

Please turn off all cell phones prior to the beginning of the meeting. The meeting will be recorded.

The Franklinville Town Board will meet on Tuesday March 12, 2024 at the Town Hall, commencing at 7:00 P.M.

AGENDA:

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES – February 13, 2024

PUBLIC HEARING – None

APPROVAL OF ABSTRACTS - # 3

PETITIONS & REQUESTS FROM FLOOR

Peter Sorgi – regarding application status, SEQR lead agency.

REPORTS FROM DEPARTMENT HEADS

1. Highway Supt.
 - Opening of building bids
2. Cemetery Sexton
 - Opening Mowing Contract bids
3. Code Enforcement Officer
4. Dog Control Officer
 - Dog Enumeration
5. Supervisor
 - Announcement of Resignation of Councilman Joseph Weaver
6. Town Clerk
 - April 1, 2024 will be last day of Tax Collection for March 31, 2024
 - New Hours effective April 1, 2024
 - Website
7. Justices
8. Assessor

COMMUNICATIONS/CALENDAR –

COMMITTEE REPORTS-

- Discussion on any bids that have been received for any of the posted bids.
- Law Review Workshop dates for the local zoning laws:
 - 3/25 5p-7p
 - 4/8 5p-7p

REPORTS FROM BOARD MEMBERS

OLD BUSINESS –

NEW BUSINESS

RESOLUTIONS-

- 32 - Resolution Establishing the use of Facebook for the Town of Franklinville for informational purposes only for the year 2024
- 33 - Resolution on Annual Review of Franklinville Procurement Policy for the Year 2024
- 34 - Resolution Making Appointment to the Town Board due to a Resignation
- 35 - Resolution announcing the vacancy in the Zoning Board of Appeals Chairman
- 36- Resolution Making Appointment to the Zoning Board of Appeals Secretary due to a Resignation
- 37 - Resolution Authorizing Supervisor to Execute Contractual Agreement with the Cattaraugus County SPCA ("SPCA") for March 12, 2024-January 31, 2025
- 38 - Resolution to Approve Dog Enumeration for the year 2024

ADJOURNMENT

EXECUTIVE SESSION



CATTARAUGUS COUNTY REAL PROPERTY SERVICES

207 Rock City Street, Suite 101 • Little Valley, New York 14755 • (716) 938-2224 • Fax (716) 938-2758

Elizabeth Lerow, Assessor

Assessor@cattco.org

TO: Town of Franklinville Supervisor & Board
FROM: Cattaraugus County Assessor
DATE: February 11, 2024
RE: Monthly Report for February

The February report is as follows:

- Reassessment Update: Disclosure Notices have been mailed to Franklinville property owners. (For your convenience, a copy of the cover letter that was sent out with each notice is included with this report.) These notices provide property owners with their preliminary assessment, an approximate tax liability, and information on the review process. Informal reviews give property owners an opportunity to provide information that could change their assessment. Informal review applications are available at <https://www.cattco.org/reassessments>, our main office in Little Valley, and here at the Town Hall. Our office is open Monday – Friday for informal reviews; property owners can call us at 716-938-2343 or email us at Assessor@cattco.org. Additionally, we will be available for Informal Reviews at the Franklinville Town Hall on Thursday, March 21 and Wednesday, March 27, from 8:30 AM to noon and 2:00 PM to 6:00 PM.
- Renewal applications for Agricultural Assessment and Senior Citizen Exemption are being submitted and processed. So far, 94% of Agricultural Assessment and 90% of Senior Citizen renewal applications have been processed.
- The Assessing Office has corresponded with several property owners about their assessments, tax bills, and exemptions.
- There were nine property transfers in December. You can find more information about these sales here: <https://www.cattco.org/real-property-and-gis/sales>

Thank you.

END OF REPORT



Cattaraugus County Real Property Tax Services

Assessor's Office

207 Rock City Street • Suite 101 • Little Valley, NY 14755 • (716) 938-2343 • Fax (716) 938-2758

The Town of Franklinville Preliminary 2024 Assessments are now complete. The goal of this Reassessment is to make every property's assessment equal to what it could sell for on the open market (aka full market value). Franklinville's last Reassessment took place in 2003.

