

**TOWN OF SENECA  
LANDFILL STATUS REPORT**

February 18, 2025

**Gas Infrastructure:**

Gas field maintenance is ongoing. Planning for next year's well drilling and infrastructure upgrades completed, contract for drilling is out for bids.

**Stormwater:**

All stormwater controls are functioning as designed.

**Operations:**

Daily operations are going well with no issues currently. Blown litter clean-up continues from the last few wind events, contractors continuing to pick litter from tree's along County Road 5.

**Regulatory:**

Activities and events at the landfill (tours, collection events, etc.):

**Transfer Station:**

**TOWN OF SENECA  
HIGHWAY DEPARTMENT  
FEBRUARY 2025 MONTHLY REPORT**

Town of Seneca Highway Department report from January 21, 2025 to February 18, 2025.

- With the ground finally freezing up we were able to mow the backsides of ditches around the town.
- Replaced the air horn valve on the 2017 International Truck #1. Replaced the rear shocks, fuel pump and one of the rear brake chambers on the 2016 International Truck #9 also fixed an air leak on it as well. Replaced the air line pressure regulator that controls the plow and wing on the 2011 international truck #5.
- Ordered a new 2026 Mack Granite truck with Viking plow equipment and all season dump body through Conway Beam truck group to replace the 2014 International truck #8.
- Serviced, rotated tires and took the 2024 Chevy Pickup to Ultimate Undercoating to have it rust proofed.
- Brian, Pat and I attended FLWWC training in Canandaigua.
- Rodney Swartley has retired after almost 33 years in the highway department. Kevin Moore resigned from the water department to take his place.
- Kevin Stape has resigned from the highway department. I have hired Colby Olsen as an MEO to fill his position.
- Pulled the 4 slide-in sanders out of the trucks to clean and check chain tension.
- Since the December meeting we have gone out 42 times on 23 different days and used approximately 560 tons of Salt, Sand, Magic Minus Zero Mix.
- Repaired snow fence as needed from the many high wind events. Even though we had the stakes pounded in the ground before it froze, we have not been able to install the remainder of the fence because of the high winds.
- Performed preventative maintenance inspections on all trucks and made repairs as needed.
- Showed Pat how to enter codes and manage cards on the fuel pumps.
- We still have approximately 300 tons salt mix left. With current lead times of approximately 3 weeks, I have ordered 300 tons from American Rock Salt on February 5<sup>th</sup>. This will hopefully carry us through the remainder of the season.

Jim

**TOWN OF SENECA  
WATER DEPARTMENT  
FEBRUARY 2025 MONTHLY REPORT**

Town of Seneca Water District report from January 21<sup>st</sup>, 2025 to February 17th, 2025

- State Report for January has been completed and turned into the Health Department.
- Monthly samples taken and passed.
- Dig safe tickets as requested.
- Flushed dead end hydrants.
- Shoveled and salted where needed.
- Assisted highway in plowing and salting when needed.
- Changed Frozen meter at 2227 Lake to Lake Rd.
- Shutoff water at 5384 CR 29.
- Changed frozen meter and thawed out meter pit at 1103 RTS 5&20.
- Advised customer on frozen pipes at 2145 West Main.
- Turnoff water at 3028 Seneca Castle Rd.
- Contacted homeowner at 4110 Flint Rd about large leak after meter.
- Contacted homeowner at 2214 Mott Rd about leak after meter.
- Clean, paint and inspect pusher machine to get ready for upcoming year.
- Adjusted pump #2 speed at Kashong Switch Rd and locked out Pump #1 due to it needing rebuilding. Estimate that we have received to rebuild pump #1 is approximately \$20,000 with a lead time of 7 weeks. We can use the pump in an emergency but I am waiting to see the lead time on the new pumps before spending the money to rebuild it.
- Meet with contractor at 2050 SR 245.
- Continuing updating records.
- Inventory on parts put together restock list and get quotes.
- Service 2022 Ferris mower, 2024 Hustler mower and 2004 Generac Generator.
- Consult distributors about discontinuation of K-11 Hydrant parts.
- Investigated electrical issue with 2020 Chevy 1500 found trailer plug corroded cleaned and greased plug.
- Adjust needle valve in CR 4 PRV pit to make opening and closing of pressure reducing valve slower to prevent water hammer.
- Investigate potential leak at 2033 CR 4.
- Remove snow from areas in front of hydrants and on top of valves where needed.
- Responded to emergency after hours call from property owner at 4694 Redman Rd. Meter had frozen and broke had to shut off water, pump out concrete meter pit and install new meter base.
- Assisted contractor with locating water main on Rilands Rd.
- Met with property owner at 2763 Orleans Rd about potential service installation.
- Trouble shoot generator at EFI during power outage on 2/16/25.

