

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE  
TOWN BOARD SPECIAL MEETING**

**DECEMBER 6, 2021  
AGENDA**

*Please turn off all cell phones and electronic devices.*

The Town of New Baltimore will hold a Special Meeting on Monday, December 6, 2021 at 7PM at Town Hall, 3809 County Route 51, Hannacroix NY 12087 to address a recommendation by the Sole Assessor to enter into an agreement with a consultant to analyze the 2022 trend by the Office of Real Property Tax Services and report their findings as well as any other business to come before the Board.

**Pledge of Allegiance**

**New Business**

- Resolution Authorizing Supervisor to Execute Agreement with Industrial & Utility Valuation Consultants Inc.
- Motion to Accept Resignation of Heavy Motor Equipment Operator
- Resolution to Approve Advertisement for Full-Time Heavy Motor Equipment Operators for the Highway Department

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE**

**RESOLUTION 171-2021  
DECEMBER 6, 2021**

**RESOLUTION AUTHORIZING SUPERVISOR TO EXECUTE AGREEMENT  
WITH INDUSTRIAL & UTILITY VALUATION CONSULTANTS INC.**

*WHEREAS* seven of fourteen Towns in Greene County, including the Town of New Baltimore, received a 2022 trend of 17%.

*WHEREAS* the Sole Assessor is requesting a consultant to review and analyze the figures used by the Office of Real Property Tax Services to determine this trend.

*WHEREAS* according to the Procurement Policy of the Town of New Baltimore (6) (a) Professional services or services requiring special or technical skill, training or expertise. The individual or company must be taken based on accountability reliability, responsibility, skill, education and training, judgement integrity and moral worth.

*WHEREAS* the Attorney for the Town has determined that this Agreement is considered professional services.

*RESOLVED* the Supervisor is authorized to execute an agreement with Industrial & Valuation Consultants for a review, analysis, and report of findings at a fixed price of \$2,000 and a fixed price of \$1,000 should the Town wish to pursue discussions with ORTPS on possible adjustment of the tentative trend.

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE**

**RESOLUTION 172-2021**

**DECEMBER 6, 2021**

**RESOLUTION TO APPROVE ADVERTISEMENT FOR FULL-TIME HEAVY  
MOTOR EQUIPMENT OPERATORS FOR THE HIGHWAY DEPARTMENT**

**WHEREAS** the Highway Superintendent is seeking two full time operators for the Highway Department.

**RESOLVED** the wording for the advertisement has been approved by the Attorney for the Town and following approval from the Town Board, the advertisement will be submitted to the Town Clerk for publication in the *Daily Mail* for one week.

The Town of New Baltimore Highway Department is accepting applications for two full time CDL driver/heavy motor equipment operators. Applicants must have a minimum of a clean CDL Class B license. Applicant must be able to perform labor duties including but not limited to shoveling, raking, weed whacking, lawn mowing, operating chain saws, and brush clipping. Heavy equipment operation such as front end loader, backhoe, tractors, etc. a plus. Experience plowing snow with a large truck with plow and wing preferred. Must be willing and able to work long hours, including nights and weekend, during winter months for snow and ice removal. Applicant must pass pre-employment drug screen and alcohol test and random drug and alcohol testing at any time and authorize driver's license check The successful candidate will be considered probationary for six months beginning at hire date. For further information please contact Highway Superintendent Alan VanWormer at (518)756-2078, Ext. 3 M-Th 6AM-3PM and F 6-10 AM. Applications are available at the Town Clerk's office, 3809 County Route 51, Hannacroix, NY 12087 Monday-Friday from 9AM-4PM.

**Adjournment**

## Jeff Ruso

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**From:** Dawn DeRose  
**Sent:** Tuesday, November 9, 2021 1:24 PM  
**To:** Jeff Ruso  
**Subject:** FW: 19 - Greene County Preliminary Residential Trends  
**Attachments:** 19-Greene Preliminary MTA trends.pdf

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**From:** Dawn DeRose  
**Sent:** Tuesday, November 9, 2021 9:27 AM  
**To:** jrusso@townofnewbaltimore.org; [REDACTED]  
**Cc:** Shelly VanEtten <svanetten@townofnewbaltimore.org>  
**Subject:** FW: 19 - Greene County Preliminary Residential Trends

Supervisor Russo and Town Board Members:

Today I received the trends for Greene county. A 17% is quite a trend. If the trend holds and the final equalization rate (even after the 5% adjustment). New Baltimore is already at a 66% equalization rate for the 2021 roll. If the 17% holds we could be looking at a 49% equalization rate for the 2022 roll. I am asking to hire Mr. Farbstein to review and analyze what ORPTS had used to come up with this trend. Larry would charge \$2000 for a review and analysis. Any additional work, at the Town's express direction and Larry's findings, should they indicate a lower trend, and directly dealing with ORPTS would be provided at a hourly rate of \$250.00.

If the Town agrees to hire Mr. Farbstein he would need to access to the towns RPS in order to properly align the sales to the subject to see if, in fact, one area has undue influence on the trend. This will give a basis for arguing for a lower trend.

