

**TOWN OF BRIGHTON TOWN BOARD  
FINANCE AND ADMINISTRATIVE SERVICES COMMITTEE  
MEETING AGENDA**

**Meeting Date: Wednesday, August 17, 2022 (8:30 a.m.)**

**Location: *AUDITORIUM*, Brighton Town Hall**

1. Approval of Minutes – Receive and file minutes of the August 3<sup>rd</sup>, 2022 meeting.
2. Approve appointment of (name here) to the Deputy Court Clerk Full Time position effective August 29, 2022 (Justice Court) - Request from Lisa Pavlovyeh for Town Board action to approve the appointment of (name here) to the position of Deputy Court Clerk full-time effective August 29<sup>th</sup>, 2022. Salary shall be set at Group 3 Step 1 \$41,787.20 (35 hours per week) of the Non Represented Employee Salary & Wage Schedule. This is a permanent appointment and will be subject to the successful completion of a 52-week probationary period with all other benefits as outlined in the Town of Brighton's policies. This is the replacement for Sandie Jonas who is retiring on September 9<sup>th</sup>, 2022 (see letter from L. Pavlovyeh).
3. Declare one 2012 white Chevy Impala sedan as surplus to be sold at either live or online auction (Public Works Dept.) – Request from Mike Guyon for Town Board action to declare one 2012 white Chevy Impala sedan ID# 6G1MK5U22CL661919 as surplus to be sold at either the live or online municipal auction. This vehicle is currently being used by the Fire Marshal's department and the cost of repairs will exceed the value of the vehicle. The Fire Marshal will be replacing this vehicle with a Ford Explorer from the Brighton Police Department (see letter from M. Guyon).
4. Accept the Bridge NY Funding award in the amount of \$757,681 for the French Road Bridge maintenance project and authorize the Finance Department to make the necessary budget amendments (Highway Dept.) – Request from Mike Guyon for Town Board action to accept the Bridge NY funding in the amount of \$757,681 and authorize the Supervisor to execute any contracts and related documents to this award. This award represents 2021 NY Bridge program application amount for \$757,681 which is inclusive of all anticipated design and construction services (see letter from M. Guyon).
5. Authorize the promotion of Nikolas Walker from Laborer to Motor Equipment Operator (MEO) effective on August 29<sup>th</sup>, 2022 (Highway Dept.) – Request from Mike Guyon for Town Board action to approve the promotion of Nikolas Walker from a Laborer to a Motor Equipment Operator (MEO) in the Highway Department. The promotion will be effective August 29<sup>th</sup>, 2022, will serve a 26 week probationary period and is in accordance with the CSEA contract (see letter from M. Guyon).

6. Authorize the promotion of Carson LaDelfa from Laborer to Motor Equipment Operator (MEO) effective on August 29<sup>th</sup>, 2022 (Highway Dept.) – Request from Mike Guyon for Town Board action to approve the promotion of Carson LaDelfa from a Laborer to a Motor Equipment Operator (MEO) in the Highway Department. The promotion will be effective August 29<sup>th</sup>, 2022, will serve a 26 week probationary period and is in accordance with the CSEA contract (see letter from M. Guyon).
  
7. Review request to complete a Town-wide re-evaluation of property values for the Town of Brighton (Assessor's Dept.) – Request from Pam Post for committee review of the option to conduct a Town-wide re-evaluation of the property values for the Town of Brighton. The last re-valuation was completed in 2018 and since that time our equalization rate has dropped from 100% to 89% for the 2023 budget year. Pam will discuss her proposal and the estimates for the costs. Pending guidance from the committee, changes will be made to the 2023 budget request for the Assessor's department (see letter and documents from P. Post).
  
8. Review new increase in Income Limit for Senior Citizens and people with disabilities (Assessor's Dept.) – Request from Pam Post for committee review of the several options that exist to increase the current income base rate to \$50,000 for the 50% assessment reduction. Governor Hochul has recently signed legislation to give Towns, Counties and Schools the option to increase the current income levels. (see letter and documents from P. Post).

**The next regularly scheduled meeting of the FASC will be held on  
TUESDAY, September 6, 2022 at 3:30 p.m. in the  
AUDITORIUM at the Brighton Town Hall.**

All members of the public are invited to attend FASC meetings.

**\*\*AS PER THE REGULAR SCHEDULE\*\***

**Brighton Town Board**  
**Finance and Administrative Services Committee**  
**Meeting Notes from the Wednesday August 3, 2022 Meeting**

**ATTENDEES**

**FASC Committee members:**

Jason DiPonzio (Chair)  
William Moehle  
Paula Parker (Staff to the Committee)  
**Absent:** Robin Wilt (Committee Member)

**Other Town Councilmembers:**

**Department Heads/Other attendees:**

Mike Guyon (Highway/Public Works)  
Evert Garcia (Public Works)  
Dan Aman (Town Clerk)

The Town Board's Finance and Administrative Services Committee (the FASC) met at 8:30 a.m. and reviewed a number of contractual, procurement, finance and/or budget, and personnel related matters referred by Town departments and is prepared to make recommendations to the full Town Board as follows:

**Approval of Minutes:** Approval of Minutes – Receive and file the minutes of the July 20, 2022 meeting.

**Town Bid/Proposal Authorizations and Awards:**

Award bid for 2022 Elmwood Ave. Sidewalk Improvements to Keeler Construction in an amount not to exceed \$155,800 (Public Works Dept.) - The FASC discussed with Mike Guyon the request from Chad Roscoe for Town Board action to award the bid for the Elmwood Avenue Sidewalk Improvements to the lowest responsible bidder, Keeler Construction, in an amount not to exceed \$155,800. Further action to authorize the Supervisor to execute an agreement with Keeler Construction for said services. As noted, the CDBG Block grant will only cover \$60,000 of this project. Additional funding by the Town of Brighton will be necessary to complete this project. Therefore, the Finance Department should be authorized to appropriate the necessary funds from unappropriated fund balance (909) to cover the additional cost of this project (see letter from C. Roscoe).

The FASC recommends the Town Board take favorable action on this matter.