Jim and Cordell

## *Town of Seneca Zoning Office*

3675 Flint Rd  
Stanley, NY 14561

February 18, 2025  
To: Town Board Members  
From: Jerry Hoover  
Re: Monthly report

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Enclosed is my monthly report for your review.  
Included for your review are the following:

- Highlights of activities for the month.
- Overview of collected fees for the month (payment detail report).
- Copy of the monthly permits issued report.
- Various attachments

Respectfully submitted,



Jerry Hoover

### ***Highlights of monthly activities – Zoning Office:***

As you recall, there were concerns from a constituent last month regarding the placement of signs in door yards for applicants with the Zoning or Planning Board. Internal discussion was held early in 2024 about requiring an applicant to place a sign in their yard indicating their property was under review rather than the town sending out neighbor notification letters. Historically, a legal notice published in the Finger Lakes Times has been and still is the OFFICIAL notification as required in Town Law. That will remain in place unless the Town Board chooses otherwise. All other notifications, such as neighbor letters, sign posting, website notification are courtesy and not a requirement. Some surrounding towns have chosen to utilize a yard sign as a courtesy notification versus neighbor letters. These have tended to be political style signs on wire frames that result in varying degrees of durability throughout the year with continual use. We ordered 6 reflective blue and white signs from the Ontario County Highway sign department and have received them. They will be bolted to a 4ft steel post for an applicant to place in the ground. We will begin implementing them this month.

Last year the Town Board adopted a local law requiring the registration of short term rentals within the town. A registration form has been developed and letters and registration forms have been sent to all known short term rental property owners within the town. We have identified 8 known properties. Of the 8, 2 are determining if they will continue to rent short term.

You may not be aware that there have been two surveys circulated, one by Ontario County Planning and one by the Yates-Ontario Building Officials organization regarding zoning and code enforcement in Ontario and Yates Counties. As you might imagine, these positions have historically not been the easiest to fill as folks retire. Often times a municipality with multiple zoning and code officials loses one of their staff that chooses to apply for a position in a municipality with an individual officer. It seems like the Victor, Canandaiguas, Farmingtons are routinely training new personnel for them to then leave for other municipalities and existing officials bounce from town to town to fill gaps.

The Civil Service regulations, training requirements, constant public interaction (not always positive), 24hr on call requirements, and alleged political pressure, don't always make the position look enticing. There are towns around us that have moved to 2 zoning and code officials along with full or part time clerical staff further driving the need for finding additional personnel.

For this particular town, the Town Board, in my career, has treated this position with respect and has ALWAYS been very fair and supportive to me personally and professionally. My hope is that the board feels the town is treated the same way by me. I believe we are still a community that only needs only one person to complete the work load and I do not anticipate that changing.

I believe the surveys may have resulted in some wide ranging opinions on level of work, financial compensation, level of support from supervision, etc. In the event that the board receives information back from either organization with the results of their surveys, I would request that you please speak with me and I will gladly re-enforce that this is my opinion that the Town of Seneca is an exceptional town to work for.

# Assessor's Report

## February 18, 2025

Attached is the State's final market analysis for the FVM 2025 cycle. As we are doing a 2025 revaluation, we do not receive an Overall Rate as it is assumed we will be going to 100%. Our Level of Assessment and RAR (residential assessment ratio) will also be 100%.

Sylvia Staples and I have been working on the models that assist with the revaluation. I am now in the process of reviewing. Land sales have been reviewed, analyzed, and the land tables have been updated.

Keep in mind those receiving the Ag Land Exemption taxable amount will only be charged on the ceiling amount which has by law a 2% maximum change up or down.

