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**Guest Speaker: Dr. Herbert Lonstein**

**Tuesday, May 11 at 7:00 PM**

**Limited to the first 30 callers to 845-647-8866!**

**1 Terrace Hill ~ Ellenville NY 12428**

**Lonstein Professional Building**

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Town of Wawarsing. While I am hopeful the Town will join the Village in this project, one way or the other we must proceed while interest rates are still favorable and private enterprise continues to search for areas to develop throughout the Hudson Valley.

### **3. 132 South Main Street, a Notable Eyesore.**


The second-most-asked question I have received is what is the Village doing about the vacant building at **132 South Main Street** adjoining *Johnny's Service Station* and opposite *Dollar General*. I am disappointed that this property, so visibly located in a critical area of our business district, remains unsightly and in a state of disrepair. I am aware of several turned-down offers received for this property. A copy of this article is being forwarded to the owner with this personal plea: "As a long-time Village resident, Ellenville needs your help. WE would greatly appreciate your assistance in our plans to rebuild Ellenville by either renovating 132 South Main Street or selling it at whatever price the market will bear. Your Village can no longer simply sit back and allow this eyesore to compromise the Village's efforts to clean up downtown Ellenville."

Over the next several weeks and months I am hopeful that you will both read about and see the results of the Village's attempts to rebuild Ellenville. The Village Board looks forward to your input in these efforts so that someday each of us can say, "I am proud to live in Ellenville."

## **Improving our Quality of Life Doesn't Mean an Increase in Taxes**

Both interior and exterior home improvement renovations and repairs unquestionably make you feel better and give you a greater sense of pride about the home in which you live. Whether it be a coat of paint, new siding, landscaping, outside lighting, or exterior repairs, improvements to your home will not only benefit you but your neighborhood and community-at-large. Your refurbished home will no doubt encourage others in your neighborhood and community to do work on their homes, as well leaving us all with a better feeling about ourselves and the quality of life we enjoy in our Village.

Unfortunately, some believe that rehabilitating and repairing their home will lead to increasing the tax assessment and the amount of real property tax they pay each year. I have reviewed this concern at length with our Town and Village Assessor, Michael Sommer, who noted that renovations of a residence that would result in an increase in assessment would require a significant addition, such as adding a bedroom and bathroom to the house. Replacing a bathroom, renovating a room in your house, painting or siding a house, replacing an outdoor deck with similar deck, replacing a roof, or landscaping, will not result in an increase in assessment.

On behalf of the Village of Ellenville, I urge all residents as part of their Spring-cleaning to include removing debris from their lawns, consider new landscaping and repainting or siding, if necessary. Not only will you feel better about yourself and your home but you will also be doing a great service for your neighborhood and your community. 

**Contact: Mayor Jeffrey Kaplan**  
**Village of Ellenville Municipal Building**  
**81 N. Main Street**  
**Ellenville, New York 12428**  
**(845) 647-7080 ~ Fax: (845) 647-7171**  
**E-mail: VillageOfEllenville@hvc.rr.com**