



NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

RP-556 (1/06)

APPLICATION FOR REFUND AND CREDIT OF REAL PROPERTY TAXES
FOR THE YEAR(S) 20 23

Part 1: To be completed in duplicate by Applicant. For refund or credit of real property tax, submit both copies to County Director of Real Property Tax Services (in Nassau and Tompkins Counties, submit to Chief Assessing Officer), or in a village which has retained its assessing unit status, submit to the village assessor or chairman of village board of trustees. The application must be submitted within three years of the annexation of the warrant for the collection of such tax. For an "unlawful entry" as defined in Sec. 550(7)(a) of the Real Property Tax Law, attach statement signed by assessor or majority of board of assessors substantiating that assessor(s) have obtained proof that parcel should have been granted tax exempt status on tax roll. (See definitions on reverse side).

CIDC COLONIE LLC

1a. Name of Owner
900 Watervliet-Shaker Road

Albany, NY 12205

1b. Mailing Address

mikki.novko@neric.org

1c. E-mail Address (optional)

Parcel ID: 30.-2-6.472

Day (518) 862-4925

Evening ()

10C Airline Drive

2. Telephone Number

Albany, NY 12205

3. Parcel Location (if different than 1b.)

4. Description of real property as shown on tax roll or tax bill (Include tax map designation)

5. Account No. 31618 6a. Amount of taxes paid or payable \$4,754.03 6b. Date of payment (if paid) Sent Check
(as appears on tax bill)

7. I hereby request a refund or credit of real property taxes levied for the year(s) 2023 by Town of Colonie *
for the following reasons (use additional sheets if necessary): (Tax levying body)

See attached memorandum dated January 23, 2023, water consumption corrections, and corrected tax worksheet.

* Insert name of village, county, city, school district; town in Westchester County

1/24/2023

Date

[Signature]
Signature of Applicant

PART II: For use by COUNTY DIRECTOR, VILLAGE ASSESSOR: Attach written report including documentation and recommendation (Include type of error as defined in Sec. 550)

Date application received: 1/24/2023

Date warrant annexed: 1/1/2023

Last day for collection of taxes without interest: 1/31/2023

Recommendation:



Approve application*



Deny Application

1/26/2023

Date

[Signature]
Signature of Official

* ☐ If box is checked, this copy is for assessor and board of assessment review of city/town/village of _____ which are to consider attached report and recommendation as equivalent of petitions filed pursuant to section 553.

PART III: For use by TAX LEVYING BODY or OFFICIAL DESIGNATED BY RESOLUTION _____:
(Insert Number or Date)

APPLICATION APPROVED (Check reason)



Clerical error



Unlawful entry



Error in essential fact

Amount of taxes paid: \$ 4,754.03

Amount of taxes due: \$ 1,192.73

Amount of refund or outstanding tax to be credited: \$ 3,561.30

APPLICATION DENIED Reason: _____

Date

Signature of Chief Executive Officer
or Official Designated by Resolution



Peter G. Crummey
Town Supervisor

TOWN OF COLONIE
DEPARTMENT OF PUBLIC WORKS
DIVISION OF PURE WATERS
347 Old Niskayuna Road
Latham, New York 12110

Telephone: (518) 783-2766 Ext 4
Fax: (518) 783-2883
www.colonie.org/departments/purewaters

MEMORANDUM

TO: Ron Monfils, Sole Assessor
Department of Assessment

FROM: E. Tucker Cox Jr., P.E., Superintendent
DPW/Division of Pure Waters

DATE: January 23, 2023

SUBJECT: 10C Airline Drive
Albany County Refund Request



At the request of Mikki Novko, finance specialist and representative of Albany-Schoharie-Schenectady-Saratoga BOCES, we investigated the sewer benefit assessments for the 2023 General Tax Bill for the above subject property.

The 2023 General Tax Bill for the above subject property included the "Omitted Sewer-'21" charges relating to the misapplication of the water usage from the 2021 sewer benefit assessment roll for the 2022 General Tax Bill. The 2021 omitted sewer charges amounted to \$4,169.33.

Ms. Novko called to inquire why the 2021 omitted sewer charges were so high and, after some investigating, it was determined that there was an error in logging the new water meter reading which had been taken July 17, 2020. This water meter reading was logged into the system as 690,348 gallons used when it should have been entered as 69,035 gallons causing an erroneous reading by a factor of 10.

