

# **TOWN OF BLACK BROOK BOARD MEETING MINUTES August 11<sup>th</sup>, 2025**

The meeting was called to order with the pledge of allegiance to the flag at 6:00 PM by Supervisor Jon Douglass.

<u>MEMBERS:</u>	<u>PRESENT</u>	<u>ABSENT</u>
Jon Douglass, Supervisor	X	
Ronald Wilkins, Councilman	X	
James Seguin, Councilman	X	
William Rhino, Jr., Councilman	X	
Stephen Bombard, Councilman	X	
Dennis Bushey, Town Clerk	X	
Michael Plumadore, Highway Superintendent	X	
Fred Drake Jr., Water Superintendent/Maintenance	X	
Jessie Douglass	X	

Visitors in Attendance: Brittaney Plumadore, Jen Ketchall, Mike Abair and Melissa Walton

Visitors Via Zoom: Leon Brousseau

Visitor Comments: Jen Ketchall addressed concerns to the board about loons have died at Fern Lake due to lead poisoning. She stated that the sign educating fishermen about lead use has been obscured by the porta potty at the boat launch. She asked if the sign or the porta potty could be moved so that people would be able to see the sign. The board agreed that this issue would be addressed.

Mike Abair addressed the board concerning the proposed building permit for a house at 12 Daisy Lane. He stated that he did not feel that a permit should be issued due to its proximity to Palmer Brook, especially considering the problems in the past with flooding in that area. He also had concerns about whether the brook had become closer to the building site due to flooding and erosion. Councilman Rhino spoke and stated that the plan was within the zoning laws in place, but further consideration would be given.

Zoom Attendee Comments: None

A motion was made by Councilman Rhino to accept the minutes of the July 14th 2025, town board meeting, Seconded by Councilman Wilkins and All in Favor.

A motion was made by Councilman Rhino to approve the Monthly Reports and paid and unpaid bills as presented. Seconded by Supervisor Douglass and all in favor.

Committee Reports: None

**RESOLUTION AUTHORIZING SETTLEMENT OF  
PROPERTY ASSESSMENT CASE  
FILED BY R2D2 HOUSING DEVELOPMENT FUND, INC.**

**RESOLUTION NO.:**                     #75                    , 2025

**INTRODUCED BY:**                     Supervisor Jon Douglass                      
**WHO MOVED ITS ADOPTION**

**SECONDED BY:**                     Councilman James Seguin                    

WHEREAS, R2D2 Housing Development Fund, Inc. ("Petitioner"), filed an Article 7 Real Property Assessment Review case against the Town challenging the 2021, 2022, 2023, 2024 and 2025 assessments on real property located at 47 Hopkinton Turnpike and identified as Tax Map Parcel # 341.00-1-31.5; and

WHEREAS, it appears to be in the best interests of the Town to avoid the significant costs that would result if the litigation continues and goes to trial; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby approves the proposed settlement of the tax assessment cases filed by Petitioner for assessment rolls 2021, 2022, 2023, 2024 and 2025 as follows:

The assessed value on the 2021 assessment roll shall not be reduced, no refunds shall be owed and the Proceedings shall be discontinued; and

2.) The assessed value on Tax Map Parcel # 341.00-1-31.5 will be corrected and fixed at \$395,181 for the 2022 assessment roll, fixed at \$355,403 for the 2023 assessment roll and fixed at \$326,279 for the 2024 and 2025 assessment rolls

3) RPTL Section 727 shall apply fixing the assessment at \$326,279 for the 2026, 2027 and 2028 assessment rolls, unless the property is further improved or the assessment is subject to some other exception under RPTL Section 727(2).

4) Any refunds that may be owed shall be interest free if paid within 60 days of Petitioners' service of the entered Court Order.

BE IT FURTHER, RESOLVED, that approval of this Settlement Agreement is contingent upon Town Special Counsel's (Miller, Mannix, Schachner & Hafner, LLC's) review and approval of the Stipulation of Settlement and Order; and

BE IT FURTHER, RESOLVED, that the Town Board further authorizes and directs the Town Supervisor, Assessor, the Town Clerk, Town Counsel and /or Town Special Counsel to execute settlement documents and take any additional steps necessary to effectuate the proposed settlement in accordance with the terms of this Resolution.


Duly adopted this 11<sup>th</sup> day of August, 2025, by the following vote:

AYES : Supervisor Jon Douglass, Councilman's R. Wilkins, J. Seguin, W. Rhino, S. Bombard (5)

NOES : 0

ABSENT : 0

In Witness Whereof, I have hereunto set my hand as Town Clerk of the Town of Black Brook, on this 11<sup>th</sup> day of August, in the year 2025.



Dennis J. Bushey, Town Clerk