What to Do Now Please review the information on the enclosed notice, paying special attention to:

- **Preliminary Taxable Assessed Value:** Your new assessment was calculated by comparing it to similar properties that have recently sold in the area or by determining the cost to replace existing structures. Our data collection—which included satellite imagery, roadside review, and mailing Property Description Reports to property owners—helped in determining factors relevant to valuation such as condition and size. Because we were not able to speak with all property owners, some of this data may have been estimated. Your property's inventory can be viewed at <https://www.cattco.org/real-property-and-gis>. Please contact the Assessor's Office if the information is incorrect.
- **Approximate Tax Liability:** Although many assume that an increased assessment automatically results in higher tax bills, this is actually not the case for most. Using your most recent property tax bills as a comparison, the Approximate Tax Liability shows how your Preliminary Assessment could affect your future property tax bills. If you receive a STAR credit check instead of a STAR exemption, please be aware that the check amount is not reflected in this calculation. **This amount is an estimate of your 2024 taxes, and is for demonstrative purposes only.**

What to Do Next

- **If you agree** that you could sell your property for the Preliminary Assessment amount, you do not need to do anything. If you are concerned about your property tax bills increasing, you should speak with those in charge of setting the budgets at your town, school, or county. Remember that future tax bills will be based on budgets that have not yet been adopted, so you need to express your concerns about the tax levy **BEFORE** the budget has been adopted.
- **If you disagree** with your Preliminary Assessment, there is plenty of time to look more closely at it. You may know something about your property that was not apparent to our Data Collection or Valuation Teams. Alternatively, your property may be worth more than you thought. Those not keeping an eye on the real estate market can be surprised when they see how much property values change over time. Either way, our team is more than happy to review your Preliminary Assessment with you.

The Informal Review process provides property owners an opportunity to provide information/evidence that the Preliminary Assessment does not accurately represent the property's full market value. Examples of information/evidence that can be used include: recent interior and exterior photos, a recent appraisal (not a bank appraisal), recent comparable sales, etc. For your convenience, there are three options for Informal Reviews:

- In-person Informal Review at the Franklinville Town Hall on Thursday, March 21 and Wednesday, March 27 from 8:30 am to noon and 2:00 pm to 6:00 pm
- Over the phone by calling 716-938-2343 on weekdays between 9:30 am and 3:30 pm
- Submitting our Informal Review Form by mail or email (the form is available at the Assessor's Office, Town Hall, and <https://www.cattco.org/reassessments>)

It is important to note that your Informal Review is not the time to discuss assessments of other properties or tax bill amounts. No decisions will be made during your meeting and a follow-up inspection of your property may be required. Property owners who participate in an Informal Review will receive notification of the determination.

*If you choose to complete your Informal Review by phone or by using the form, please do so by **April 1, 2024**. This ensures that the Assessing Team has adequate time to look into your specific concerns before moving on to the next step.*

If you are dissatisfied with the outcome of your Informal Review, your assessment can be challenged by filing an appeal to the Franklinville Board of Assessment Review no later than May 30, 2024 which is the official grievance day. Grievance applications and information about the appeal process are available at the Assessor's Office or online at <https://www.cattco.org/real-property-and-gis/disagree-assessment>.

Your participation has been invaluable to the success of this project. Many thanks for your cooperation and courtesy.

Franklinville's 2024 Reassessment

Informal Review Information

The Informal Review process gives property owners an opportunity to provide evidence that their 2024 preliminary assessment does not accurately reflect their property's full market value (what it could be sold for on the open market).

If your preliminary assessment reflects roughly the amount for which you could sell your property, then your assessment is fair.

If you are assessed fairly, but you feel that your taxes are too high, you may wish to address this matter with the taxing jurisdictions that impose taxes in your community.