### Land values History:

Prime Site					\$21,000	\$40,000	
Farm Land History	2008-	2012-		2016-	2018	2020-	Change
	2011	2014	2015	2017	2019	2024	2025

Soil Type	Soil Class	Was	Was	Was	Was	Was	Was	Was
Good	1 & 2	\$2200	\$2800	\$3250	\$3600	\$4500	\$5000	\$8500
Normal	3 & 4	\$2000	\$2600	\$3050	\$3300	\$3600	\$4000	\$8000
Poor	5 & 6	\$1800	\$1800	\$2000	\$2300	\$2300	\$2300	\$4500

Neighboring towns have the following land values: Which I verified 2/2025

Gorham -	Good	\$6500	Normal	\$4500	Poor	\$2800
Hopewell -	Good	\$5500	Normal	\$4500	Poor	\$3000
East Bloomfield	Good	\$6000	Normal	\$5000	Poor	\$3000
Geneva -	Good	\$9000	Normal	\$8000	Poor	\$7000
Benton-	Good	\$10,400	Normal	\$9400	Poor	\$8400
Torey -	Good	\$10,400	Normal	\$8400	Poor	\$7400

Shana Jo

# ONTARIO COUNTY FVM 2025

CTY	MA	SWIS	MUNI	2025 Trends				2025 PDC CAMA	2025 PDC Sale Ratio	2025 MTA Ratio	2025 PDC Overall Ratio
				A Class	B Class	C Class	D Class				
	66	3202	CANANDAIGUA	6	4	9	4	95.78	95.61	95.69	95.77
	67	3205	GENEVA	11	4	9	4	84.47	87.11	85.77	88.51
	71	3220	BRISTOL	8	5	9	8	81.11	79.67	80.38	81.05
	71	3222	CANADICE	8	5	9	0	78.31	NA	78.31	79.39
	68	3224	CANANDAIGUA	3	4	9	-1	88.20	NA	88.20	88.30
	71	3226	E. BLOOMFIELD	8	5	9	3	88.87	93.10	90.94	91.71
	69	3228	FARMINGTON	8	5	9	0	80.29	78.71	79.49	
	72	3230	GENEVA	6	4	9	7	82.53	NA	82.53	84.82
	68	3232	GORHAM	3	5	9	0	84.98	NA	84.98	84.67
	72	3234	HOPEWELL	6	4	9	-4	93.82	92.60	93.21	94.11
	72	3236	MANCHESTER	6	5	9	5	85.10	94.65	89.62	90.94
	75	3238	NAPLES	11	4	9	9	94.38	92.48	93.42	93.41
	72	3240	PHELPS	6	5	9	1	72.75	62.44	67.20	69.60
	71	3242	RICHMOND	8	5	9	0	62.88	69.11	65.85	
	72	3244	SENECA	6	4	9	0	80.05	76.68	78.33	
	68	3246	S. BRISTOL	3	5	9	US	71.94	71.79	71.86	66.77
	80	3248	VICTOR	4	4	9	US	65.88	63.68	64.76	64.45
	71	3250	W. BLOOMFIELD	8	5	9	-7	69.25	69.20	69.22	71.98

## ONTARIO 32

\* Blue Italicized MTA (Residential) Ratios are "Reassessment" Municipalities

Major Roll Type	Measured Full Value	Measured Roll Assessed Value	Base Market Value	Aggr Adjustment Factors			Estimated Market Value	Measured Roll Ratio	Quantity Change Factors			Preliminary Estimated Market Value 2024 Roll	2024 Roll Assessed Value	Preliminary Market Value 2024 Roll Ratio
				2022 (1)	2023 (1)	2024 (1)			2021 (2)	2022 (2)	2023 (2)			
A 2024 CAMA														
B 2022 Local Data	28,790,650		28,790,650	4	7	4	33,319,765	86.41	1.0311	1.0778		200,061,274	160,149,050	80.05
C 2022 Local Data	125,306,750		125,306,750	14	12	9	174,390,908	71.85	0.9904	0.9956		171,949,435	123,562,900	71.86
D 2022 Local Data	24,397,204		24,397,204	20	2	0	29,862,178	81.70	1.0000*	1.0000*		29,862,178	20,795,047	69.64
Non-Residential Totals		178,494,604					237,572,851	75.13	0.9983	0.9897		234,721,977	176,353,247	75.13
All Type Totals												434,783,251	336,502,297	77.40(3)

(3) = This preliminary market value ratio is not an equalization rate, nor is it the assessing unit's LOA. This is ORPTS preliminary market value ratio estimate and all data on this page is subject to change. All ratios on this report are non-binding upon the decisions made by ORPTS in confirming LOAs. This ratio does not reflect any assessment changes between the 2024 and 2025 assessment rolls. The ultimate responsibility for determining the LOA in an assessing unit belongs to the assessor.