ORPTS does not provide a lot of time to deal with this in the PDC setting.

Thank you  
Dawn DeRose

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**From:** Douglass, Christine M (TAX) <Christine.Douglass@tax.ny.gov>  
**Sent:** Friday, November 5, 2021 9:59 AM  
**To:** Nancy Bower Ashland (assessorashland@gmail.com) <assessorashland@gmail.com>; Mark Hommel <mhommel@townofhuntergov.com>; assessor (assessor@townofjewett.org) <assessor@townofjewett.org>; assessor@lexingtonny.com; Dawn Derose <prattsvilleassessor@gmail.com>; windhamnyassessor@gmail.com; Athens Dawn DeRose <dderose@townofathensny.com>; Janice Hull (assessor@townofcairo.com) <assessor@townofcairo.com>; Audre Higbee <AHigbee@townofcatskillny.gov>; Gordon Bennett (gwb81560@gmail.com) <gwb81560@gmail.com>; Gordon Bennett <gbennett@coxsackie.org>; Assessor Clerk (assessorclerk@townofgreenvilleny.com) <assessorclerk@townofgreenvilleny.com>; Nancy Bower Durham (durhamassessor@durhamny.com) <durhamassessor@durhamny.com>; Nancy Bower Durham (durhamassessor@durhamny.com) <durhamassessor@durhamny.com>; Dawn DeRose <dderose@townofnewbaltimore.org>; mmdneves67 (mmdneves67@gmail.com) <mmdneves67@gmail.com>  
**Cc:** tax.dl.ORPTS.RSD.Greene.Co <ORPTS.RSD.Greene@tax.ny.gov>; Ray Ward (rward@discovergreene.com) <rward@discovergreene.com>; nmccoy (nmccoy@discovergreene.com) <nmccoy@discovergreene.com>  
**Subject:** 19 - Greene County Preliminary Residential Trends

Good morning,

Attached please find the preliminary residential (MTA) trends for Greene county. Halcott is in a market area with Delaware County that has not been completed yet. As soon as it is available, I will send. Please note these are preliminary and subject to change.

Thank you,

**Christine Douglass**

Real Property Analyst

**New York State Department of Taxation and Finance**

**Office of Real Property**

44 South Broadway, White Plains NY 10601

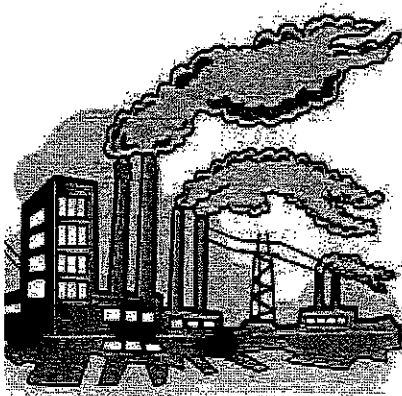
(914) 215-6300 | [Christine.Douglass@tax.ny.gov](mailto:Christine.Douglass@tax.ny.gov)

[www.tax.ny.gov](http://www.tax.ny.gov)

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CTY	SWIS	MUNI	MA	2022 Trend		
				MTA	MTB	MTC
GREENE 19				20		
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Industrial & Utility Valuation Consultants, Inc.  
31 Colonial Green, Albany, New York 12211  
Cell: 518-3699771  
e-mail: iuvc@hotmail.com

Laurence P. Farbstein, President

November 23, 2021

Hon. Jeff Ruso, Supervisor  
Town of New Baltimore  
3809 County Route 51  
Hannacroix, NY 12087

Re: 2022 Tentative Residential Trend Review and Analysis.

Dear Mr. Ruso:

This fee proposal with respect to the above is in response to your Assessor's request. As in Athens and elsewhere, I will review and analyze ORPTS' trend data, including their SPSS data and output files. In addition, I will prepare our own analyses using applicable statistical methodologies.

A review of the Athens data, which also included New Baltimore residential sales as part of Market Area (MA) 307 indicates that ORPTS included 72 sales in their trend analysis. This limited number of sales is insufficient for our purposes; as such, it will be necessary to utilize sales from earlier than July 2018.

Given that we do not know the extent of the work necessary to add sales that, in the aggregate, will provide a reasonable representation of the subject residential properties, we are willing to all the above services for a fixed price of Two Thousand Dollars (\$2,000.00), including a report of our findings.

If, after reviewing the report, the Town wishes to have a PDC meeting with ORPTS to discuss and hopefully adjust the tentative trend, we are willing to do this service for the added fixed price of One Thousand Dollars (\$1,000.00).

I trust that the foregoing is sufficient for the Town's needs. If you have any questions or require clarification, please let me know. We look forward to being of assistance to the Town on this very important matter.

Respectfully,

Laurence P. Farbstein

Laurence P. Farbstein

Digitally signed by Laurence P. Farbstein  
DN: C=US, O="IUVC, Inc.", CN=Laurence P. Farbstein,  
E=iuvc@hotmail.com  
Reason: I am the author of this document  
Location: your signing location here  
Date: 2021.11.23 13:14:25-05'00'  
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