



**GAR Associates LLC**  
EST. 1961

August 5, 2022

Mr. Craig Surprise, IAO  
Assessor  
909 Route 82  
Ancram, NY 12502

RE: Proposal – Reassessment 2024

Dear Craig:

Thank you for reaching out to us regarding the proposed reassessment update for the Town of Taghkanic.

As per our discussion, you believe town's property inventory data is acceptable and therefore a comprehensive data verification effort is *not* required.

Please do not hesitate to call me or email me with any questions you may have

Thank you again for reaching out. Look forward to hearing from you.

Sincerely,

GAR ASSOCIATES LLC

David M. Barnett MAI/SRA  
President/Member

**CORPORATE OFFICE:**

5500 MAIN STREET SUITE 347 WILLIAMSVILLE, NEW YORK 14221 TEL. 716-691-7100 FAX. 716-691-7770  
TOLL FREE: 1.800.836.0382

**CAPITAL REGION OFFICE:**

632 PLANK ROAD SUITE 203 CLIFTON PARK, NEW YORK 12065 TEL. 518.579.3770 FAX. 518.579.3773  
TOLL FREE: 1.800.836.0382



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## Updated Project Schedule Project Completion for the July 1, 2024, Final Assessment Roll

Date Range	Task	Responsibility
Summer 2022	Contract Signed with GAR	TOWN/GAR
Fall 2022	Digital Photographs	GAR
Summer 2022 – Spring 2023	Data Verification – Desk Collection – New Digital Sketches	GAR
Spring 2023	Commercial Income and Expense Mailer	GAR
Spring 2023	Residential Data Mailer – After Data is Verified	GAR
June – July 2023	Sales Verification, Neighborhood Delineation	GAR/Assessor Consults
July 2023	Valuation Modeling – Testing – Production	GAR
August – November 2023	Valuation/Field Review:	GAR
December 2023	Assessor Value Review	Assessor
January 2024	Update Exemptions, Prepare RPSV4 file for Processing New Assessments	Assessor
February 2024	Assessment Notice Processing and Impact Analysis	GAR
March 2024	Mail New Assessments – Notices	GAR
March 2024	Informal Reviews	GAR
May 1, 2024	File Tentative Assessment Roll	TOWN
May 2024	BAR – Grievance Day	TOWN
July 1, 2024	File Final Assessment Roll	TOWN
September 2024	New Assessments Applied to School Taxes	
January 2025	New Assessments Applied to Town/County Taxes	

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**Details of Services Provided by GAR:**

**Project Management:**

GAR will provide project management along with Assessor. GAR is responsible for the management of GAR staff and activities to ensure proper adherence to project deadlines and legal dates.

GAR will organize and schedule routine project management meetings. These meetings will include GAR, Assessor, NYSORPTS liaisons and Columbia County RPT Director. Meeting minutes and action registers will be maintained.

**RPSV4 Processing:**

GAR will require at least 2 remote connections to the Town's live RPSV4 file for updating property inventory and processing. GAR will coordinate with the Town's IT staff.

**Public Relations:**

GAR will provide the following Public Relations Services within the fixed price of the project:

1. Press Releases
2. Detailed Project Updates for the Town's website

**Data Verification and Collection:**

GAR will review each improved parcel using the most current aerial imagery (Pictometry), and other imagery software (Google Earth) to verify property inventory, create a new digital sketch which provides square foot living area, other structures, etc. This data will then be entered into RPSV4 by GAR. In the event staff cannot appropriately gather the information a site visit from at least the public right of way would be performed.

All digital sketches will be saved in PDF form and attached to RPSV4 for each parcel.

For land parcels GAR will verify and update all land dimensions and update to RPSV4.

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**Details of Services Provided by GAR: (Continued)**

**Residential Data Mailer/Survey:**

After completion of the data verification, GAR will create a customized data mailer to all residential property owners. The Town will be responsible for all mailing costs. GAR will provide a toll-free phone number for any questions. GAR will receive and investigate any returned surveys and update data if appropriate. A PDF copy of all surveys mailed and returned will be provided to the Assessor as a deliverable.

