

BUDGET, FINANCE & PERSONNEL

RESOLUTION NO. 2025071

RE: APPROVAL OF APPLICATION TO CANCEL A TAX BILL
AND TO AUTHORIZE A CHARGE-BACK BY THE
COMMISSIONER OF FINANCE

APPLICANT: Gardens at Rhinebeck
c/o Westchester Prop.
520 White Plains Rd, Ste 450
Tarrytown, NY 10591

ACCOUNT NO. 135089-6170-00-167388-0000

Legislators CASWELL, TRUITT, HOUSTON, POLASEK, MC HOUL, D'AQUANNI, GORMAN, and VERSACI offer the following and move its adoption:

WHEREAS, there is an assessment on the January 2024 County/Town tax roll for the Town of Rhinebeck under the name of Gardens at Rhinebeck, Account No. 135089-6170-00-167388-0000, and

WHEREAS, the owner of said parcel, by application attached hereto, has applied for a cancellation of real property taxes based on a clerical error, and

WHEREAS, pursuant to Section 554 of the Real Property Tax Law, the County Director of Real Property Tax Service has investigated this claim and it has been determined and certified by said Director that the tax bill, as issued, is incorrect due to the clerical error, and

WHEREAS, attached hereto the written report of the Director, together with her recommendation that the application be approved by the County Legislature, and

WHEREAS, the County Legislature has agreed that the clerical error does exist, now, therefore, be it

RESOLVED, that the application received March 6, 2025 relating to Account No. 135089-6170-00-167388-0000 for a cancellation of said tax bills is hereby approved, and be it further

RESOLVED, that the Clerk of the Dutchess County Legislature be and she hereby is authorized and directed to send a copy of this resolution to the applicant and to the Commissioner of Finance directing said Commissioner to cancel said tax bill, and be it further

RESOLVED, that the Commissioner of Finance be and is hereby authorized, empowered, and directed to charge back the erroneous taxes as follows:

A342	Allowance for Uncollectible taxes	\$1,514.90
A430	Town Outside Rhinebeck	\$ 524.91
A430	Starr Library	\$ 99.34
A430	Morton Library	\$ 22.87
A430	Rhinecliff Fire	\$ 94.82
A440	Rhinebeck Central School District	<u>\$5,616.87</u>
TOTAL CHARGEBACK AMOUNT		\$7,873.71

CA-042-25
EMW/mar/rjw
G-0194
4/14/2025
Fiscal Impact: See Attached

APPROVED
Susan J. Serino
SUSAN J. SERINO
COUNTY EXECUTIVE
Date 5/15/2025

STATE OF NEW YORK
COUNTY OF DUTCHESS

ss:

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess, have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 12th day of May 2025, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 12th day of May 2025.



Leigh Wager
LEIGH WAGER, CLERK OF THE LEGISLATURE

Print

FISCAL IMPACT STATEMENT

☒ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost \$ _____

Total Current Year Revenue \$ _____
and Source

Source of County Funds (check one): ☐ Existing Appropriations, ☐ Contingency,
☐ Transfer of Existing Appropriations, ☐ Additional Appropriations, ☐ Other (explain).

Identify Line Items(s):

Related Expenses: Amount \$ _____

Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): _____
Over Five Years: _____

Additional Comments/Explanation:

To cancel a 2024 County/Town Tax Bill due to an clerical error.

Prepared by: Catherine Weisse

Prepared On: 3/13/25

Print

Dutchess County Real Property Tax Services

Correction of Errors Investigative Report

Legal Description (Grid #): 135089-6170-00-167388-0000

Owner's Name: Gardens at Rhinebeck

Mailing Address: C/O Westchester Prop, 520 White Plains Rd, Ste 450, Tarrytown, NY 10591

Property Location: Astor Dr

School District: Rhinebeck CSD

Special District: _____

Total Assessed Value on roll: 504,100

Corrected to: 0

Taxable Assessed Value on roll: 504,100

Corrected to: 0

Exemptions and amounts, if applicable:

Amount Levied: \$7,873.71

Should be: \$0.00

Tax Bill Paid: ☐ Yes ☒ No

Error Claimed is defined in Real Property Tax Law §550:

- ☒ Subdivision 2, Paragraph A (clerical error)
- ☐ Subdivision 3, Paragraph ____ (error in essential fact)
- ☐ Subdivision 7, Paragraph ____ (unlawful entry)

Reason:

- ☐ Exemption was approved by assessor, but not entered on roll
- ☐ Exemption amount incorrectly calculated
- ☒ Assessed value on roll does not match assessor's final work product
- ☐ Structure did not exist on taxable status date or was present on another parcel
- ☐ Assessment based on incorrect acreage
- ☐ Parcel should be Wholly Exempt
- ☐ Parcel Misclassified as homestead or non-homestead
- ☐ Other: _____

Recommendation: ☒ **APPROVE APPLICATION** ☐ **DENY APPLICATION**

Details:

It is recommended that the application for a correction of the 2023/24 County/Town tax bill be approved.

