

**CWC LAND COMMITTEE  
MINUTES  
APRIL 1, 2025**

Present: Tina Molé, James Sofranko, Thomas Snow (NYSDEC), Christopher Matthews, George Haynes, Thomas Hoyt, Shiloh Williams (NYCDEP), Jeff Senterman

- I. Called to Order at 10:06 AM
- II. December, 2024 Minutes unanimously approved upon motion of James Sofranko and second by Jeff Senterman.
- III. Tax Litigation Avoidance Program – Town of Roxbury Request  
Tim Cox provided a history of the Tax Litigation Avoidance Program or TLAP for short. Tim noted that the 1997 Watershed MOA provided to CWC the Tax Consulting Fund. With the Tax Consulting Fund, CWC assisted towns in tax assessment disputes filed by the City of New York concerning City owned reservoirs and wastewater treatment plants. Despite wins in those cases, the Tax Consulting Fund continued to be depleted without a resolution to the ongoing issue of the assessment of these owned properties. Tim continued that with the assistance of the Governor’s Office, the City, the Coalition of Watershed Towns, and CWC developed TLAP as an alternative to the assessment litigation. TLAP binds the City to series of assessment templates and processes. Towns on the other hand are free to avail themselves of TLAP or simply proceed without it. TO be eligible for TLAP, a watershed town must contain a City owned reservoir or wastewater treatment plant and either:
  1. Undergoing a townwide revaluation
  2. Named as a respondent in an assessment challenge filed by the City concerning the Reservoir and/or wastewater treatment plant; or
  3. Updating a previously agreed to template (and no more than every three years).

Tim provided to the Committee a chart showing TLAP eligible towns in the West of Hudson Watershed.

Tim concluded by noting that Town of Roxbury settled an assessment challenge brought
- IV. Next Meeting to be scheduled as needed
- V. Adjourned at 10:45 am