**Commercial Income and Expense Mailer:**

GAR will create a customized mailer requesting income and expense information from all commercial property owners. The Town will be responsible for all mailing costs. GAR will provide a toll-free phone number to assist property owners with any questions. GAR will maintain any and all returned surveys and provide the assessor with a PDF copy of all surveys mailed and returned as part of the deliverables.

**Sales Verification and Neighborhood Delineation:**

GAR will perform a comprehensive sales verification for all residential, commercial and land parcels. Besides sales within Arcadia, GAR will research and gather sales from the County, region and statewide if deemed appropriate.

Neighborhoods and Valuation districts will be a joint effort with the Assessor. GAR will be responsible for applying updates to RPSV4.

**Valuation/Modeling:**

**Land:** GAR will create appropriate land tables with consultation from the Assessor. GAR will apply land values.

**Residential:** GAR will create valuation models/PIDS and run sales on sales analysis to test the models for reliability. All testing will be reviewed by the Assessor. GAR will create the valuation documents for each neighborhood and conduct value/field reviews.

**Commercial:** GAR will create the Commercial Valuation Factor File(s) and generate the valuation documents. GAR will perform all the commercial valuation reviews.

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**Details of Services Provided by GAR: (Continued)**

**Assessor Value Review:**

GAR will provide a variety of spreadsheets to the assessor for final review/approval prior to notice processing.

**Application of the New Values to RPSV4:**

Upon approval of the values from the Assessor, GAR will upload and process the preliminary new full value assessments to the live RPSV4 file. GAR will run a series of reports to identify any "0" values and adjust as appropriate.

**Assessment Disclosure Notice Processing:** GAR will provide the required Assessment Disclosure Notice Processing including producing the Impact Analysis reports GAR will also provide a break-even analysis and tax rate schedule.

Prior to Notice processing the assessor will update all appropriate exemptions, tables, etc., (routine processing).

**Informal Reviews:**

GAR will provide trained professional staff to assist property owners with the informal review process including a toll-free phone number.

In the effort to control costs and provide a more safe and convenient process for property owners to challenge their new assessment, informal reviews will be mail-in, electronic submission or telephone conference. GAR will provide a toll-free phone number for property owners to ask questions and receive instructions on the informal review process.

GAR staff will review and investigate each informal review received an offer a recommendation of any or no change based on the information provided by the property owners. All informal review recommendations will be provided to the Assessor for final review and authorization.

Commercial Property Owners submitting an informal review may be required to submit documentation prior to the review. Some may also be requested to conduct a telephone conference to discuss the materials provided.

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# ANNUAL REPORT 2021



Schwab One® Trust Account of  
**R SKODA & C ROGERS TTEE**  
**TAGHKANIC VOLUNTEER FIRE**  
**COMPANY LOSAP DTD 01/01/2003**

Account Number  
**8121-3694**

Statement Period  
**July 1-31, 2022**

Need help reading this statement?  
 Visit [www.schwab.com/StatementGuide](http://www.schwab.com/StatementGuide) for more information.

**Your Independent Investment Manager and/or Advisor**

**STAWNYCHY FINANCIAL SERVICES I**  
 135 KINNELON RD RM 101  
 KINNELON NJ 07405-2333  
 1 (973) 283-0024

*The custodian of your brokerage account is: Charles Schwab & Co., Inc.*

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 R SKODA & C ROGERS TTEE  
 TAGHKANIC VOLUNTEER FIRE  
 COMPANY LOSAP DTD 01/01/2003  
 483 COUNTY ROUTE 15  
 ELIZAVILLE NY 12523-1069

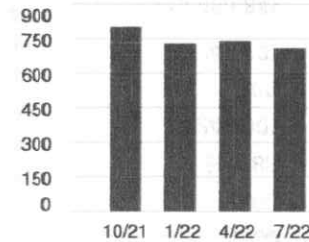


Your Independent Investment Advisor is not affiliated with or an agent of Schwab and Schwab does not supervise or endorse your Advisor.