Investigator: _____ Director: Cathy Weiss Date: 3/13/25



Department of Taxation and Finance
Office of Real Property Tax Services

Application for Corrected Tax Roll

RP-554
RECEIVED (42/19)

MAR 06 2025

Part 1 – General information: To be completed in duplicate by the applicant.

DC REAL PROPERTY
TAX SERVICES

Names of owners Gardens at Rhinebeck HOA			
Mailing address of owners (number and street or PO box) c/o Westchester Prop.-520 White Plains Rd, Ste. 450		Location of property (street address) Astor Dr	
City, village, or post office Tarrytown	State NY	ZIP code 10591	City, town, or village Rhinebeck
Daytime contact number 914-686-9500, x126	Evening contact number	State NY	
Account number (as appears on tax bill)		ZIP code 12572	
Tax map number of section/block/lot: Property identification (see tax bill or assessment roll) 135089-6170-00-167388-0000		Amount of taxes currently billed 9,369.46	
Reasons for requesting a correction to tax roll: We did not receive any tax bills in the past.			

I hereby request a correction of tax levied by Dutchess County for the year(s) 2023.
(County, city, village, etc.)

Signature of applicant <u>PROPRMONT</u> <u>Jedey Ventrude</u>	Date <u>3-6-25</u>
---	-----------------------

Part 2 – To be completed by the County Director or Village Assessor. Attach a written report including documentation and recommendation. Specify the type of error and paragraph of subdivision 2, 3, or 7 of Section 550 under which the error falls.

Date application received <u>3/6/25</u>	Period of warrant for collection of taxes
Last day for collection of taxes without interest <u>2/29/24</u>	Recommendation Approve application ☒ Deny application ☐
Signature of official <u>Cathie Weiss</u>	Date <u>3/13/25</u>

If approved, the County Director must file a copy of this form with the assessor and board of assessment review of the city/town/village of _____ who must consider the attached report and recommendation as equivalent of petitions filed under section 553.

Part 3 – For use by the tax levying body or official designated by resolution _____ : (insert number or date, if applicable)

Application approved (mark an X in the applicable box):

Clerical error ☐ Error in essential fact ☐ Unlawful Entry ☐

Amount of taxes currently billed	Corrected tax
Date notice of approval mailed to applicant	Date order transmitted to collecting officer

Application denied (reason): _____ _____
--

Signature of chief executive officer, or official designated by resolution	Date
--	------

Instructions

General information

Where to send

Submit two copies of this application to the County Director of Real Property Tax Services (in Nassau and Tompkins Counties, submit to Chief Assessing Officer).

When to send

Submit the application only **before** the collection warrant expires.

Wholly exempt parcel

Attach statement signed by assessor or majority of board of assessors substantiating that assessor obtained proof that parcel should have been granted tax exempt status on tax roll.

Payment requirements

You may pay without interest and penalties **only** if:

- the application was filed with the County Director on or before the last day that taxes may be paid without interest (see *Date application received* in Part 2); **and**
- you pay the corrected tax within eight days of the date on which the notice of approval is mailed to the applicant (see Part 3).

If either of these conditions is not satisfied, interest, penalties, or both must be paid on the corrected tax.

For use by Collecting Officer:

Order from tax levying body received on _____ .
Date

Corrected tax due	Date tax roll corrected
Interest and penalties (if applicable)	Date tax bill corrected
Total corrected tax due	Date application and order added to tax roll
Date payment received	

Signature of collecting officer	Date
---------------------------------	------

Assessor Statement for Correction of Error

This form or a letter signed by the assessor must be submitted for every requested Correction of Error.

I, Jennifer Mund, assessor for the Town/City of Rhinebeck, Dutchess County, believe that the assessment or taxable assessment on following parcel is **incorrect** and may be corrected per RPTL §550:

Roll Year:	2023
Grid No:	6170-00-167388
Owner:	Gardens at Rhinebeck
School District:	Rhinebeck

RECEIVED

MAR 10 2025

DC REAL PROPERTY
TAX SERVICES

An explanation of the error and how it occurred is as follows: (Be specific)

While changing the vacant land values for the whole Town, the parcel was added to a batch load spreadsheet on accident. The Assessment was supposed to be 0.

