

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 April 9, 2024 at the Town Hall, commencing at 7:00 P.M.

AGENDA:

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES – March 12, 2024

APPROVAL OF ABSTRACTS - # 4

PETITIONS & REQUESTS FROM FLOOR

REPORTS FROM DEPARTMENT HEADS

1. Highway Supt.
2. Cemetery Sexton
3. Code Enforcement Officer
4. Dog Control Officer
5. Supervisor
6. Town Clerk
7. Justices
8. Assessor – report attached

COMMUNICATIONS/CALENDAR –

COMMITTEE REPORTS-

- Law Review Committee Workshop dates for the local zoning laws:
5/20 5p-7p
 - Because we have limited time during these workshops, it would be helpful to receive any suggestions regarding the zoning laws in writing or email prior to the meetings.

REPORTS FROM BOARD MEMBERS

OLD BUSINESS –

NEW BUSINESS

RESOLUTIONS-

39 - Resolution Awarding Bid for the Chimney and Roof Flashing on the Town Hall

40-Resolution Awarding Bid for the Masonry Repair on the Town Highway Garage

41-Resolution Awarding Bid for the Gutter install on the Town Highway Garage

42-Resolution for an Interfund Transfer for the Highway Department

43-Resolution Introducing Local Law 1-2024 entitled "A Local Law for the use of Mobile Food Trucks";
Establishing Date of Public Hearing

44-Resolution Introducing Local Law 2-2024 entitled "A Local Law Amending Local Law 3-2007"; Providing
for the Administration and Enforcement of the New York State Uniform Fire Prevention and Building Code;
Establishing Date of Public Hearing

45-Resolution to Approve Dog Enumeration for the year 2024

46- Resolution Establishing Standard Work Day and Reporting for Elected and Appointed Officials for
NYS Employee Retirement System

47- Resolution approving agreement between Town of Franklinville and Lonnie Farrington and
Kay Farrington

PUBLIC MEETING-

Peter Sorji – regarding Trailer Service area behind Great Lakes Cheese

ADJOURNMENT



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: April 5, 2024
RE: Monthly Report for March

The March report is as follows:

- The 2024 exemption deadline was March 1st. Property owners who did not submit a renewal application were reminded either by phone or mail.
- Pursuant to §506 of NYS Real Property Tax Law the Notice of Completion of Tentative Assessment Roll must be displayed on the bulletin board at the Town Hall and published in the town's official paper. I have provided a copy of this notice for you to post on your bulletin board and send to your official paper. This notice must be published in your official paper once in mid-April.
- Informal Assessment Reviews on March 21st & 27th in the town hall were very successful. The assessing team was able to meet with property owners to correct/verify property information and further explain reassessments. Everyone who submitted an Informal Assessment Review Application, whether in-person or not, will be notified of the Assessor's determination the first week of May. Those still not satisfied with their assessment can grieve it with the Board of Assessment Review at the Town Hall in Franklinville on Thursday May 30th from 4:00 - 8:00 pm. The required form, RP-524, is available online, at the Assessor's Office and at the Franklinville Town Hall.
- There were ten property transfers in February. 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.