town/county tax bills. In the current economic climate, banks are changing names, dissolving or merging before the original escrow transfer or creation forms are received by the County.

STATE- Condominium/Cooperative Valuation

Support legislation that will require market-based assessments of real property owned or leased by a cooperative corporation or on a condominium basis, which is converted or constructed on or after January 1, 2010.

The public hearing was closed on a motion made by Deputy Mayor Philip Roggia, seconded by Trustee John J. Reilly III. On a vote of 5 to 0 the public hearing was closed.

Respectfully submitted,



Rebecca Rivera

Village Clerk