Current Assessment: 504,100

Corrected Assessment: 0

Current Exempt Amount:

Corrected Exempt Amount:

Other:

I hereby request that the County Director make a recommendation to the tax levying body to correct such error.

Date: 3/5/25 Signature of Assessor: Jennifer Mund

Along with a copy of the Tax Bill, proof of error MUST accompany this affidavit, as applicable:

1. Exemption application indicating approval/denial
2. Copy of property record card, workbook or other final work product
3. Verified statement of BAR (for grievance changes not appearing on final roll)
4. Any other documentation requested by the Director to complete the investigation

IN PERSON PAYMENT Dropbox located on front steps @ Rhinebeck High School 45 North Park Rd Rhinebeck, NY 12572 845-871-5520 x5527	STATEMENT OF SCHOOL TAXES RHINEBECK CENTRAL SCHOOL DISTRICT
--	--

Page No.	Roll Sect.	SWIS Code	Bill No.	Sequence No.
1	1	135089	1922	1748
Fiscal Year		Warrant Dated	Bank Code	Account No.
7/1/2023 to 6/30/2024		8/15/2023		
Estimated State Aid			NYS Tax & Finance School District Code	
SCHL 3,634,435			531	

Gardens at Rhinebeck
 C/O River Management
 11 Raymond Ave
 Poughkeepsie, NY 12603

FOR YOUR INFORMATION
SEE REVERSE SIDE FOR MORE INFORMATION

PROPERTY IDENTIFICATION	
PARCEL ID LOCATION ACREAGE SCHOOL PROPERTY CLASS	135089-6170-00-167388-0000 Astor Dr 27.79 Rhinebeck CSD 311 - Res vac land

The assessor estimates the Full Market Value of this property as of July 1, 2022 was: 504,100
 The Total Assessed Value of this property is: 504,100
 The Uniform Percentage of Value used to establish assessments was: 100.00

For an explanation of the grievance process, please contact the local assessor and ask for the booklet entitled 'Contesting Your Assessment'. This booklet is also available from the Dutchess County Real Property Tax Service Agency or the NYS Office of Real Property Tax Services website at <http://www.tax.ny.gov/pdf/publications/orpts/grievancebooklet.pdf>. Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate

PROPERTY TAXES					
Taxing Purpose	Total Levy	% Change in Levy from Prior Year *	Taxable Assessed Value or Units	Rates per \$1000 or per Units	Tax Amounts
TOWN OF Rhinebeck School Taxes SINGLE PAYMENT SCHEDULE PENALTY FREE PERIOD FROM 09/01/23 THRU 10/02/23 ADD PENALTY OF 2% FROM 10/03/23 THRU 10/30/23 5% Installment Fee 275.34	32,866,884	2.8	504,100.00	10.923898	5,506.74

* This is the percent of increase or decrease of the current year's tax levy over the previous year's tax levy. This does not represent the total percent of your tax increase or decrease. The tax levy is the total amount to be raised by property taxes.

TWO PAY SCHEDULE		
If Paid Between	Penalty/Interest	Total Due
Today - 9/15/2023		\$2,891.04
9/16/2023 - 3/15/2024		\$2,891.04

TOTAL TAX DUE	\$5,506.74
Due by:	10/2/2023

Taxes paid by _____ CA CH

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. FOR A RECEIPT OF PAYMENT RETURN ENTIRE BILL.

Town of: Rhinebeck School: Rhinebeck CSD Property Address: Astor Dr Gardens at Rhinebeck C/O River Management 11 Raymond Ave Poughkeepsie, NY 12603	RHINEBECK CENTRAL SCHOOL DISTRICT RECEIVER'S STUB FULL PAYMENT	Bill No. 1922 135089 6170-00-167388-0000 Bank Code
---	---	--

FULL PAYMENT TAXES DUE
\$5,506.74

INCLUDE YOUR PHONE NUMBER ON YOUR CHECK.