### **Grant Authorizations and Acceptances:**

Authorization to apply for the 2022 Zero Emission Vehicle (ZEV) Infrastructure Grant Program through NYS Office of Climate Change for DC fast charging stations (Public Works Dept.) – The FASC discussed with Mike Guyon and Evert Garcia the request from Brendan Ryan for Town Board approval to grant authorization to apply for the 2022 Zero Emission Vehicle Infrastructure Grant through NYS Office of Climate Change. The program would pay for 80% of the installation of DC fast charging stations in public lots. It is anticipated to apply for the maximum amount of \$500,000 for two or more level 2 or DC fast charging stations installed in public lots. There is a 20% cash match required by the grant to a maximum of \$100,000 for a total maximum project of \$600,000. Further authorize the Town Supervisor and/or his designee to execute any documents related to this grant application. Funding for the cash match will be determined upon the award of the grant (see letter from B. Ryan).  
The FASC recommends the Town Board take favorable action on this matter.

### **Contracts and Contract Change Orders:**

Award RFQ contract to Ravi Engineering & Land Surveying, P.C. for services related to the French Road Bridge Improvement Project in an amount not to exceed \$150,000 (Highway Dept.) – Request from Evert Garcia for Town Board action to approve and authorize the Supervisor to execute an agreement with Ravi Engineering & Land Surveying, P.C. for preliminary design, detailed design, construction and construction inspection services for the French Road Bridge Project as outline in the Request For Qualifications dated 5/2/2022. Funds for these services are provided for in the 2021 NY Bridge program award of \$757,681 which is inclusive of all anticipated design and construction services (see letter from E. Garcia).

It was noted that there is a 5% match on this award. The budget for this project will be set up in the Capital Projects Funds due to the cost of the project.  
The FASC recommends the Town Board take favorable action on this matter.

### **Budget Amendments and Transfers:**

No matters for this meeting.

### **Personnel Matters:**

Authorize salary increases for the Highway Foreman effective with the pay period beginning on August 8, 2022 (pay date of August 26, 2022) (Highway Dept.) – the FASC discussed with Mike Guyon his request for Town Board action to approve a change in the Highway Foreman's salary from 100,398.48 to \$105,418.40 – a 5% increase effective with the pay period beginning August 8, 2022 and a pay date of August 26, 2022. This salary adjustment is being given based on the actual hours worked and the excellent performance of the two highway foreman (M. Hagreen and W. Haefner) (see letter from M. Guyon).  
The FASC recommends the Town Board take favorable action on this matter.

Authorization & approval of part time Clerk III in the Town Clerk's Office – The FASC discussed with Town Clerk Dan Aman his request for Town Board action to approve the appointment of Jazlynn Gamble to the permanent part time position of Office Clerk III in the Town Clerk's Office. The first date of employment will be no earlier than August 15<sup>th</sup> pending paperwork and background results. Salary will be set at \$17.86 per hour (Group V Step 1 of the Part-Time and Seasonal Employee Wage Schedule) for 17.5 hours weekly. All other terms and conditions per the Town's employment policies for non-represented part-time and seasonal employees (see letter from D. Aman). The FASC recommends the Town Board take favorable action on this matter.

**Other Matters for Action of the Town Board:**

No matters for this meeting.

**Other Matters for Discussion Only:**

**INFORMATIONAL:** The 2023 Budget Workshop and budget process schedule was reviewed. It was noted that this schedule may change during the 2023 budget cycle season.

**Matters Tabled for Research and/or Discussion:**

No matters for this meeting.

**Executive Session:**

No matters for this meeting.

The meeting was adjourned at 9:20 am.

**The next regularly scheduled meeting of the FASC will be held on  
Wednesday, August 17<sup>th</sup>, 2022 at 8:30 AM  
in the **AUDITORIUM\*\*** at Brighton Town Hall.  
All members of the public are invited to attend FASC meetings.  
**\*\*AS PER THE REGULAR SCHEDULE\*\*****

# JUSTICE COURT

TOWN OF BRIGHTON

MONROE COUNTY

2300 ELMWOOD AVENUE, ROCHESTER, NY 14618

PHONE: (585) 784-5152 FAX: (585) 784-5380

## JUSTICES

KAREN MORRIS

JOHN FALK

August 9, 2022

Supervisor William Moehle  
The Honorable Town Board  
Finance and Administrative Services Committee  
Town of Brighton  
2300 Elmwood Avenue  
Rochester, NY 14618

Re: Deputy Court Clerk Position

Dear Supervisor Moehle and Honorable Members:

On behalf of the Town of Brighton Justice Court, I would ask your honorable body approve and authorize the appointment of TBD to the position of Deputy Court Clerk effective August 29, 2022. The starting annual salary for this full-time 35 hours per week position will be \$41,787.20 (Group 3 Step 1 of the 2022 Non-Represented Employee Salary and Wage Schedule).

As you are aware, Ms. Jonas is retiring effective September 9, 2022. Sandie will be greatly missed and we wish her the best in retirement. In an effort to fill this vacancy we posted the position on the appropriate websites, the 7<sup>th</sup> Judicial District and various outreach agencies. I am pleased to announce we have an outstanding and qualified candidate. We received numerous resumes; however, one individual in particular stood out from all the others.

The permanent appointment would be subject to a fifty-two (52) week probationary period beginning upon appointment. TBD will receive two (2) weeks of vacation which will accrue at the rate of .833 days per month according to the standard schedule and you are eligible to use vacation after you have completed six (6) month of service. All other benefits will follow the Town of Brighton's benefit policies that apply to the non-represented full time positons.

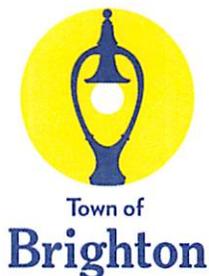
Thank you for your time and consideration in this matter.

