

TOWN OF WHEATLAND
BOARD OF ASSESSMENT REVIEW MINUTES
May 28, 2024

Members present: Karina Shumanski, Mario Angotti, Wanda Izard and Steve Stein

Members absent:

Also present: Michael Bonanza, Assessor

The Town of Wheatland Assessment Review Board met on Tuesday, May 28, 2024, at 4:00 p.m. to review and make decisions on grievance forms filed for 2024. Mr. Michael Bonanza, the Assessor, was available for any questions that the Board had regarding the complaints. Karina Shumanski, as Chairman called the meeting to order.

The following properties were presented to the Board from the Assessor to correct assessment entries:

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| 1) | John Frank
1097Quaker Rd
Scottsville, NY 14546 | Tax Account No. 210.02-1-2
Property Address: Quaker Rd
Assessed: \$27,900 to \$12,900 |
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Reason: Transcription Error

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| 2) | Vitallii Kaban
10 East Genesee St
Scottsville, NY 14546 | Tax Account No. 200.10-1-4.1
Property Address: 10 East Genesee St
Assessed: \$260,000 to \$220,000 |
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Reason: Transcription Error

- 3) Gary Cooper Tax Account No. 200.05-3-1.2
19 Maple St Property Address: 19 Maple St.
Scottsville, NY 14546 Assessed: \$326,000 to \$286,000

Reason: Square footage was incorrect in determination of assessed value.

Wanda Izard made a motion to approve the corrections. The motion was seconded by Karina Shumanski and unanimously passed.

Karina Shumanski, Chairperson

The following grievances were presented to the board:

- 4) Philip Garbut Rod and Tax Account No. 199.04-1-36
Gun Club Property Address: Bowerman Rd
729 Admiralty Way Assessed: \$28,600
Webster, NY 14580 Requested: \$ 14,600

David Cardillo, Treasurer, was present to speak to the Board. He stated that there are no buildings and they have made no improvements to the property. It is in a flood zone.

W. Izard made a motion to uphold the assessment based on market value. The motion was seconded by M. Angotti and passed as follows:

*Mario Angotti – aye
Wanda Izard -aye
Steve Stein -aye
Karina Shumanski -aye*

5) Tim Czapranski
4499 River Rd
Scottsville, NY 14546

Tax Account No. 200.03-1-20.21
Property Address: Quaker Rd
Assessed: \$31,400
Requested: \$18,050

Tim Czapranski was present to speak to the Board. He stated that he bought this 9.5-acre property from the County in 1999 for \$13,500. There are no utilities, it is used for hunting and reforestation.

S. Stein made a motion to lower the assessment to \$30,000 based on market value. The motion was seconded by M. Angotti. and passed as follows:

*Mario Angotti – aye
Wanda Izard -aye
Steve Stein -aye
Karina Shumanski -aye*

6) John & Dorilee Byrnes
2298 Scotts-Mumford Rd
Scottsville, NY 14546

Tax Account No. 209.01-1-1.112
Property Address: 2298 Scotts-Mumford Rd
Assessed: \$550,200
Requested: \$475,000

Terry Robbins had been designated by John Byrnes to speak on his behalf. The home was purchased in 2021 for \$415,000, it was assessed for \$190,000 at that time. They have since constructed an attached 1,000 sq. ft. in law apartment. Mr. Robbins stated that this assessment has gone up every year, where most of the neighbors' assessments have not been raised.

W. Izard made a motion to lower the assessment to \$475,000 based on the evidence. The motion was seconded by S. Stein and passed as follows:

*Mario Angotti – aye
Wanda Izard -aye
Steve Stein -aye
Karina Shumanski -aye*

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| 7) | Generate Capital/Helios
Energy NY 1, LLC
560 Davis St, Ste 250
San Fransico, Ca 94111 | Tax Account No. 199.03-1-5.1
Property Address: 1190 Scottsville Mumford Rd
Assessed: \$3,624,567
Requested: \$3,077,846 |
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This was a mailed in application. The Assessor stated that the State provides a computer model program for solar farms that calculates market value for Solar farms to establish assessment.

K. Shumanski made a motion to uphold the assessment based on insufficient evidence. The motion was seconded by W. Izard, and passed as follows:

*Mario Angotti – aye
Wanda Izard -aye
Steve Stein -aye
Karina Shumanski -aye*

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|----|--|---|
| 8) | Mary Webber
PO Box 906
Scottsville, NY 14546 | Tax Account No. 200.03-1-2.102
Property Address: River Rd
Assessed: \$31,900
Requested: \$20,900 |
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This was a Stipulation. The Assessor lowered the assessment to \$22,900. This property is a land locked piece of land.

W. Izard made a motion to accept the Stipulation amount of \$22,900. The motion was seconded by K. Shumanski. and passed as follows:

*Mario Angotti – aye
Wanda Izard -aye
Steve Stein -aye
Karina Shumanski -aye*

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

Respectfully submitted,

Renee Smith
Recording Secretary