

MINUTES OF THE SPECIAL MEETING OF THE TOWN BOARD OF THE TOWN OF FORT ANN HELD FEBRUARY 29, 2012 COMMENCING AT 7:02 P.M. TO DISCUSS THE RFPs SOLICITED FOR ATTORNEY FOR THE TOWN OF FORT ANN, ATTONEY FOR THE PLANNING BOARD AND TOWN ENGINEER.

PRESENT: DARLENE Z. DUMAS, SUPERVISOR
DUANE A. BURCH, COUNCILMAN
BRUCE K. WHITNEY, COUNCILMAN
GRETCHEN R. STARK, COUNCILWOMAN
ALFRED E. DUNLOP, COUNCILMAN

OTHERS PRESENT: MARY ELLEN HILL-PIERCE, SOLE ASSESSOR

RECORDING SECRETARY: MARY JANE GODFREY, TOWN CLERK

Meeting was called to order with the Pledge of Allegiance to the Flag.

Audit Session: None given at this meeting.

Minutes of the Regular Town Board Meeting of February 9, 2012 will be studied and approved by the Board and Supervisor at the March 12, 2012 Regular Meeting.

Town Clerk Report: None given at this meeting.

Public Hearing: None scheduled for this Special Town Board Meeting.

Public Comment was opened at 7:03 p.m. Hearing no comments, the Public Comment section was closed at 7:04 p.m.

Committee Reports: No reports were scheduled for this Meeting.

Old Business: No old business was given at this meeting.

New Business: Mr. Burch reported on the Hadlock Dam inspection which took place in 2008, but on further study, the Dam was inspected in 2011. Mr. Burch also reported that an inspection is mandated by New York State for every two (2) years.

Motion was introduced by Mr. Whitney and seconded by Mr. Burch for the Town Board support the Sole Assessor, Mary Ellen Hill-Pierce, in the Town's mutual goal of maintaining the Town of Fort Ann's assessment role at 100% of market value.

Discussion followed by Mr. Whitney and Mr. Burch explaining specifics on the above subject.

Roll Call: Ayes - 5
Nays - 0
Absent - 0

Motion was carried.

Correspondence: None for this meeting.

Public Discussion opened at 7:10 p.m.

Kim Bender, Travis Point Way, Kattskill Bay, NY discussed combining two parcels into one, claims, complaint and information on parcel procedures. Ms. Bender requested the policy be returned that allows parcels to be combined for tax purposes as long as they are adjacent, they are in the same name, they are in the same ownership, in the same school district and the taxes have been paid. There is a form from Washington County to complete. Persons must request to have the parcels be combined. This does not combine deeds into one, but the assessor could combine if it was for assessment purposes only. Mr. Dunlop questioned if the Town Planning Board can stop people from combining lots and it was stated "No." A person must have at least 100 foot frontage to subdivide. Ms. Bender requested the Town Board give guidance to the Assessor. Ms. Pierce stated that a person can combine two parcels if one of the lots is unbuildable and maynot combine them if they are buildable. The Planning Board does do lot line assessment. The County then creates a new parcel. Ms. Pierce stated the County cannot combine parcels by law, unless the Assessor signs off on them. Discussion followed from Sally Walker, Kim Bender and Supervisor Dumas on this subject of combining parcels. Queensbury allows combining but Bolton and Lake Georg do not.

Public Discussion was closed at 7:40 p.m.

Motion was introduced by Mr. Dunlop and seconded by Ms. Stark authorizing the Assessor to make decisions on whether or not lots can be combined for purposes of tax calculations.

Motion was carried.

Motion was introduced by Supervisor Dumas and seconded by Ms. Stark to go into Executive Session at 7:43 p.m. to discuss the RFPs received for Attorney for the Town of Fort Ann, Attorney for the Planning Board and Town Engineer.

Motion was carried.

Motion was introduced by Mr. Burch and seconded by Ms. Stark to go out of Executive Session at 8:38 p.m.

Motion was carried.

Additional New Business: The Town Board will interview the four attorneys and the three engineers and will set up a date and time for same.

Motion was introduced by Mr. Burch and seconded by Mr. Dunlop to adjourn at 8:40 p.m.

Motion was carried.

Respectfully submitted,

Mary Jane Godfrey, Town Clerk
Town of Fort Ann, New York

Dated: March 5, 2012

