

**Town of Ferrisburgh  
Listers Minutes**

**Date/Time:** Wednesday, March 18, 2015 at 3:00 p.m.

**Present:** Carl Cole, Ferrisburgh Lister  
Joe Blasius, Ferrisburgh Lister  
Charlene Stavenow, Ferrisburgh Lister  
Justus J. DeVries, Appraiser for Town of Ferrisburgh

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- Meeting called to order by Joe at 3:02 p.m.
- Charlene Stavenow, the newly elected lister was welcomed and had been sworn in and taken the oath earlier in the day.
- Field visit to Charles Shapiro's property. Fully inspected the main house and barn. The listers will review the full appraisal developed by Bill Benton and make a decision on any changes at the next listers meeting. Justus advised Mr. Shapiro that the newly acquired modular dwelling and new deck would be added to his current assessment.
- Listers re-organized. Joe made a motion, seconded by Charlene, that Carl Cole be the Chairman. All were in favor. Joe was unanimously approved as the secretary. Minutes will continue to be developed by Justus.
- Reviewed draft minutes of January 30, 2015 listers meeting. Joe made a motion, seconded by Carl, to accept the minutes as written. All were in favor.
- Carl will follow-up with the current use issue on the North Ferrisburgh Methodist Church.
- Reviewed second batch of building permits and Grand List changes. All were approved except the following:
  - Adirondack Guide Boat, LLC (ID #05/01/44.112) - Justus will inspect for condition and terms of sale.
  - Mark Franceschetti (ID #18/20/71) - Charlene will report on condition and changes.
  - Clark Hinsdale, III (ID #04/01/03) - barn renovation updates and leases.
  - Michael Muir (ID #15/02/09.2) - listers wanted more time to review.
  - John Pierce (ID #05/01/44.11) - a land sale is pending in the next few weeks.

Carl recused himself on Adirondack Guide Boat, LLC, Mark Franscechetti and John Pierce building permits.

- Justus advised on the Stearns cannon issue and that Mr. Stearns did not sign up for the crop insurance. Justus had sent Mr. Stearns and copied Peter Mazeine on March 9<sup>th</sup> with the crop insurance application, costs and March 15<sup>th</sup> deadline information.
- Justus will follow-up on the town owned land at the beach on Long Point where the road ends. John Bull had confirmed it was town owned, but it does not show on the tax map.

- Justus will follow-up on the Carol Mitchell land and water/hydro rights on Little Chicago Road.
- Reviewed recent sales. Most are at least 100% of the 2013 assessments.
- The new zoning building permit list is in Excel now and being developed by Pam.
- Discussed Pam's listers assistant time.
- Tax map update: Justus advised Christine has done a full reconciliation of the tax map parcels with the Grand List. Discrepancies are being resolved. We are hoping to have the full tax map updates and splits done by April 1<sup>st</sup>.
- Pam reported most Current Use work is complete. There are several new farm buildings which will need recalculating.
- Justus reported the spring building permits and Grand List updates for 2015 were approximately 70% complete and on schedule. Pre-Grievance Hearings are set for Tuesday, May 26<sup>th</sup> between 1pm – 4pm. Official Grievance Hearings are set for Thursday, May 28<sup>th</sup> between 2pm – 6pm. Justus advised there would need to be at least two listers present at all hearings.
- Justus advised that neither Robert McNary nor Basin Harbor Club had completed the request form to enable the listers to develop the new solar valuations. Justus advised he will need to revalue the other three solar properties as well per PVR's request because the income approach template has changed.
- There have been no building permits at Beach Properties, Inc. Therefore, no annual listers inspection will be made.
- Justus will follow-up on the new Vanderway farm windmill.
- On Clark Hinsdale, III/Danyow/Bay View property, because of the recent acquisition of the Wylie and Gabriel camps, the listers are requesting a breakdown from him on his current camp rental income. Justus will follow-up when he checks on the barn renovations.
- There has been no word from PVR this year on the State lands and PILOT program valuation which were deferred last spring. Last year the State required that towns value all State owned property at market value. They were giving the town appeal rights on the values the State had established. To date in 2015, we have not received any word from the State on the matter.
- Carl made a motion to adjourn the meeting; seconded by Charlene. All were in favor and so moved.

**Meeting Adjourned:** 5:01 p.m.  
**Respectfully Submitted:** Justus J. DeVries  
**Dated:** March 23, 2015