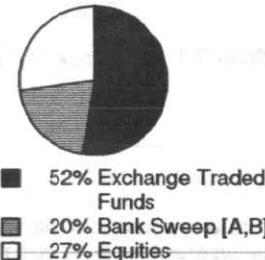


Account Value as of 07/31/2022: \$ 709,671.60

Change in Account Value	This Period	Year to Date	Account Value [in Thousands]
<b>Starting Value</b>	<b>\$ 668,892.98</b>	<b>\$ 798,452.98</b>	
Credits	537.83	53,757.07	
Debits	(5,988.67)	(42,420.03)	
Transfer of Securities (In/Out)	0.00	0.00	
Income Reinvested	0.00	0.00	
Change in Value of Investments	46,229.46	(100,118.42)	
<b>Ending Value on 07/31/2022</b>	<b>\$ 709,671.60</b>	<b>\$ 709,671.60</b>	
Accrued Income <sup>d</sup>	175.50		
<b>Ending Value with Accrued Income<sup>d</sup></b>	<b>\$ 709,847.10</b>		
<b>Total Change in Account Value</b>	<b>\$ 40,778.62</b>	<b>\$ (88,781.38)</b>	
<b>Total Change with Accrued Income<sup>d</sup></b>	<b>\$ 40,954.12</b>		



Asset Composition	Market Value	% of Account Assets	Overview
Bank Sweep <sup>A,B</sup>	\$ 142,001.06	20%	<ul style="list-style-type: none"> <li>52% Exchange Traded Funds</li> <li>20% Bank Sweep [A,B]</li> <li>27% Equities</li> </ul>
Equities	193,813.65	27%	
Exchange Traded Funds	370,248.89	52%	
Other Assets	6,628.00	<1%	
<b>Total Assets Long</b>	<b>\$ 712,691.60</b>		
Cash (Debits) <sup>n</sup>	(3,020.00)		
<b>Total Assets Short<sup>s</sup></b>	<b>\$ (3,020.00)</b>		
<b>Total Account Value</b>	<b>\$ 709,671.60</b>	<b>100%</b>	





# Hudson Valley

Columbia, Greene, Ulster, Dutchess, Orange, & Putnam Counties

Effective 9/15/2022

Town of Taghkanic  
483 County Route 15  
Elizaville NY, 12523

August 15, 2022

Dear Valued Customer,

We would like to again thank you for your continued loyalty as a customer by making Bonded Concrete your material supplier of choice.

Due to increased costs of cement and other raw materials used in the manufacturing of concrete we are adjusting the price of concrete and additives effective **September 15<sup>th</sup> 2022**.

We do anticipate being able to hold these prices through the remainder of this calendar year. Additionally the fuel surcharge will be removed while fuel is below \$5.00/gallon.

Your revised price is below, please contact us with any questions or concerns.

## Concrete

<b>Standard Mix</b>	<b>Price</b>
3000PSI	\$146.50/cy
3500PSI	\$151.00/cy
4000PSI	\$156.50/cy
4500PSI	\$161.00/cy
5000PSI	\$166.50/cy

<b>Specialty Mix</b>	<b>Price</b>
Flow Fill	\$126.50/cy
Grout	\$181.50/cy
Shotcrete	\$181.50/cy
Trailer Pump Mix	\$178.50/cy

## Additives

	<b>Price</b>
1/2 Stone	\$4.00/cy
Fiber	\$10.00/cy
Cold Weather	\$9.00/cy
Calcium 1%	\$4.50/cy
Calcium 2%	\$7.50/cy
Calcium 3%	\$11.00/cy

	<b>Price</b>
Mid-Range	\$5.00/cy
Retarder	\$6.50/cy
Plasticizer	\$10.00/cy
NC Accelerator 1%	\$7.00/cy
NC Accelerator 2%	\$14.00/cy
NC Accelerator 3%	\$21.00/cy

## Delivery

	<b>Price</b>
0-20 Miles	Free
20-40 Miles	\$100.00/Load
40-60 Miles	\$200.00/Load
Saturday	\$110.00/Load
After 3:30	\$110.00/Load
Overtime	\$2.50/Minute

<b>Short Load</b>	<b>Price</b>
6 Yards	\$210.00
5 Yards	\$220.00
4 Yards	\$280.00
3 Yards	\$300.00
2 Yards	\$340.00
1 Yard	\$400.00

**Adams Law Group LLC**

*Attorneys at Law*  
98 Lafayette Avenue  
Second Floor  
Suffern, NY 10901  
(888) 738-0088