Sincerely,



Lisa Pavlovych  
Chief Administrative Clerk to Town Justice

cc: W. Moehle  
K. Gordon  
P. Parker  
T. VanPutte



Public Works  
Department

Mike Guyon, P.E.  
Commissioner of Public  
Works

August 15, 2022

The Honorable Finance and Administrative Services Committee  
Town of Brighton  
2300 Elmwood Avenue  
Rochester, New York 14618

re: Fire Marshal Vehicle  
Declaration of Surplus Equipment

Dear Chairman DiPonzio and Committee Members:

The Assistant Fire Marshal has been using the 2012 White Chevrolet Impala sedan to travel to and from fire inspections. The vehicle requires the installation of a complete exhaust system including the catalytic converter. While this vehicle has been out of service the Fire Marshals department has been using a BPD Ford Explorer as a replacement vehicle. In lieu of repairing the Chevy Impala, we are proposing to permanently replace this vehicle with the BPD Ford Explorer. Therefore, we are requesting that the 2012 Chevrolet Impala sedan, vin # 6G1MK5U22CL661919 be declared surplus and put up for auction.

As always, thank you for your consideration. I will be in attendance at your regularly scheduled August 17, 2022 meeting in the event that you have any questions regarding this matter.

Sincerely,

Michael E. Guyon

Cc Chris Roth  
Paula Parker  
Ken Gordon



## Public Works Department

Mike Guyon, P.E.  
Commissioner of Public  
Works

August 12, 2022

The Honorable Finance and Administrative Services Committee  
Town of Brighton  
2300 Elmwood Ave.  
Rochester, NY 14618

Re: French Road Preventative Maintenance Project  
Bridge NY Funding

Dear Council Person Diponzio and Committee Members:

On December 15, 2021 the Town of Brighton was informed that the preventative maintenance rehabilitation project for the French Road bridge over Allen Creek was approved for funding through the 2021 Bridge NY program. The funding amount is \$757,681. A copy of the funding announcement is attached.

The project includes the removal of the asphalt wearing surface, concrete curbing and existing guide railing. The excessive lane width will be reallocated to allow for a sidewalk to be installed along the south side of the bridge and new railing will be installed on both sides of the bridge. Concrete repairs will be completed to all areas with deteriorated concrete on the abutments, wing walls, and fascias. All work will be done well within the existing ROW and minimal environmental issues are expected.

I am requesting that the Town Board accept the funding through the 2021 BRIDGE NY program in the amount of \$757,681; authorize the supervisor and/or his representative to sign documents associated with this funding and authorize the Finance Department to complete the necessary budget transfers and amendments to fund this project.

As always, thank you for your consideration. I will be in attendance at your regularly scheduled August 17, 2022 meeting in the event that you have any questions regarding this matter.

Respectfully,

Michael E. Guyon

Cc Bridget Monroe  
Paula Parker  
Evert Garcia

Attachment



Department of  
Transportation

KATHY HOCHUL  
Governor

MARIE THERESE DOMINGUEZ  
Commissioner

NICOLAS A. CHOUBAH, P.E.  
Acting Chief Engineer

December 15, 2021

Mr. Michael Guyon  
Commissioner of Public Works  
Town of Brighton  
2300 Elmwood Avenue  
Rochester, NY 14618

Dear Mr. Guyon:

The New York State Department of Transportation is pleased to announce that the Town of Brighton application for French Road over the Allen Creek has been approved for funding through the 2021 BRIDGE NY program in the amount of \$757,681.

Projects were selected through a competitive scoring process and consideration of available funds. A representative from the Department's regional office will contact you to discuss the next steps of your project.

If you have any questions regarding this award, feel free to contact Nicolas Choubah at (518) 485-0937 or [Nick.Choubah@dot.ny.gov](mailto:Nick.Choubah@dot.ny.gov).

Sincerely,

Marie Therese Dominguez  
Commissioner



## Public Works Department

Mike Guyon, P.E.  
Commissioner of Public  
Works

August 15, 2022

The Honorable Finance and Administrative Services Committee  
Town of Brighton  
2300 Elmwood Avenue  
Rochester, New York 14618

re: Proposed Promotion  
Laborer to Motor Equipment Operator, MEO

Dear Chairman DiPonzio and Committee Members:

The Town Highway Department currently has three Motor Equipment Operator vacancies. A vacancy for Truck #56 was posted on July 21, 2022. We received six applicants for this position and selected Nikolas Walker. Therefore, I am recommending:

- 1) Mr. Nikolas Walker be promoted from laborer to Motor Equipment Operator, MEO, effective August 29, 2022 subject to Town Board action;
- 2) The promotion is subject to a 26-week probationary period effective as of August 29, 2022;
- 3) The other terms of hiring and employment shall also be in accordance with the current CSEA contract as well as other necessary documentation that shall be provided to our Human Resources Department.

This appointment and position is classified as "noncompetitive" by the Monroe County Civil Service Commission. This position and salary has been accounted for in the 2022 budget. Mr. Walker is a well-qualified candidate as demonstrated by his experience.

As always, thank you for your consideration. I will be in attendance at your regularly scheduled August 17, 2022 meeting in the event that you have any questions regarding this matter.

Sincerely,

Michael E. Guyon  
Commissioner of Public Works

cc: S. Zimmer  
P. Parker  
B. Monroe  
T. Van Putte  
K. Gordon  
E. Padulo



## Public Works Department

Mike Guyon, P.E.  
Commissioner of Public  
Works

August 15, 2022

The Honorable Finance and Administrative Services Committee  
Town of Brighton  
2300 Elmwood Avenue  
Rochester, New York 14618

re: Proposed Promotion  
Laborer to Motor Equipment Operator, MEO

Dear Chairman DiPonzio and Committee Members:

The Town Highway Department currently has two Motor Equipment Operator vacancies. A vacancy for Sweeper #88/Sidewalk Tractor #112 was posted on July 5, 2022. We received two applicants for this position and selected Carson LaDelfa. Therefore, I am recommending:

- 1) Mr. Carson LaDelfa be promoted from laborer to Motor Equipment Operator, MEO, effective August 29, 2022 subject to Town Board action;
- 2) The promotion is subject to a 26-week probationary period effective as of August 29, 2022;
- 3) The other terms of hiring and employment shall also be in accordance with the current CSEA contract as well as other necessary documentation that shall be provided to our Human Resources Department.

This appointment and position is classified as "noncompetitive" by the Monroe County Civil Service Commission. This position and salary has been accounted for in the 2022 budget. Mr. LaDelfa is a well-qualified candidate as demonstrated by his experience.

