The Minutes of the BOARD OF ASSESSMENT REVIEW of the Village of Haverstraw Board of Trustees on Tuesday February 18, 2025 beginning at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL	Trustee Bueno	- Absent
	Trustee Carlevaro	- Present
	Trustee Santana	- Present
	Trustee Sena	- Present
	Mayor Kohut	- Present
	Assessor Edye McCarthy	- Present

Mayor Kohut: The Mayor opened the meeting and invited the representative grieving taxes on Low Tor Plaza to come forward.

Joseph Hammerman, representing the owner of Low Tor Plaza, pledged that the information he presented to the Board of Assessment Review was accurate to the best of his knowledge.

Mr. Hammerman explained to the Board that the current Village assessment on the property was at a full value of approx. $5M and the full value set by the Town was half of that. His opinion is that the property is currently worth $1,350,000. The net income on the property is $40,000, adding back the non-cash deduction of $32,000. This property, after real estate taxes has a net operating income of $72,000 and the real estate taxes are over $160,000. The property is a 2-level property with a gym on the second floor and the bottom is for contractor storage. The CHPE project now has a permanent easement on the property and the owner has been paid for the loss of property and the owner sold under the threat of condemnation.

Gil Carlevaro asked that the applicant supply the Board with the Declaration page on their Insurance Policy.

William Beckman from Low Tor Plaza spoke about the threat of condemnation and the taxable status of the property as of January 1st.

Assessor McCarthy asked if the building was closed at any time during the construction.

Mr. Beckman stated that it was not but the construction was impeding business.

Mayor Kohut commented that only the one storage business had moved to a different location during this period but the rest remained open.

Assessor McCarthy remarked that the applicant had indicated that the net operating income was $71,000 but the appraisal is showing much more than that, specifically $400,000 of income. In addition, she asked about the square footage of the building and was provided with approx. 22,000 sq. feet for the entire building.
Trustee Sena asked about the permanent easement and any future necessity for CHPE to come on the property.

Mr. Beckman stated that he was certain that it was more than a threat of condemnation from CHPE and the settlement was negotiated after they proceeded with the process.

No further information was asked for by the Board and none given by the applicant.

Rafael Kalikstein, 18 Lincrest Dr., unknown town: Mr. Kalikstein spoke to the Board about the assessment on 117 Maple Ave. and his complaint with it being over assessed. It is a semi-attached 1,231 sq. ft. townhouse and he believes the assessment should be lowered.

The Board and Assessor agreed to review his documents.

There were no other applicants to address the Board of Assessment Review

Mayor Kohut: With no further business to be conducted by the Board, the Mayor entertained a motion to adjourn the meeting.

RESOLUTION # 46 - 2025

Motion by: Gil Carlevaro
Seconded by: Rich Sena
Motion Carries: All

Respectfully submitted by,
Judith Curcio