August 24, 2022

Andrew B. Howard Esq.  
Freeman Howard  
441 East Allen Street  
Hudson, NY 12534

**Via Email Transmission**

Re: Darling Road, Town of Taghkanic

Dear Mr. Howard,

I am in receipt of your letter dated July 1, 2022. In order to stop the Van Vlacks from trespassing, I am indeed planning to construct a fence between the premises known as 1547 and 1549 State Route 23. I have never planned to construct a fence across any public portion of Darling road. The first 422 feet of Darling road is public. The rest is my private driveway, including the terminus. The Town has used the terminus only with my permission to do so. I do not believe that the Town making use of the terminus with my permission transforms my driveway into a public road. If the Town wants to take my property, it is required to bring a condemnation proceeding and pay compensation. If you have any authority to the contrary, I would ask you to share that.

Quite unfortunately, it appears that the Superintendent of Highways is using his official position and spending public funds to help his friend in a private dispute. Mr. Burns went so far as to give the Van Vlacks a misleading affidavit, signed in his official capacity. This affidavit was filed in court, along with your misleading letter. The affidavit and your letter both falsely suggest that the terminus is part of the public portion of Darling road, even though the Highway Department's own records prove this is untrue. Both documents also falsely suggest that the Town maintains Darling road all the way to the terminus when in fact that portion of the road has never been properly maintained.<sup>1</sup> If I represented the Town, I would be bitterly disappointed to learn that my taxpayer-funded work had been used by a private party in order to mislead a judge, but perhaps that is not something that troubles you.

I want to continue granting the Town a license to use the terminus to turn around during snow removal. I appreciate that the Town plows the full length of the road beyond the public portion, and I want to make life safer and easier for the public servants who clear the roads. However, this is rendered more difficult by your client's unlawful claim to title in my property. It is also made more difficult by Mr. Burns' abuse of his public position. If Mr. Burns had legitimate concerns, he could have reached out to

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<sup>1</sup> The Town does remove snow, which is necessary to maintain the terminus as a turn-around.

me as the homeowner. Hiring a lawyer and spending taxpayer money as a first step seems suspicious at best. His approach seems even more dubious in light of Mr. Burns' decision to take sides in a private lawsuit, in his official capacity.

Please note that a hearing did take place with respect to this private lawsuit. The Van Vlacks had requested a TRO but the court declined to issue that relief. The parties entered into a stipulation which allows me to continue clearing brush, surveying, and installing fencing while allowing the Van Vlacks to maintain their current access to Darling road. This agreement will stay in effect while the Court considers and decides the plaintiffs' request for a preliminary injunction.

I have attached a copy of a survey showing where the public portion of Darling road ends. Please be advised that §189 of the Highway Law is not applicable because the private portion of Darling road has never been used by the public. Rather, it has been shared exclusively by two private residences and used solely as a driveway. Accordingly, I reject your assertion that my driveway has, without due process, become a public roadway. Moreover, I hereby demand that you retract the Town's claim to title in any portion of Darling road beyond the 422 foot mark. In the absence of a clear and unequivocal retraction, I may be forced to add the Town as a party to the pending litigation. That strikes me as wasteful and unnecessary, but if the Town persists with these baseless claims I will be forced to take affirmative steps in order to protect my rights.

I look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read 'BA' with a horizontal line extending to the right.

Benjamin Adams

cc: Taghkanic Town Supervisor  
Taghkanic Town Council

1347 County Route 10  
Craryville, NY 12521  
August 29, 2022

Supervisor Ryan Skoda  
Members of the Town Board  
Town of Taghkanic  
Sent via email

Dear Supervisor Skoda and Members of the Town Board of Taghkanic,

We understand that the town is currently working on revising our zoning regulations. We appreciate the time and effort of all concerned.

We have heard that there has been discussion of changing the zoning from residential to mixed use on County Route 10 between Route 82 and the Taconic State Parkway. Please allow us to express our deep concern at such a possibility. Allowing for mixed use would have a severely negative impact on the character of our road.

Respectfully,

Anne and Leon Hoffman

Anne (cell) 646-872-1612  
[anneghoffman@hotmail.com](mailto:anneghoffman@hotmail.com)

Leon (cell) 917-767-6575  
Hoffman.leon@gmail.com