As always, thank you for your consideration. I will be in attendance at your regularly scheduled August 17, 2022 meeting in the event that you have any questions regarding this matter.

Sincerely,

Michael E. Guyon  
Commissioner of Public Works

cc: S. Zimmer  
P. Parker  
B. Monroe  
T. Van Putte  
K. Gordon  
E. Padulo



# Assessor's Office

Pamela Post  
Town Assessor

June 28, 2022

RE: Revaluation Proposal and Timeline

The last town wide Re-Val was completed in 2018. Since then, we have lived through unexpected and unprecedented changes due in part to the pandemic. These economic changes have impacted real estate property values. In Brighton, in particular, we have seen a spike in sale prices that are well over list prices; days on market has decreased to only 6 days on average; and delayed negotiations and bidding wars are now commonplace. Larger urban centers are being vacated and people are flocking to communities where “home base” is a desirable place to be. Nowhere fits that bill better than Brighton NY and the frenzy to own a home here has caused our assessed values to be way out of line with market values. In keeping with NYS Assessment practices, these are indicators that it is time for the next Revaluation!

## PROPOSED TIMELINE

- **Fall 2022 – Spring 2023** :Inventory updates, neighborhood visits, RPS checked for parcel accuracy (improvements and condition)
- **Summer 2023 – January 2024** – Land tables and New Models are put in place in RPS
- Sales comparables are chosen for each neighborhood
- Each parcel is reviewed to ensure sales used are the best available
- New tentative values are put on parcels in valuation folder
- **January 2024** - Change Notices printed and mailed to owners
- **February 2024 – April 2024** -Informal review period – meet with residents to answer questions and go over sales used to determine new values. Make changes if appropriate
- **May 1 2024** – Filing of the Tentative Roll; Continue to meet with residents, stipulation changes through Grievance Day
- **May 28,2024** - Grievance Day (Additional Days may be required)
- **July 1, 2024** – Final Roll 2024 Filed

## ADDITIONAL STAFFING REQUIREMENTS

- **Sylvia Staples** – Residential and RPS Re-assessment Consultant – Start June 2023 Hourly Rate \$50.00 – not to exceed \$20,000. (Training for Assessor in land tables and RPS models included)
- **Commercial Valuation Expert and Consultant** (TBD) – Start October 2023 - As needed not to exceed \$20,000
- **Real Property Appraisal Aide** – Start July 2023 – July 2024



# Assessor's Office

Pamela Post  
Town Assessor

Pamela Post  
Assessor  
Town of Brighton

## ESTIMATED COST

The budget for this reassessment would be divided into 2 years of work.

2023 – June - December

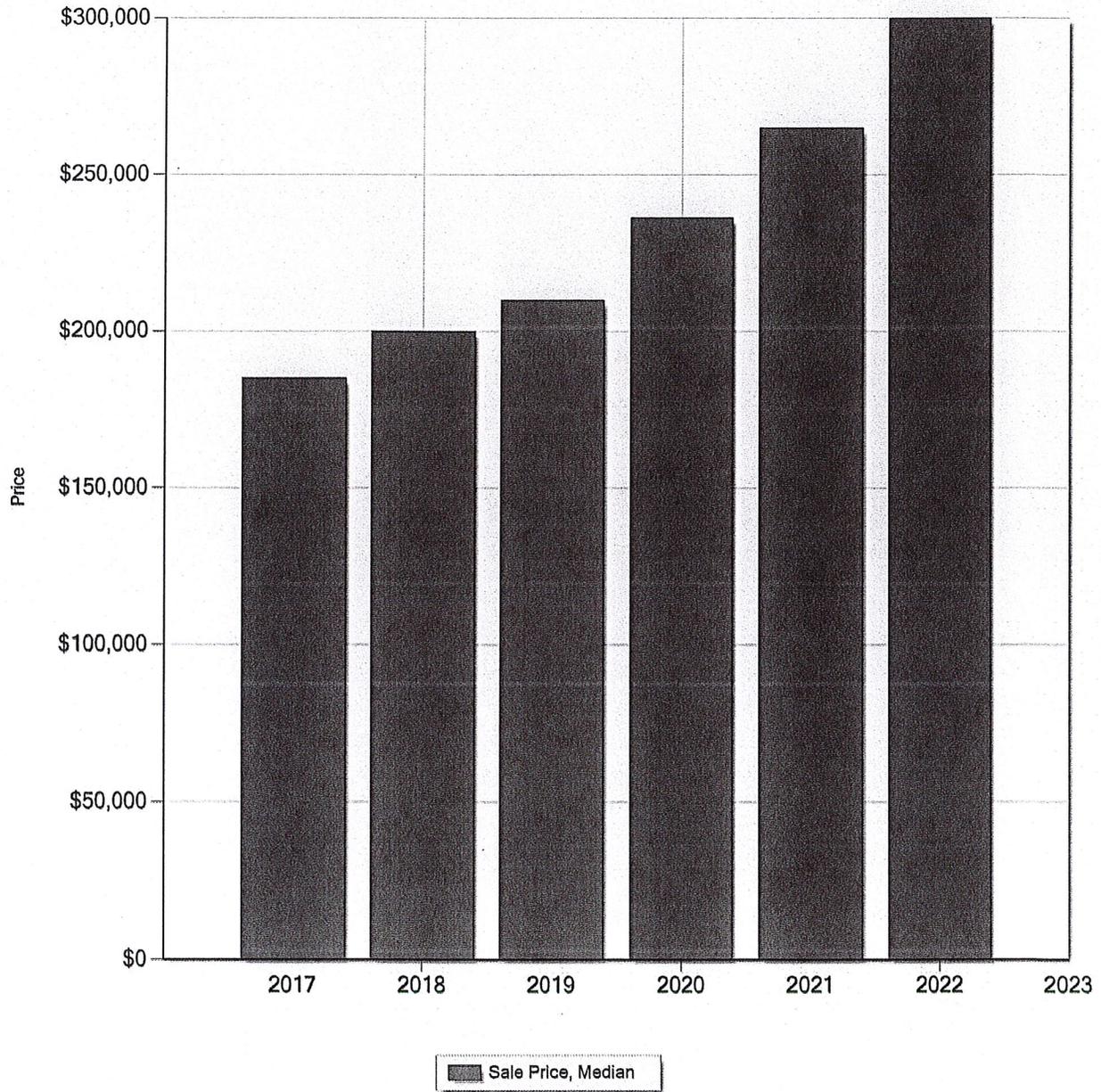
2024 – January - July

<u>2023</u>		<u>2024</u>	
SS - Res -	\$10,000	\$10,000	
TBD Comm	\$10,000	\$10,000	
Appraisal Aide	\$25,000	\$30,000	
Supplies, Mailings	\$6,000	\$6,000	
Gas, Misc	<u>\$5,000</u>	<u>\$5,000</u>	
Total 2023	56,000	Total 2024	61,000

Overall Estimate \$117,000, say **\$120,000** request spread over 2 years to complete an “in house” town-wide reval to be completed for the Final Roll 2024.