Town of: Rhinebeck School: Rhinebeck CSD Property Address: Astor Dr Gardens at Rhinebeck C/O River Management 11 Raymond Ave Poughkeepsie, NY 12603	RHINEBECK CENTRAL SCHOOL DISTRICT FIRST INSTALLMENT RECEIVER'S STUB	Bill No. 1922 135089 6170-00-167388-0000 Bank Code
---	--	--

FIRST INSTALLMENT TAXES DUE
\$2,891.04

DUE BY
 9/15/2023 \$2,891.04
 3/15/2024 \$2,891.04

INCLUDE YOUR PHONE NUMBER ON YOUR CHECK.

FIRST INSTALLMENT STUB MUST BE RETURNED WITH PAYMENT. DUTCHESS COUNTY FINANCE WILL SEND 2ND PAYMENT STUB.



Info-Tax Online

Town of Rhinebeck Dutchess County

PAY TO: Tax Collector C/O M&T Bank, PO Box 1374, Buffalo, NY 14240-1374 (845) 876-3203

Property and summary tax balance information for the selected parcel is shown to the right. Exemptions are displayed as well if they exist for the property.

You can view or hide tax bill detail and any payments by clicking the bar near the bottom of the page.

If the property appears in other tax years, you can quickly view the tax history for the property. Just select a tax year from the drop-down list at the top of the page.

To request a signed Tax Certification, click the "Request Signed Certificate" button at the bottom of the page.

[Re-enter search conditions](#)

For Tax Year: 2024 Property Tax ▾

Last Updated: 03/05/25 04:58 pm

Owner:	Tax Map # 6170-00-167388-0000
Gardens at Rhinebeck	Tax Bill # 001945
C/O River Management	Bank Code:
11 Raymond Ave	School Code: 135001
Poughkeepsie, NY 12603	Property Class: 311 Tax Roll: 1
Location: Astor Dr	Acreage: 27.79
SWIS: 135089 Rhinebeck	Frontage: Liber: 22012
	Depth: Page: 2056
	Full Value: 504,100
	Assessment: 504,100
	STAR Savings: 0.00
	Tax Amount: 7,873.71
	Tax Paid: 0.00
	Balance: 7,873.71

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
County Tax	99,296,380	504,100	2.225201	1,121.72
Town Outside Tax	1,677,867	504,100	1.041275	524.91
Starr Library	464,800	504,100	0.197064	99.34
Morton Library	107,000	504,100	0.045365	22.87
Rhinecliff Fire	72,047	504,100	0.188092	94.82
Ret 2023 School Tax		6,010	1.0000	6,010.05

Tax Balance does not include any accrued Late Fees

**Payments shown may not include
payments made directly to the County**

[Late Fee Schedule](#)

[Tax Certification](#)



Please return the remit portion at the bottom and make check payable to:

DUTCHESS COUNTY COMMISSIONER OF FINANCE
22 MARKET STREET, POUGHKEEPSIE, NY 12601
TELEPHONE: (845) 486-2025

Taxpayer Copy
Keep this portion for
your records.

ASSESSED OWNER(S): GARDENS AT RHINEBECK

GRID #: 135089-6170-00-167388-0000

TOWN OF: RHINEBECK

PROPERTY ADDRESS: ASTOR DR



Levy Year	Bill Number	Bill Type	Original Unpaid Amount	Amt Due (Interest & Penalties Included)
2023	001945	County/Town	\$7,873.71	\$9,369.46

Statement Calculated To:	2/28/2025
Total Amount Due (may have previous unpaids included):	\$9,369.46

>>> If you need assistance, you can call New York's Homeowner Protection Program (HOPP), which connects owners with housing counselors and legal services at no cost. Call the HOPP hotline at (855) 466-3456 or visit homeownerhelpny.org <<<

▲ RETURN ENVELOPE - DETACH HERE ▲

From: _____

Place
First Class
Stamp Here

☐ Check box if change of address

☐ Check box if receipt requested

DUTCHESS COUNTY COMMISSIONER OF FINANCE
22 MARKET STREET,
POUGHKEEPSIE, NY 12601

SCHEDULE A

Correction

Town of Rhinebeck
2023/24 C/T Tax Bill

Grid Number: 135089-6170-00-167388-0000

Name: Gardens at Rhinebeck

Location: Astor Dr

Currently on Tax Roll	Assessed Value	Exemption Amount	Taxable Value	Tax Rate	Total
Dutchess County	504,100		504,100	0.002225201	1,121.72
Town Outside Rhinebeck	504,100		504,100	0.001041275	524.91
Sarr Library	504,100		504,100	0.000197067	99.34
Morton Library	504,100		504,100	0.000045365	22.87
Rhinecliff Fire	504,100		504,100	0.000188092	94.82
	School Interest (0 or 2%)			County Interest	
	Original amount	2%		7%	
Ret School	5,506.74	110.13	5,616.87	393.18	6,010.05
			Total Tax on Current Roll		7,873.71