Assessors do not determine your property taxes. The Assessor cannot assist you with tax matters, but only with matters pertaining to the value of your property.

If you believe that your preliminary assessment is higher than what you could sell your property for, you can complete an **Informal Assessment Review Application**. These applications are available at the Assessor's Office in Little Valley, at the Franklinville Town Hall, and online at <https://www.cattco.org/reassessments>. All Informal Assessment Review Applications must be submitted by April 1.

Along with this application, **property owners should provide evidence** in the form of recent photos, a non-bank appraisal done within the past three years, or recent comparable sales.

Property owners can submit this information in several ways:

1. **Mail** to County Assessor, 207 Rock City St., Ste. 101, Little Valley, NY 14755
2. **Email** to Assessor@cattco.org
3. **Drop off** at Assessor's office, 207 Rock City St., Little Valley, M– F 9:30 AM – 3:30 PM
4. **Drop off** at Town Hall during regular hours or in the drop box after hours
5. **In-person** Informal Reviews at the Town Hall:

Thursday, March 21
8:30 AM – Noon and 2:00 PM -6:00 PM

Wednesday, March 27
8:30 AM – Noon and 2:00 PM -6:00 PM



Cattaraugus County Assessor

207 Rock City St., Little Valley, NY (Former Little Valley School)

Assessor@cattco.org (716) 938-2343



2024 Informal Assessment Review Application

02/24

Cattaraugus County Department of Real Property

Owner Name:	Tax Map Number:
Phone Number:	Property Location:
Email:	

1. Has the property recently been offered for sale? Yes ☐ No ☐

If yes:

How long was it listed?
Who was the listing agent?
What was the listing price?

2. Has the property been appraised (excluding bank appraisals) within the past three years? Yes ☐ No ☐

If yes:

What company did the appraisal?
What was the appraised value?

Please provide a copy of the appraisal.

3. Describe any recent remodeling, construction, and/or demolition.

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4. If this property is income-producing, attach a copy of last year's income and expense statement.

5. List any discrepancies between your actual inventory and what is on file at the Assessor's Office (this information is available online at <https://maps.cattco.org/imate>).

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6. Fair market value is what you should be able to sell your property for on the open market. Explain why the 2024 Preliminary Assessment does not reflect a fair market value for your property.

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7. Attach any additional information regarding your property's fair market value that will help the County Assessor in reviewing your property's 2024 Preliminary Assessment. Please provide interior photos if disputing condition of structure(s).

8. Property Owner's estimate of fair market value:
(ACTUAL DOLLAR AMOUNT REQUIRED)

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I certify that all statements made on this application are true and correct to be best of my knowledge and belief, and I understand that the making of any willful false statements of material fact herein will subject me to the provisions of Penal Law relevant to the making and filing of false instruments.

Signature: _____

Date: _____

All information provided to the Cattaraugus County Assessor's Office will be reviewed by assessing staff. In the beginning of May you will receive an official 2024 Assessment Change Notice. If you disagree with the assessed value stated in the Assessment Change Notice, you can file a formal grievance with your town's Board of Assessment Review. Please visit www.cattco.org/real-property-and-gis/grievance to see information about your town's Board of Assessment Review.

Cattaraugus County Assessor's Office
207 Rock City Street, Suite 101
Little Valley, NY 14755

Email: Assessor@cattco.org
Office: 716-938-2343
Fax: 716-938-2758

<https://www.cattco.org/real-property-and-gis/assessment>

Clear Form

FREE RABIES CLINIC

for dogs, cats, and ferrets

Saturday, May 4, 2024



9:00 am — 11:00 am



County D.P.W. Garage
8810 Route 242, Little Valley



Rabies vaccinations are required for all dogs, cats and ferrets.



A one year certificate will be issued unless you provide proof of previous rabies vaccination.



There is no charge, but donations are accepted to help defray costs.



Please have animals on a leash or in a carrier.



Public Health
Prevent. Promote. Protect.
Cattaraugus County
Health Department

For more information, please call 716-701-3386.