\*Additionally 3-4 Board of Assessment Review Members brought on for 2024 so that we could have 2 separate Boards. These are volunteer positions so very little added expense.

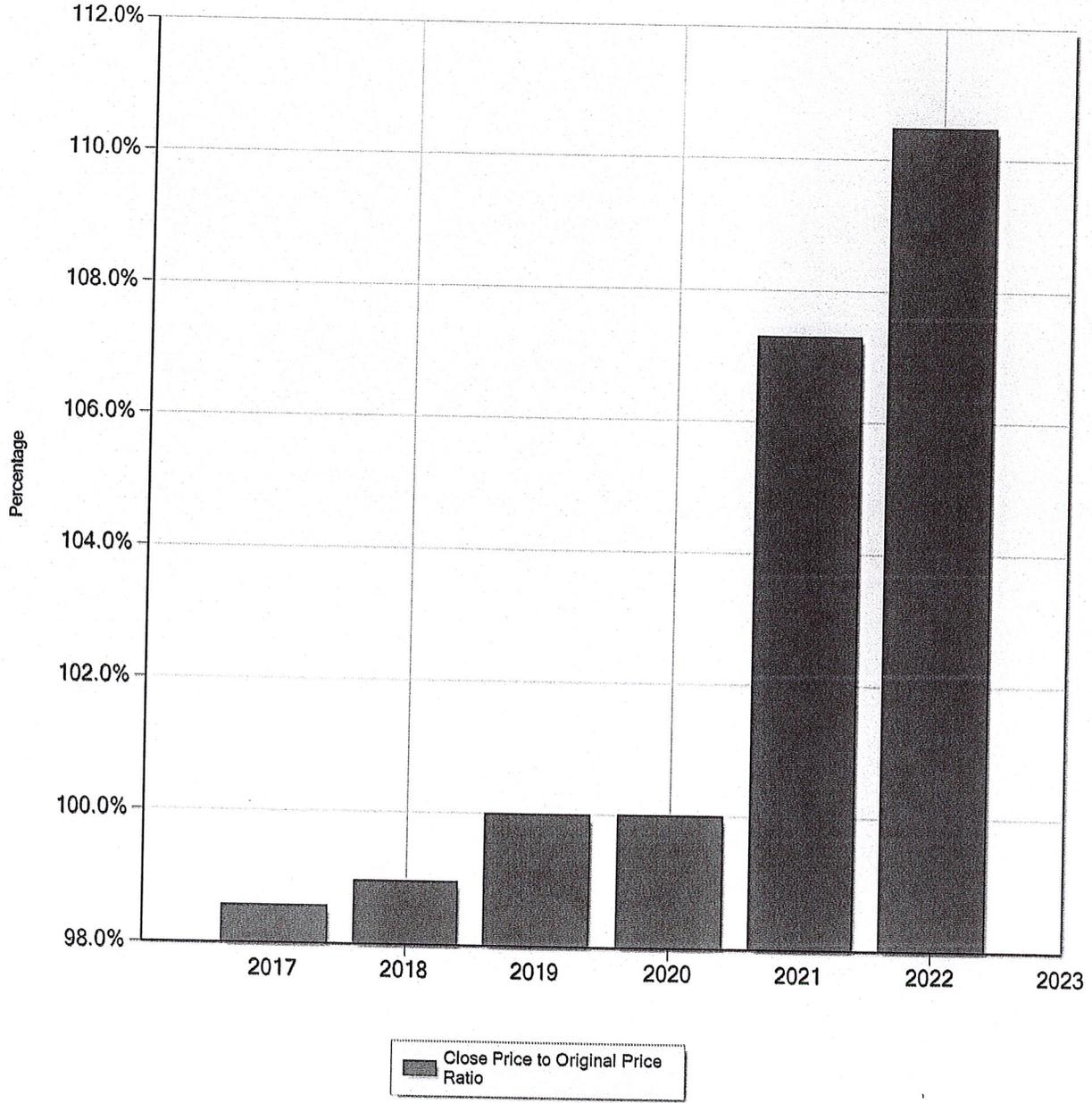
### Historic Sales Price Trend



#### Search Criteria

Time frame is from Jan 2017 to May 2022  
Property Type is 'Single Family Residential'  
Town/City is 'Brighton'  
Results calculated from 1,909 listings

### Historic Sales Price Trend



#### Search Criteria

Time frame is from Jan 2017 to May 2022  
Property Type is 'Single Family Residential'  
Town/City is 'Brighton'  
Results calculated from 1,909 listings



RAR

NYS ORPTS Municipal Profile

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*Residential Assessment Ratio Information*

Monroe County

[What is a RAR?](#) | [How to calculate a RAR?](#) | [Rescission](#) | [Special Provisions](#)

To view the RAR History for a municipality, click on a SWIS code.