Corrected Tax Roll	Assessed Value	Exemption Amount	Taxable Value	Tax Rate	Total
Dutchess County	0		0	0.002225201	0.00
Town Outside Rhinebeck	0		0	0.001041275	0.00
Sarr Library	0		0	0.000197067	0.00
Morton Library	0		0	0.000045365	0.00
Rhinecliff Fire	0		0	0.000188092	0.00
		School Interest (0 or 2%)		County Interest	
	Original amount	2%		7%	
Ret School		0	0.00	0	0.00
			Total Tax on Corrected Roll		0.00

Chargeback

A342 Allow. For Uncoll. Taxes	1,514.90
A430 Town Outside Rhinebeck	524.91
A430 Sarr Library	99.34
A430 Morton Library	22.87
A430 Rhinecliff Fire	94.82
A440 Rhinebeck Central School Dist	5,616.87

TOTAL CHARGEBACK AMOUNT 7,873.71

Budget, Finance, and Personnel Committee Roll Call

<i>District</i>	<i>Name</i>	<i>Yes</i>	<i>No</i>
District 7 - Hyde Park and Pleasant Valley	Truitt*	✓	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Houston*		
District 3 - LaGrange	Polasek*		
District 16 - Fishkill and Beacon	Valdés Smith*		
District 9 - City of Poughkeepsie	Atkins*		
District 2 - LaGrange, Pleasant Valley & Town of Poughkeepsie	Travelpiece (VC)		
District 5 - Town of Poughkeepsie	D'Aquanni		
District 8 - City and Town of Poughkeepsie	Brendli		
District 10 - City of Poughkeepsie	Johnson	Absent	
District 12 - East Fishkill	Metzger		
District 17 - Town and Village of Fishkill	McHoul		
District 21 - East Fishkill	Caswell (C)		
Present: <u>11</u>	Resolution: <u>✓</u>	Total : <u>11</u>	<u>0</u>
Absent: <u>1</u>	Motion: <u> </u>	Yes	No
Vacant: <u>0</u>		Abstentions: <u>0</u>	

2025071 APPROVALS OF APPLICATIONS TO CANCEL A TAX BILL AND TO
 AUTHORIZE A CHARG-BACK BY THE COMMISSIONER OF FINANCE, TOWN OF
 RHINEBECK

MAY 8, 2025

Roll Call Sheets

District	Last Name	YES	NO
District 7 - Hyde Park and Pleasant Valley	Truitt	✓	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Houston		
District 3 - LaGrange	Polasek		
District 16 - Fishkill and Beacon	Valdés Smith		
District 9 - City of Poughkeepsie	Atkins		
District 1 - Town of Poughkeepsie	Gorman		
District 2 - LaGrange, Pleasant Valley & Town of Poughkeepsie	Travelpiece		
District 4 - Hyde Park and Town of Poughkeepsie	Lawler		
District 5 - Town of Poughkeepsie	D'Aquanni		
District 6 - Town of Poughkeepsie	Kaul		
District 8 - City and Town of Poughkeepsie	Brendli		
District 10 - City of Poughkeepsie	Johnson		
District 11 - Clinton, Pleasant Valley, and Rhinebeck	Kearney		
District 12 - East Fishkill	Metzger		
District 13 - East Fishkill and Wappinger	Paoloni		
District 14 - Wappinger and Town of Poughkeepsie	Versaci		
District 15 - Wappinger	Faust		
District 17 - Town and Village of Fishkill	McHoul		
District 18 - City of Beacon and Fishkill	Page		
District 19 - North East, Stanford, Pine Plains, Milan & Red Hook	Drago		
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn		
District 21 - East Fishkill	Caswell		
District 22 - Beekman and Union Vale	Garito		
District 23 - Pawling, Beekman and East Fishkill	Rolison		
District 24 - Dover and Pawling	House		

Present:

25

Resolution:

✓

Total :

25

0

Absent:

0

Motion:

Yes

No

Vacant:

0

Abstentions:

0

2025071 APPROVALS OF APPLICATIONS TO CANCEL A TAX BILL AND TO AUTHORIZE A CHARG-BACK BY THE COMMISSIONER OF FINANCE, TOWN OF RHINEBECK

MAY 12, 2025