The Division of Latham Water (Latham Water) practice, at the time, to correct this issue was to pause future billings until the water meter usage caught up to the amount overcharged. Pure Waters was unaware of this practice and Latham Water was unaware that this practice had an impact on the sewer benefit assessment roll. This practice by Latham Water has since stopped.

Therefore, based on our investigation, the following breakdown will show the suggested refund proposed to the 2023 General Tax Bill for this property:

Ron Monfils
 10C Airline Drive
 January 23, 2023
 Page 2

BOCES – 10C Airline Drive (30.-2-6.472)

Levy Code	Levy Description	Taxable Value	Tax Rate	Tax Amount
2023 General Tax Bill – Actual amounts charged & paid				
Omitted Sewer-'21	Undercharged Amount on 2023 tax bill			\$4,169.33
SW001	Sewer a land	13.00	\$24.120505	\$313.57
SW006	Sewer Oper & Maint	3.00	\$66.257266	\$198.77
SW008	Sewer a debt payment	3.00	\$24.120505	\$72.36
2023 Total Sewer Charges – Amount actually charged:				\$584.70
Overall 2023 General Tax Bill Charges:				\$4,754.03
2023 General Tax Bill – Amounts should have been charged				
Levy Code	Levy Description	Taxable Value	Tax Rate	Tax Amount
2023 General Tax Bill – – Amount should have been charged				
Omitted Sewer-'21	Undercharged Amount on 2023 tax bill			\$608.03
SW001	Sewer a land	13.00	\$24.120505	\$313.57
SW006	Sewer Oper & Maint	3.00	\$66.257266	\$198.77
SW008	Sewer a debt payment	3.00	\$24.120505	\$72.36
2023 Total Sewer Charges – Amount should have been charged:				\$584.70
Overall 2023 General Tax Bill Charges:				\$1,192.73
Refund Amount:				\$3,561.30

Based upon our evaluation, we recommend a grand total refund to BOCES at 10C Airline Drive in the amount of \$3,561.30 across the General Tax Bill years 2023.

Please contact me if you have any questions regarding our recommendation.

cc: Mikki Novko
 File: 2472 – BOCES – 10C Airline Drive
 Benefit Assessment File, 2023 Roll, Corrections
 Memo Register

TOWN OF COLONIE TAX OFFICE - TOWN & COUNTY 2023

FISCAL YEAR: 1/1/2023 to 12/31/2023	WARRANT DATE: 12/30/2022	STATE AID: CNTY \$99,097,707 TWN \$4,281,094
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MAKE CHECKS PAYABLE TO:

C. Michele Zilgme, Receiver of Taxes

MEMORIAL TOWN HALL

534 NEW LOUDON RD.

LATHAM, NY 12110

TO PAY IN PERSON:

Memorial Town Hall

534 New Loudon Rd.

Latham, NY 12110

Mon. - Fri. 8:30 am - 4:30 pm

PROPERTY OWNER:

CIDC Colonie, LLC

15375 Blue Fish Cir

Lakewood Ranch, FL 34202

BANK

BILL

31618

TAX MAP NUMBER

012689 30.-2-6.472

PROPERTY INFORMATION:

ACCOUNT#:

DIMENSION: 3.26 Acres

ROLL SECTION: 8 CLASS: 615 - EDUCATN FAC

LOCATION: 10C Airline Dr

MUNICIPALITY: Town of Colonie

SCHOOL: 012601 South Colonie

FULL MARKET VALUE: 6,278,027

UNIFORM % OF VALUE: 55.75

LAND ASSESSMENT: 277,100

TOTAL ASSESSMENT: 3,500,000

EXEMPTION	VALUE	FULL VALUE	TAX PURPOSE
BOCES	3,500,000	6,278,027	C/T/S

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR LEVY	TAXABLE VALUE OR UNITS	RATE	TAX AMOUNT
ALBANY COUNTY TAX	35,267,816	-2.1	0.00	5.68017500	0.00
COLONIE TOWN TAX	26,708,072	3.1	0.00	4.28548100	0.00
VERDOY FIRE DISTRICT	1,119,255	2.0	0.00	1.69177200	0.00
OMITTED SEWER-21	0	0.0	4,169.33	1.00000000	4,169.33
SEWER A LAND PAYMENT	0	0.0	13.00	24.12050300	313.57
SEWER OPER & MAINT	0	0.0	3.00	66.25726600	198.77
SEWER A DEBT PAYMENT	0	0.0	3.00	24.12050300	72.36
LATHAM WATER DIST	1,584,890	2.0	0.00	0.29344900	0.00

RECEIPT:

Received: 01/17/2023

Full Tax Payment

Multi-Bill

Receipt #: 98833

via Counter from: Bd Of Coop Ed Svcs

Tax Amount

\$4,754.03

Check # 507233

\$4,754.03

Total Paid:

\$4,754.03

PAID IN FULL

Account - COLO (CARVAL)

Save Clear Delete Next Redisplay ID Actions

File Print Tools Help Open Note

Additional File

Additional Messages Letters

Account Search

Location 503538 10C AIRLINE DR ALBANY NY 12205

Description

Company

Location Class CENTRAL Zone CENTRAL

COLONIE LLC

INTERVLET SHAKER RD ALBANY NY USA 12205 [0000] 000-0000 Ext 0000

Col Agency Balance \$0.00 EIN

9/28/2022 \$622.50

Deposits \$0.00

Additional

Head Exceptions Graph Refresh

Consumption Analysis									
1/11/2020									
Date	Service Type	Reading	Reading Type	Meter	Days	Consumption	Total	Units/Day	\$/Day
6/2/2022	WATER	690,348	Manual Esti...	E70381054	174	0	5622.50	0.00	\$3.58
6/2/2022	WATER	690,348	Manual Esti...	E70381054	174	0	5622.50	0.00	\$3.58
12/10/2021	WATER	690,348	Manual Esti...	E70381054	192	0	5622.50	0.00	\$3.24
12/10/2021	WATER	690,348	Manual Esti...	E70381054	192	0	5622.50	0.00	\$3.24
6/1/2021	WATER	690,348	Manual Esti...	E70381054	172	0	5606.70	0.00	\$3.53
6/1/2021	WATER	690,348	Manual Esti...	E70381054	172	0	5606.70	0.00	\$3.53
12/11/2020	WATER	690,348	Manual Esti...	E70381054	147	0	5606.70	0.00	\$4.13
12/11/2020	WATER	690,348	Manual Esti...	E70381054	147	0	5606.70	0.00	\$4.13
7/17/2020	WATER	690,348	Actual	E70381054	25	678,558	55,000.51	27,142.32	\$178.59
7/17/2020	WATER	690,348	Actual	E70381054	25	681,921	55,000.51	27,276.84	\$178.59
6/22/2020	WATER	11,790	Actual	E70381054	3	11,790	55,000.51	3,930.00	\$1,666...
6/22/2020	WATER	8,427	Actual	E70381054	3	8,427	55,000.51	2,809.00	\$1,666...

Consumption here should be 421,763-331,833 = 89,930 gallons used

Consumption here should be 331,833-244,554 = 116,939 gallons used

Consumption here should be 244,554-179,763 = 64,791 gallons used

Consumption here should be 179,763-69,035 = 110,728 gallons used

The meter reading here should have been 69,035 gallons but was logged in as 690,348. A factor of 10 times causing the billing mistakes and subsequently the sewer billing since our SW006 and SW008 for commercial properties are based on water consumption.

Water usage for 2023 bill 181,730 gallons / 27,000 gallons per unit = 6.73 = 7 units

Water usage for 2022 bill 179,763 gallons / 27,000 gallons per unit = 6.66 = 7 units

Water Non-Specific

ALBANY NY 12205 -> CIDC COLONIE LLC

Corrected Tax Worksheet - Town of Colonie January 2023 General Tax Bill

Property Address: 10C Airline Dr

Tax Map #30.-2-6.472

Bill #31618

Tax Amount Billed \$4,754.03

Corrected Tax Amount \$1,192.73

Refund Amount \$3,561.30

Levy Description	Taxable Units	Rate	Tax Billed	Corrected Units	Rate	Corrected Tax Amount
Albany County Tax	0	exempt	0	0	exempt	0
Colonie Town Tax	0	exempt	0	0	exempt	0
Verdoy Fire District	0	exempt	0	0	exempt	0
Omitted Sewer - '21	48	63.405854	3043.48	7	63.405854	443.84
Omitted Sewer - '21	48	23.455133	1125.85	7	23.455133	164.19
Sewer A Land Payment	13	24.120503	313.57	13	24.120503	313.57
Sewer Oper & Maint	3	66.257266	198.77	3	66.257266	198.77
Sewer A Debt Payment	3	24.120503	72.36	3	24.120503	72.36
Latham Water District	0	exempt	0	0	exempt	0
			4,754.03			1,192.73

Note: Omitted Sewer - '21 broken down into it's two components; Sewer Operation & Maint and Sewer Debt Payment from 2021