2022 Residential Assessment Ratios [Choose Year](#)

Swis Code	Town Village	Municipality Name	RAR	RAR Established
<a href="#">261400</a>	City	Rochester	84.22	01/26/22
<a href="#">262000</a>	Town	Brighton	82.19	02/28/22
<a href="#">262200</a>	Town	Chili	91.00	02/28/22
<a href="#">262400</a>	Town	Clarkson	78.75	02/28/22
<a href="#">262600</a>	Town	Gates	82.77	02/28/22
<a href="#">262800</a>	Town	Greece	79.54	03/09/21
<a href="#">263000</a>	Town	Hamlin	71.73	02/28/22
<a href="#">263200</a>	Town	Henrietta	100.00	02/28/22
<a href="#">263400</a>	Town	Irondequoit	71.87	03/21/22
<a href="#">263600</a>	Town	Mendon	78.00	02/28/22
<a href="#">263800</a>	Town	Ogden	75.96	02/28/22
<a href="#">264000</a>	Town	Parma	75.38	02/28/22
<a href="#">264200</a>	Town	Penfield	100.00	02/28/22
<a href="#">264400</a>	Town	Perinton	80.00	02/28/22
<a href="#">264600</a>	Town	Pittsford	82.00	02/28/22
<a href="#">264800</a>	Town	Riga	100.00	02/28/22
<a href="#">265000</a>	Town	Rush	88.48	02/28/22
<a href="#">265200</a>	Town	Sweden	100.00	02/28/22
<a href="#">265400</a>	Town	Webster	64.00	02/28/22
<a href="#">265600</a>	Town	Wheatland	72.72	04/25/22
<a href="#">265800</a>	Town	East Rochester	78.99	02/28/22

Note:

Please note RAR's listed on this page are subject to revisions pending any changes to assessment and/or equalization rate data. Villages that have terminated their assessing unit status will not appear on this list. ORPTS makes every effort to present accurate and reliable data on this Internet site, but this information is susceptible to change on a daily basis. The best and most accurate source of information about your municipality can be obtained by contacting your local assessor.

*Do tax rates drop after a re-val?*

SCHOOL TAX RATES

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
BRIGHTON	26.52	25.99	25.19	24.71	27.60	27.06	27.18	26.52	25.93	25.00	24.49
PENFIELD	24.25	23.75	24.07	24.72	28.59	27.11	26.90	26.01	25.25	24.30	24.02
PITTSFORD	26.06	26.67	25.78	25.30	29.16	27.13	26.91	25.72	25.08	24.27	23.77
RUSH-HEN.	19.95	19.09	19.82	20.08	22.51	20.93	20.77	20.13	19.60	19.18	18.93
WH-CHILLI	21.08	21.87	22.58	22.31	26.34	24.93	24.85	23.84	23.01	23.01	22.37

BASIC STAR PROGRAM – if receiving exemption on School Tax bill

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Brighton 262001	741.00	741.00	741.00	741.00	741.21	771.14	795.00	779.00	764.00	749.00	734.59
Penfield 264201	713.00	712.57	722.00	741.66	788.00	772.56	774.00	759.00	744.00	728.94	720.50
Pitstford 264601	759.00	759.00	759.00	758.94	789.00	773.34	772.00	757.00	742.00	727.00	713.10
Rsh-Hen 265001	573.00	572.66	594.53	602.41	609.00	596.60	610.75	599.00	587.00	575.33	568.00
Wh-Chilli 265601	632.37	656.08	669.00	669.38	725.00	710.52	718.00	704.00	690.35	684.00	670.99

TOWN RATES

2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
5.24	5.17	5.00	4.96	5.57	5.57	5.53	5.56	5.34	5.25	5.19	5.21

COUNTY & TOWN RATES

2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
13.61	13.11	13.28	13.27	15.00	14.49	14.33	14.12	13.60	13.58	13.30	13.29

BRIGHTON CENTRAL SCHOOL DISTRICT

461-9670  
 2035 Monroe Avenue  
 Rochester, NY 14618 063

RUSH-HENRIETTA CENTRAL SCHOOL DISTRICT

359-5000  
 2034 Lehigh Station Road  
 Henrietta, NY 14467 549

PENFIELD CENTRAL SCHOOL DISTRICT

249-5700  
 PO Box 900  
 Penfield, NY 14526 488

WHEATLAND-CHILLI CENTRAL SCHOOL DISTRICT

889-4500  
 13 Beckwith Avenue  
 Scottsville, NY 14546 697

PITTSFORD CENTRAL SCHOOL DISTRICT

267-1000  
 75 Barker Road  
 Pitstford, NY 14534 500

Sampling from June sales Matrix 2022  
5 DOM

7 DOM

**369 Avalon Dr**



List Price: \$335,000 S-Sold  
Sale Price: \$375,000  
ML#: R1407737  
Status: S-Closed/Rented  
Type: Single Family Residential  
Area: Brighton-Monroe Co.-262000  
Beds/Bth: 4/2.1  
Acres: 0.35

Closed Date: 06/27/2022 Assmt 195,000 92%↑

**11 Greenwich Ln**



List Price: \$629,000 S-Sold  
Sale Price: \$817,500  
ML#: R1401231  
Status: S-Closed/Rented  
Type: Single Family Residential  
Area: Brighton-Monroe Co.-262000  
Beds/Bth: 4/3.1  
Acres: 0.20

Closed Date: 06/27/2022 Assmt 399,900 104%↑

**48 Sonora Pkwy**



List Price: \$209,900 S-Sold  
Sale Price: \$265,000  
Sell Concess: \$00  
ML#: R1403504  
Status: S-Closed/Rented  
Type: Single Family Residential  
Area: Brighton-Monroe Co.-262000  
Beds/Bth: 3/1.1  
Acres: 0.17

Closed Date: 06/20/2022 Assmt 156,800 69%↑

**284 Chelmsford Rd**



List Price: \$239,900 S-Sold  
Sale Price: \$324,500  
ML#: R1406404  
Status: S-Closed/Rented  
Type: Single Family Residential  
Area: Brighton-Monroe Co.-262000  
Beds/Bth: 3/1.1  
Acres: 0.25

Closed Date: 06/23/2022 Assmt 200,700 62%↑

Sale prices are (Median 80.5%) over assessed value

06-2022

**78 Trevor Court Rd**



List Price: \$525,000  
Sale Price: \$500,000  
ML#: R1110078  
Status: S-Closed/Rented  
Type: Single Family Residential  
Area: Brighton-Monroe Co.-262000  
Beds/Bth: 5/3.2  
Acres: 0.30

