

TOWN OF CLARKSON
TOWN BOARD MEETING
April 1, 2009

The Town Board of the Town of Clarkson held a special meeting on Wednesday, April 1, 2009 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 5:00 PM

PRESENT:

Paul Kimball	Supervisor
Christa Filipowicz	Councilperson
Allan Hoy	Councilperson
Patrick Didas	Councilperson
Sheldon Meyers	Councilperson
Sharon Mattison	Town Clerk
David Goodwin	Highway Supt.
Richard Olson	Attorney for the Town

ALSO:

** William Ey	Ass't to Supervisor
** Pam Dolliver	Assessor
Chad Fabry	Building Insp/Code Enf.

**excused

Supervisor Kimball opened the meeting, and Sharon Mattison, Town Clerk led all those present in the Pledge of Allegiance. A moment of silence was observed for those serving in the military.

OPEN FORUM

Supervisor Kimball explained the purpose of this evening's meeting is to discuss the assessment changes that were first discussed on March 26, 2009 and introduced Dave Carlon, representative from GAR Associates, whom the Town has worked with since 2004. Supervisor Kimball stated that he had asked GAR and the Assessor, approximately three weeks ago, to review the reassessment data due to the state of the economy.

Dave Carlon thanked the Board for the opportunity to be present this evening and explained that GAR has spent a considerable amount of time since the last meeting, going over more recent sales data and taking into account information provided to them by property owners from the last 6-7 days of informal hearings. Carlon stated that based on today's findings, outside N.Y. State's 12 month evaluation period, we are seeing that some values have definitely changed in certain areas of town. What GAR would like to do is review the reassessment data in these areas, whether a property owner has had an informal hearing or not, and adjust the values based on what is being brought about by the informals and what we are seeing from current sales data.

Carlon's recommendation to the Board and Assessor, so as not to create inconsistencies, is to continue with the remaining scheduled informal hearings and then make value adjustments where necessary.

Supervisor Kimball explained the Town's relationship with GAR and stated the Assessor is appointed by the Town Board for a term of seven years; during those seven years they are insulated from political pressure from the Board, as rightfully they should be. As mentioned previously, the Board requested the Assessor and GAR to review the numbers, which they have done and it is through the cooperation of the Assessor and her work with GAR that these adjustments will be made.

Councilperson Meyers asked if GAR was going to review all properties in the areas in question whether they had an informal hearing or not. Carlon stated, yes. Councilperson Meyers asked if GAR was going to notify residents of new changes. Carlon stated that notices would be sent out from the Assessor's office and that the additional work that GAR is providing this year, due to the unusual state of the economy, will be at no additional cost to the Town.

04.01.09

Patricia Lugert, 1147 Lawrence Rd., stated that she has been away on vacation and would like to request an informal hearing, she had left a message on the Assessors phone machine but has not heard back. Supervisor Kimball instructed Ms. Lugert to leave her name and phone number and a GAR Associate would contact her. Supervisor Kimball reminded everyone that this is an unusual year; when the Town contracted with GAR in August no one could have predicted what was going to happen to the economy.

Councilperson Meyers stated that as he understood it, the new current sales data showed on average, flat growth. Carlon stated that the trend is pretty flat all over, however as he stated earlier, when you get into specific parts of town you start to see a bit of variation in different home styles and certain property classes. Meyers asked if doing a new re-evaluation would be setting a dangerous precedent. Carlon added that he had spoken with the Assessor regarding this and he feels it would be dangerous for a couple of reasons. Carlon added that we have not been in this situation in a long time, however, the State has requirements and they set the evaluation dates that we are required to follow. Carlon stated what typically happens, and what happened the last time there was a downed market back in 1998-1999 is if a resident comes to the Board of Assessment Review to grieve their assessment, and can provide more current information, typically the Board of Assessment Review accepts the documentation. Under the current circumstance, GAR does not want to see B.A.R flooded unnecessarily so they feel by being pro-active with this review they can avoid this situation.

Duane Marshall, 3213 Lake Road asked if the B.A.R would hear all concerned residents. Attorney Richard Olson stated that formal grievance hearings will continue until all residents' needs are met.

Motion to adjourn at 5:35 p.m. by Councilperson Hoy
Second by Councilperson Didas
Unanimously carried.

Respectfully submitted,

Sharon S. Mattison
Town Clerk

APPROVED 04-14-2009