

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

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

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).

First Prize Development Partners, LLC

Day (518) 365-9629

Evening ()

1a. Name of Owner
8 Paddocks Circle

2. Telephone Number

Saratoga Springs, NY 12866

68 Exchange Street

1b. Mailing Address

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

William.Hoblock@rbc-ny.com

1c. E-mail Address (optional)

68 Exchange Street / SBL 53.16-1-23.1

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

5. Account No. _____ 6a. Amount of taxes paid or payable 34,111.64 6b. Date of payment (if paid) 09/30/20
(as appears on tax bill)

7. I hereby request a refund or credit of real property taxes levied for the year(s) 2020 by Town of Colonie *
for the following reasons (use additional sheets if necessary):
See attached sheet. (Tax levying body)

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

10.6.20

Date

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: 10/29/2020

Date warrant annexed: 1/1/2020

Last day for collection of taxes without interest: 1/31/2020

Recommendation:

☒ Approve application*

☐ Deny Application

12/14/2020

Date

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: \$ _____

Amount of taxes due: \$ _____

Amount of refund or outstanding tax to be credited: \$ _____

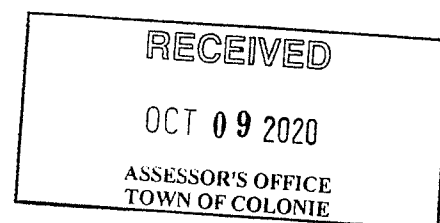
APPLICATION DENIED Reason: _____

Date

Signature of Chief Executive Officer
or Official Designated by Resolution

Attachment to Form RP-556 of First Prize Development Partners

Section 7: The reason for the requested refund is the levy for SW006 and SW008 on the 2020 General Tax Bill was an error in essential fact as the value used to calculate the benefit assessment was not reflective of the actual benefit received by the property due to a domestic water leak.





Paula A. Mahan
Town Supervisor

TOWN OF COLONIE

Department of Assessment

Memorial Town Hall
534 New Loudon Road
Latham, New York 12110

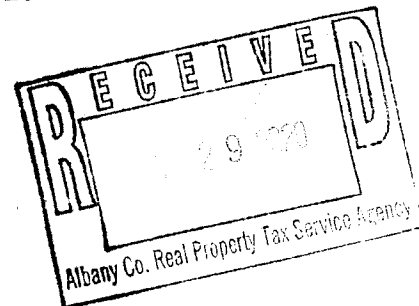
Phone (518) 783-2701 Fax (518) 783-2784
www.colonie.org/departments/assessor

Ronald Monfils, IAO
Sole Assessor

October 26, 2020

Acting Director
Albany County Real Property Tax Service Agency
112 State St, Room 800
Albany, NY 12207

Re: Refund Request for First Prize Development Partners
68 Exchange Parcel ID#53.16-1-23.1
General Tax Bill 2020



To whom it may concern,

We were contacted by the Town of Colonie's Pure Water Division regarding sewer units which were levied on 68 Exchange Street's 2020 general tax bill in error.

At the request of the property owner, the Town of Colonie Division of Pure Waters Department investigated the sewer benefit charges on the January 2020 General Tax Bill (roll year 2019). It was determined there was a domestic water leak within the facility, subsequently water was not discharged into the public sanitary sewer system. The 2020 general tax bill individual sewer charges totaled \$34,111.64, the correct sewer charges should have totaled \$3,200.32. Therefore, we are requesting a **refund** in the amount of \$30,911.32 for the 2020 general tax bill which was paid October 2, 2020.

Therefore, please consider the enclosed RP-556 application for a refund, as allowed by the Real Property Tax Law. I have attached all relative documents including the 2020 general tax bill, as well as, the request from our Pure Waters division.

Should you have any questions regarding this matter, please do not hesitate to contact me at the above telephone number.

Sincerely,

Ronald Monfils
Sole Assessor

RM/db

Enclosure

Cc: First Prize Development Partners
Chretien Voerg, Pure Waters
Michele Zilgme, Receiver of Taxes

General Tax Bills - 2020
Duplicate Tax Bill

Tax Map No. 012689 53.16-1-23.1 Location Exchange St Dimensions 0.00 by 0.00 15.50 Acres		School Dist 012601 South Colonie Prop Class 449 Distribution Facility Addl Desc N-Exchange St E-66 X-11-89	
O Development Partners, LLC Firs w Curry Road, LLC Wolf Ranch n 8 Paddocks Cir e Saratoga Springs, NY 12866 r		Bill No. 012871 Roll Section Account No. Mortgage NO. Bank Code Assessed Value 1,350,000	
Levy Description	Tax Value	Tax Rate	Tax Amount
Albany County Tax	1,350,000	5.577554	7529.70
Town of Colonie Tax	1,350,000	3.990239	5386.82
West albany fd FD008	1,350,000TO	1.721365	2323.84
Sewer a land payment SW001	37.00 UN 46	21.865019	809.01
Sewer d debt payment SW004	26.00 UN 16	0.100000	2.60
Sewer oper & maint SW006	410.00 UN 27	59.354565	24335.37
Sewer a debt payment SW008	410.00 UN 27	21.865019	8964.66
Latham water dist WD001	1,350,000TO	0.294556	397.65
Unpaid water rent WD099	2,567.35	1.000000	2567.35
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Per A lb County Paid 10/2/2020 \$ 59,876.81</p> </div> <div style="width: 50%;"> <p>PAID TOTAL Sewer 34,111.64 3,200.32 correct bill 30,911.32 Refund</p> </div> </div>			
Payment Schedule		Tax Amount Due: \$52,317.00	
Due Date	01/31/2020	02/29/2020	03/31/2020
Penalty	0.00	523.17	1,046.34
Total Due	\$52,317.00	\$52,840.17	\$53,363.34