25 DOM

Closed Date: 06/08/2018

Assmt 480,800 4% ↑

**320 Inwood Dr**



List Price: \$335,000  
Sale Price: \$320,000  
ML#: R1112120  
Status: S-Closed/Rented  
Type: Single Family Residential  
Area: Brighton-Monroe Co.-262000  
Beds/Bth: 4/3  
Acres: 0.62

12 DOM

Closed Date: 06/29/2018

Assmt 282,900 13% ↑

**65 Runnymede Rd**



List Price: \$307,500  
Sale Price: \$317,000  
ML#: R1106622  
Status: S-Closed/Rented  
Type: Single Family Residential  
Area: Brighton-Monroe Co.-262000  
Beds/Bth: 4/3  
Acres: 0.38

19 DOM

Closed Date: 06/11/2018

Assmt 280,200 13% ↑

**273 Hollywood Ave**



List Price: \$294,900  
Sale Price: \$312,000  
ML#: R1115701  
Status: S-Closed/Rented  
Type: Single Family Residential  
Area: Brighton-Monroe Co.-262000  
Beds/Bth: 4/2.1  
Acres: 0.30

2 DOM

Closed Date: 06/22/2018

Assmt 298,200 5% ↑

Sale prices are (Median 9%) over Assessed Values

06-2018



NYS ORPTS Municipal Profile

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*Town of Brighton Equalization Rate History*

[What is an Equalization Rate?](#)

[| Town of Brighton](#) | [| Monroe County](#) | [| Equalization Rates within County](#) |

State					
Rate	Equalization		Date	Level of	CAP Section
Year	Rate	Status	Established	Assessment†	Code†† 1402(3)‡
2022	89.00	final	05/27/2022	89.00	
2021	95.00	final	05/27/2021	95.00	
2020	100.00	final	06/18/2020	100.00	
2019	100.00	final	07/31/2019	100.00	
2018	100.00	final	07/19/2018	100.00	
2017	89.00	final	08/07/2017	89.00	
2016	94.00	final	08/01/2016	94.00	
2015	95.00	final	07/29/2015	95.00	
2014	98.00	final	07/24/2014	98.00	
2013	100.00	final	08/09/2013	100.00	
2012	100.00	final	07/24/2012	100.00	
2011	100.00	final	07/28/2011	100.00	
2010	100.00	final	07/23/2010	100.00	
2009	100.00	final	07/31/2009	100.00	
2008	100.00	final	07/30/2008	100.00	
2007	83.00	final	07/27/2007	83.00	
2006	86.00	final	08/01/2006	86.00	
2005	91.00	final	08/01/2005	91.00	
2004	95.00	final	07/22/2004	95.00	
2003	98.00	final	08/01/2003	98.00	
2002	100.00	final	08/01/2002	100.00	
2001	96.51	final	07/23/2001	100.00	
2000	98.31	final	08/16/2000	100.00	
1999	101.46	final	02/25/2000	100.00	
1998	97.24	final	01/29/1999		
1997	97.79	final			
1996	100.75	final			
1995	100.10	final			
1994	105.47	final			
1993	6.99	final			
1992	6.99	final			
1991	7.08	final			



## Assessor's Office

Pamela Post  
Town Assessor

August 15, 2022

### **RE: New Increase of Income Limits for Senior Citizens and people with disabilities**

- Governor Kathy Hochul has recently signed legislation that allows Towns, Counties, and Schools the option to raise the income levels for the Limited Income Senior Citizens and people with disabilities.
- Currently, if you are 65 years or older and make \$29,000 or less, you can get an exemption for 50% off your assessed value. Town of Brighton has adopted a sliding scale option meaning if you make more than \$29,000, but less than \$37,400 you can still get a smaller reduction that decreases as your income increases.
- The new legislation gives us the option to raise the base income amount to \$50,000 for the 50% assessment reduction. In keeping with the adopted sliding scale option, a qualifying person making up to \$58,399.99 would receive a 5% exemption.
- There are 186 parcels that receive this exemption reducing the Town Taxable by \$11,525,370
- Unlike the STAR program, this shortfall is picked up by all the other taxpayers in the town.
- It is impossible to estimate the overall impact a change in income limit will have because we have no way of knowing the income for all of the seniors in the town – but the increase would be significant
- The last this amount was changed was in 2009
- The option exists to raise the income to some amount between \$29,000 - \$50,000

I have reached out to other assessor's for feedback on what their municipalities are planning. So far, I have not spoken with anyone who has made a firm decision but we are meeting in September to discuss further.

I would be interested in your feedback.

Pamela Post  
Assessor  
Town of Brighton

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## Legislative Update from NYSAA!

1 message

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**New York State Assessors Association** <admin@nyassessor.org>  
To: Town of Brighton Town of Brighton <pamela.post@townofbrighton.org>

Thu, Aug 11, 2022 at 9:25 AM



**New York State**  
Assessors Association, Inc.

Dear Member,

We wanted to send you a quick update on legislative developments in Albany. Gov. Kathy Hochul recently signed into law two bills that affect property tax exemptions for seniors and first-time homebuyers.

Bill S.3085A/A.3956A now allows municipalities to increase the maximum income eligible for New York's real property tax exemption to \$50,000 for people aged 65 and over and people with disabilities.

Bill S.8890/A.9135 extends the option for local municipalities to provide a property tax exemption for first-time homebuyers purchasing newly constructed homes through 2028. The option had been set to expire at the end of this year.

More information about these bills is available on the governor's website:  
[click here](#)

Bill A3491B/S5946B, also known as the condo bill, would allow municipalities to value newly constructed and converted cooperative and condominium units as they would other real property to alleviate any negative tax impacts placed on the locality by the current statute. This bill passed both chambers in the recent legislative session and is awaiting delivery to the governor before December 31, 2022.

We have had a number of inquiries about the temporary restraining order against implementation of the state's final wind and solar appraisal model, which a New York State Supreme Court Justice issued back in April. The restraining order for the solar model is still in place. We are monitoring the progress of the lawsuit and will notify our membership of any developments.

# Senior citizens exemption

[Printable version \(PDF\)](#)

Local governments and school districts in New York State can opt to grant a reduction on the amount of property taxes paid by qualifying senior citizens. This is accomplished by reducing the taxable assessment of the senior's home by as much as 50%.