- (1) The aggregate market adjustment factor is the percent increase or decrease that the major type estimated market value is adjusted between years.
- (2) An asterisk (\*) following a quantity change factor indicates there was a five percent or more change in level of assessment between the measured roll and the PDC roll for the major type(s), and the assessment between the measured roll and the PDC roll for the major type(s), and the quantity change factor shown is the assessed value for that roll year for the major type(s) divided by the assessed value from the prior roll year for the major type(s).



Major Type	Measured Roll Value	ORPS Full Value	Measured Roll Value	Base Market Value	Aggr Adjustment Factors				Estimated Market Value	Measured Roll Ratio	Quantity Change Factors				Preliminary Market Value 2024 Roll	2024 Roll Assessed Value	Preliminary Market Value 2024 Roll Ratio
					2022 (1)	2023 (1)	2024 (1)	2025 (1)			2021 (2)	2022 (2)	2023 (2)	2024 (2)			
A 2024 Sales Ratio																	
B 2022 Local Data	28,790,650	28,790,650	28,790,650	28,790,650	4	7	4	33,319,765	86.41	1.0311	1.0778	37,028,255	31,995,300	86.41			
C 2022 Local Data	125,306,750	125,306,750	125,306,750	125,306,750	14	12	9	174,390,908	71.85	0.9904	0.9956	171,949,435	123,562,900	71.86			
D 2022 Local Data	24,397,204	24,397,204	24,397,204	24,397,204	20	2	0	29,862,178	81.70	1.0000 *	1.0000 *	29,862,178	20,795,047	69.64			
Non-Residential Totals	178,494,604	178,494,604	178,494,604	178,494,604				237,572,851	75.13	0.9983	0.9897	234,721,977	176,353,247	75.13			
All Type Totals												443,575,720	336,502,297	75.86(3)			

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# Town Clerk's Report

January 2025

→ The month of January was a busy yet productive month here in the office! The office processed the following:

New Dog Licenses	2
Dog License Renewals	1
Dogs with changed status <i>(deceased, moved, lost, etc).</i>	1
Unrenewed Dogs handed over to Dog Control	0
<i>*Please note there are more payments in my basket that have not been entered yet as I am playing catch-up from the tax collection season. These numbers are not accurate for those who actually renewed their licenses. I will submit two sets of numbers next month displaying what was collected.</i>	
Marriage Licenses	0
DEC Total Sales	\$380.00
DEC State Portion	\$375.82
DEC Commission to the Town	\$4.18
Certified Copies	0
Other:	0

→ **WATER BILLING:**

- Completed the January water bill collection.
- Fixed incorrect bills as needed.
- Worked around a credit card processing issue- I have not had the chance to dive into why there is a system error, but I have been using a “work-around” to get the payments into the system.
- Completed a couple of deactivations and final bills.
- Sent out repair bills as needed.
- Created an electronic version of the form for the Water Department to use to keep track of the hydrants.
- Collected \$228,651.48 in water payments

→ **TOWN CLERK:**

- Returned Pavilion Deposits as needed.
- Wrote the minutes from the January Board Meeting.
- Received payments for dog licenses (some are still to be entered).
- Assisted people in reserving the Pavilion as needed.

→ **TAX COLLECTION:**

- Collected: \$1,821,722.90 in tax payments.
- Sent out most receipts (I still have a small pile to catch up on, to be sent tomorrow).
- Dealt with a couple of bounced checks and incorrect payments as necessary.

→ **COMMUNICATIONS**

- Worked on the website as much as I could and added information where necessary.
- Assisted Shana Jo in creating a calendar for the Planning and Zoning Boards.
- Updated the Pavilion Calendar as needed.

Respectfully,  
Haley S. Eagley