correct

 1005.79
 1.60
 1602.57
 59036

3,200.32

53.16-1-23.1 012689 **Colonie** Active R/S: 1 School: South Colonie
 Development Partners, LLC, Fir Roll Year: **2019** Prior Year: Other Storage: Land AV: **1,162,500**
 68 Exchange St Land Size: **15.50 acres** Total AV: **1,350,000**

- Parcel 53.16-1-23.1
 - History
 - Assessment
 - Spec Dist(s)**
 - Description
 - Owner(s)
 - Images
 - GIS
 - Site (1) Com.
 - Land(s)
 - Improvmt(s)
 - Bldg 1 Sec 1
 - Bldg 2 Sec 1
 - Bldg 3 Sec 1
 - Com Use
 - Valuation
 - Sale 02/05/18
 - Notes
 - Site (1) Com.

Total 7 Special Districts - To open, click the appropriate row (Right Click to Add)

Code	Primary Units	2nd Units	Pct	Init Yr	Type
FD008	.00	.00	.0000		
SW001	32.00	.00	.0000		
SW004	26.00	.00	.0000		
SW006	410.00	.00	.0000		T
SW008	410.00	.00	.0000		
WD001	.00	.00	.0000		

Special District: **FD008 West albany fd**

Type: **FD**

Primary Units: **.00**

Secondary Units: **.00**

Percent: **.0000**

Init Yr:

Values:

Move Tax: **.00**

Taxable: **1,350,000**

First Prize Development Partners, LLC
8 Paddocks Circle
Saratoga Springs, New York 12866
518.786.7100

October 7, 2020

VIA HAND DELIVERY

Ronald Monfils, Sole Assessor
Town of Colonie Assessor's Office
534 New Loudon Road
Latham, NY 12110

Re: Application for Refund of Real Property Taxes for the Year 2020
The First Prize Center (68 Exchange Street)

Dear Ron:

Enclosed please find our Application for Refund of Real Property Taxes for the Year 2020 in connection with The First Prize Center located at 68 Exchange Street.

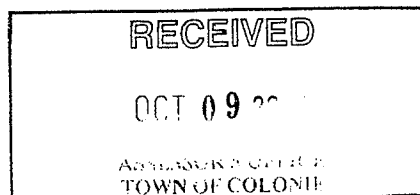
Please do not hesitate to contact me with any questions or concerns. Thank you.

Sincerely,

Bill

William M. Hoblock, Esq.
Member

Encl.





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


Paula A. Mahan
Town Supervisor

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

Chretien T. Voerg, P.E.
Superintendent

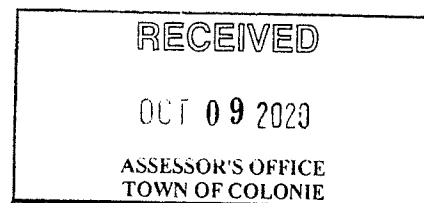
MEMORANDUM

TO: Ron Monfils, Sole Assessor
Assessor's Office

FROM: Chretien T. Voerg, P.E. 

DATE: October 6, 2020

SUBJECT: 2020 General Tax Bill Sewer Assessment
First Prize Development Partners, LLC
68 Exchange Street (SBL 53.16-1-23.1)



At the request of Mr. Patrick Hederman, representative of First Prize Development Partners, we investigated the sewer benefit assessments in the 2020 General Tax Bill for the above subject property.

A domestic water leak within the facility occurred between February 2018 and February 2019 resulting in an elevated water bill which was subsequently utilized to calculate the sewer benefit values for the 2020 General Tax Bill. Based upon field investigations conducted by Town staff, we determined that the water discharged from the leak did not enter the Town of Colonie public sanitary sewer system and therefore should not have been included in the benefit assessment.

The values utilized for the 2020 General Tax Bill Sewer Benefit Assessment were an error in essential fact, as the water measured by the domestic water meter was not discharged to the public sewer system.

Based upon our investigation, we suggest the following *refund* to the 2020 General Tax Bill for this property:

First Prize Development Partners, LLC – 68 Exchange Street (53.16-1-23.1)

Levy Code	Levy Description	Taxable Value	Tax Rate	Tax Amount
SW001	Sewer a land	46.00	\$21.865019	\$1,005.79
SW004	Sewer d debt payment	16.00	\$0.100000	\$1.60
SW006	Sewer oper & maint	27.00	\$59.354565	\$1,602.57
SW008	Sewer a debt payment	27.00	\$21.865019	\$590.36
Total Sewer Assessment				\$3,200.32

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

cc: Patrick Hederman
E. Tucker Cox, Jr., P.E.
2019 Benefit Assessment File, Corrections/Refunds
File 2052
Memo Register