To qualify, seniors generally must be 65 years of age or older and meet certain income limitations and other requirements. For the 50% exemption, the law allows each county, city, town, village, or school district to set the maximum income limit at any figure between \$3,000 and \$50,000. The maximum income limit for properties in New York City is \$50,000.

Localities have the further option of giving exemptions of less than 50% to seniors whose incomes are more than \$50,000. Under this option, called the "sliding-scale option," such owner can have a yearly income as high as \$58,399.99 and get a 5% exemption in places that are using the maximum limit.

Please check with your local assessor, city/town clerk, or school district to determine which local options, if any, are in effect.

## Application forms and instructions

To apply or reapply for the senior citizens exemption, file the applicable form with your assessor:

- **for first-time applicants:** [Form RP-467, \*Application for Partial Tax Exemption for Real Property of Senior Citizens\*](#), or
- **for renewal applicants:** [Form RP-467-Rnw, \*Renewal Application for Partial Tax Exemption for Real Property of Senior Citizens\*](#).

See [RP-467-I, \*Instructions for Form RP-467 Application for Partial Tax Exemption for Real Property of Senior Citizens\*](#).

## Application deadline

In most communities, the deadline for submitting exemption applications is March 1. However, the dates vary in some cities and counties. Please confirm the date with your assessor. You can find contact information for your assessor in [Municipal Profiles](#).

Some municipalities permit late filing in certain hardship situations or for exemption renewals. Contact your assessor to see if your municipality offers these provisions.

When qualifying seniors buy property after the deadline, then the senior can apply up to 30 days after the purchase. The assessor then has 30 days to decide whether the senior would have qualified for the exemption if the senior owned the property as of the deadline.

## Exemption for persons with disabilities

Local governments and school districts in New York State can opt to grant a reduction on the amount of property taxes paid by qualifying persons with disabilities.

To qualify, persons with disabilities generally must have certain documented evidence of their disability and meet certain income limitations and other requirements.

The basic exemption is a 50% reduction in the assessed value of the legal residence of the qualifying disabled person. For the basic exemption, the law allows each county, city, town, village, or school district to set the maximum income limit at any figure between \$3,000 and \$50,000.

Localities have the further option of giving exemptions of less than 50% to persons with qualifying disabilities whose incomes are more than \$50,000. Under this option, called the "sliding-scale" option, a qualifying owner can have a yearly income as high as \$58,399.99 and get a 5% exemption in places that are using the maximum limit.

Please check with your local assessor or the clerks of the local governments and school district involved to determine which local options, if any, are in effect.

### Application form

#### Initial application

To apply complete Form RP-459-c, *Application for Partial Tax Exemptions for Real Property of Persons with Disabilities and Limited Incomes*. The form must be filed with your municipal assessor.

#### Renewal

Annual renewal is required. To renew, file Form RP-459-c-Rnw, *Renewal Application for Partial Exemption for Real Property of Persons with Disabilities and Limited Incomes*.

For information and instructions see Form, RP-459-c-Ins, *General Information and Instructions about the Partial Tax Exemptions for Real Property of Persons with Disabilities and Limited Incomes*.

Assessor Manual, Exemption Administration: RPTL Section 459-c

**Note:** Proof of permanent disability need be submitted only in the year of the initial application or, if necessary, in the year following the determination of a permanent disability.

#### Application deadline

In most communities, the deadline for submitting exemption applications is March 1. However, the dates vary in some cities and counties. Please confirm the date with your assessor. You can find contact information for your assessor in our [Municipal Profiles](#).

When the property is owned by one or more persons, and one or more of the owners qualify for this exemption while others qualify for the [Senior citizens exemption](#), the owners have the option of choosing the more

old income max	new with \$50K	% exemption
\$ 29,000	\$ 50,000	50%
\$ 29,999	\$ 50,999	45
\$ 30,999	\$ 51,999	40
\$ 31,999	\$ 52,999	35
\$ 32,899	\$ 53,899	30
\$ 33,799	\$ 54,799	25
\$ 34,699	\$ 55,699	20
\$ 35,599	\$ 56,599	15
\$ 36,499	\$ 57,499	10
\$ 37,399	\$ 58,399	5
\$ 37,400	\$ 58,400	0

Sliding  
Scale  
7/6

S W I S T O T A L S  
 UNIFORM PERCENT OF VALUE IS 089.00  
 \*\*\* EXEMPTION SUMMARY \*\*\*

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
25300	NP ComSer/	22	129724,849	129724,849	129724,849
25500	NP Med/Den	3	2733,600	2733,600	2733,600
25600	NP Health	1	625,400	625,400	625,400
26250	Historical	1	383,100	383,100	383,100
26400	Inc Vol Fi	2	293,900	293,900	293,900
28110	NP Snr/Hnd	1	594,500	594,500	594,500
28520	NFP Nursin	1	11159,700	11159,700	11159,700
41001	COL Vets C	64	4560,828	4560,828	
41121	Wartime Ve	327	8760,885	5470,215	
41131	Combat Vet	195	8792,625	5475,100	
41141	Disabled V	89	4517,085	3410,120	
41151	CW_10_Vet	19	149,460	149,460	
41171	CW_Disbid_	1	22,860	22,860	
41400	Clergy	18	27,000	27,000	27,000
41640	Vol Fire/A	32	789,920	789,920	789,920
41700	Agricultura	1	60,000	60,000	60,000
41720	Ag Dist_Ch	1	182,300	182,300	182,300
41800	Ltd Inc Se	170	10285,373	10377,260	10886,125
41822	Parent/Grp	1	50,000		
41834	ENH STAR	1,433			99139,920
41854	BAS STAR	3,402			96926,000
41930	Lmtd Inc D	16	1148,110	1148,110	1148,110
41963	Historic P	2	51,000	51,000	
47612	BIP C	1	27,500		
	T O T A L	6,356	802010,790	794361,017	971796,219

\*\*\* GRAND TOTALS \*\*\*

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	11,209	692094,390	3004876,164	2899615,474	2907265,247	2925895,965	2729830,045
5	SPECIAL FRANCHISE	33		52563,525	52563,525	52563,525	52563,525	52563,525