

TOWN OF WHEATLAND
BOARD OF ASSESSMENT REVIEW MINUTES
May 24, 2022

Members present: Gary Hults, Edward Kuhn, Tina Stevens

Members absent: Charlene Lally

Also present: Michael Bonanza, Assessor

The Town of Wheatland Assessment Review Board met on Tuesday, May 24, 2022 at 4:00 p.m. to review and make decisions on grievance forms filed for 2022. Mr. Michael Bonanza, the Assessor was available for any questions that the Board had regarding the complaints. Mr. Gary Hults as Chairman called the meeting to order.

The following grievances were presented to the board:

1)	Chelsea Welborn	Tax Account No. 208.15-1-27
	Charles Worl	Property Address: 32 Brookside Drive.
	32 Brookside Drive	Assessed: \$131,200.00
	Mumford, NY 14511	Requested: \$114,200.00

The Applicant presented pictures to the Board stating that the home had cracks in the ceiling, mold in the bedroom and stated that the home needs remodeling. They purchased the home in October of 2021 for \$136,000.00.

E. Kuhn made a motion to uphold the Assessment. The motion was seconded by T. Stevens and unanimously passed.

2) Cheryl Kisicki
7890 Newco Drive
Hamlin, NY 14464

Tax Account No. 210.02-1-13
Property Address: 897 Quaker Rd.
Assessed: \$270,900.00
Requested: \$205,000.00

The Applicant brought in a list of comparables of homes in her neighborhood which were all lower than her assessment. She stated that there is no water in the house, the well has gone dry and would need to be re-dug. Ms. Kisicki stated that the house had been vacant for at least 5 years before she purchased the home in 2018. She stated that there is water damage, there is no heat or air conditioning, there is rot on the exterior and many dead trees on the property.

E. Kuhn made a motion to lower the assessment to \$220,000.00. The motion was seconded by G. Hults. T. Stevens voted nay.

3) Cheryl Kisicki
7890 Newco Drive
Hamlin, NY 14464

Tax Account No. 210.02-1-14
Property Address: Quaker Rd.
Assessed: \$59,600.00
Requested: \$35,000.00

The Applicant stated that this is a lot with a barn that is used for storage. The 32x 40 metal barn has no utilities.

G. Hults made a motion to uphold the Assessment. The motion was seconded by T. Stevens and unanimously passed.

- 4) Adria Callery
331 Bowerman Rd
Scottsville, NY 14546
- Tax Account No. 186.04-1-3.11
Property Address: 2000 Scottsville Chili Rd.
Assessed: \$625,000.00
Requested: \$590,000.00

This property is an ice-skating rink. The Applicant stated that the rink was purchased in January 2022 for \$625,000.00 as a ‘Complete Business Purchase’. The purchase included the rink, the DBA name, the Zamboni, and Pro Shop inventory. Ms. Callery provided an appraisal report which showed the rink appraising for \$590,000.00.

T. Stevens made a motion to lower the assessment to \$590,000.00. The motion was seconded by E. Kuhn and unanimously passed.

- 5) Helios Energy New York 4, LLC
Generate Capital
580 Davis Street, Ste. 250
San Francisco, Ca 94111
- Tax Account No. 199.03-1-4
Property Address: 1192 Scotts-Mum Rd.
Assessed: \$3,127,027.00
Requested: \$2,233,457.00

This application was received electronically without any supporting documentation. This is a 4.5 MW commercial solar farm.

T. Stevens made a motion to uphold the Assessment. The motion was seconded by E. Kuhn and unanimously passed.

- 6) Helios Energy New York 4, LLC
Generate Capital
580 Davis Street, Ste. 250
San Francisco, Ca 94111
- Tax Account No. 199.03-1-5
Property Address: 1190 Scotts-Mum Rd.
Assessed: \$3,077,762.00
Requested: \$2,287,387.00

This application was received electronically without any supporting documentation. This is a 4.5 MW commercial solar farm.

T. Stevens made a motion to uphold the Assessment. The motion was seconded by E. Kuhn and unanimously passed.

- 7) Homeward Property Solutions, LLC Tax Account No. 199.03-1-45.1
9810 Union Street Property Address: 9818 Union Street
Scottsville, NY 14546 Assessed: \$175,500.00
Stipulated: \$23,000.00

T. Stevens made a motion to uphold the Stipulation. The motion was seconded by E. Kuhn and unanimously passed.

- 8) Vitali Kaban Tax Account No. 200.10-1-4.1
10 East Genesee Street Property Address: 10 East Genesee Street
Scottsville, NY 14546 Assessed: \$324,900.00
Stipulated: \$250,000.00

T. Stevens made a motion to uphold the Stipulation. The motion was seconded by E. Kuhn and unanimously passed.

- 9) Lew Lake Rod and Gun Club Tax Account No. 199.04-1-39
Scottsville Mumford Rd Property Address: Scottsville Mumford Rd.
Scottsville, NY 14546 Assessed: \$94,800.00
Exempt Value: \$68,993.00

This is a correction to put the exemption back on the property.

T. Stevens made a motion to uphold the Assessor's exemption correction. The motion was seconded by E. Kuhn and unanimously passed.

10) Lew Lake Rod & Gun Club
Scottsville Mumford Rd
Scottsville, NY 14546

Tax Account No. 199.04-1-38
Property Address: Scottsville Mumford Rd
Assessed: \$106,900.00
Exempt Value: \$88,309.00

This is a correction to put the exemption back on the property.

T. Stevens made a motion to uphold the Assessor's exemption correction. The motion was seconded by E. Kuhn and unanimously passed.

There being no further grievances, the meeting was adjourned at 8:00 PM.

Respectfully submitted,

Renee Smith
Recording Secretary