

**Village Board  
Approved Meeting Minutes  
July 2, 2024**

Present: Mayor Lee, Trustees, Speer, Zabelny, Farrell, Fowler  
Village Manager Shari Wilson-Pearce  
Code Enforcement Officer Mark Mazzucco  
Deputy Clerk Amy Harter  
DPW Superintendent Jeff Pearce  
Asst. Superintendent Chad McManus

Absent: Treasurer Maryalice Edwards

Guests: Linda Viney, Ignatius LaDelfa, Debbie Hebing, Marco Mattitoli

Mayor Lee called the meeting to order at 5 p.m. with the Pledge of Allegiance and a moment of silence. The meeting was held in the Board Room and was available via Zoom.

**Recreation**

Tom Venniro provided the board with upcoming events within the department. A new bus for senior transportation will be ordered; it may take one year to be delivered.

Holiday Celebration: Ryan Rockafellow has scheduled the event to take place on December 7<sup>th</sup> on Main Street, this has been held for the past two years and has been very well attended.

**Resolution** to close Main Street on December 7<sup>th</sup> from 1:30 pm – 6:30 for the Holiday celebration. Motion made by Trustee Speer, seconded by Trustee Zabelny. Carried 5-0.

## Code Enforcement

Mark Mazzucco reported on the status of the Building Department.

**Dog Sitting Business:** Mark spoke to the property owner of 163 Sherwood Drive. The owner has three dogs and cares for two dogs on a daily basis. The dogs are dropped off in the morning and picked up in the late afternoon.. The owner also cares for 1-2 dogs on a weekly basis. There have been no complaints on this business, it was brought to Mark's attention that it is advertised on social media. The owner expressed their willingness to obtain a Conditional Use Permit. The property owner is a former Veterinary Technician with many years experience with dogs. The board discussed the low impact of the neighborhood and have agreed to give the owner the option to apply for a Conditional Use Permit or to cease advertising the business. Mark will keep the board updated.

**29 Short Hills Drive:** There have been several complaints about barking dogs. Mark mailed an Order to Remedy letter to the property owner with instructions they must cease operating a dog training business without approval from the Zoning Board of Appeals. The Town of Parma Dog Control Officer has also been in contact with the owner regarding the complaints about barking dogs. Fines will be assessed for each complaint. The owners stated the dogs will be removed from the property by July 10<sup>th</sup>.

**100 Lake Avenue:** The property had a house fire in June and the property is uninhabitable. The owner has been cited for several property violations. The owner must clean up the outside area and a dumpster is currently on the property. This will be an ongoing situation.

**46 Parkwood Lane:** Shari met with the property owner about maintenance issues. The owner is trying to make the repairs, the cost is prohibitive. There are home improvement grant opportunities through Monroe County. Shari will continue to keep in contact with the owner.

Mark reported that Ron Bragg has discovered violations while conducting fire inspections. Ron continues to monitor these properties for the necessary repairs.

## Treasurer

Maryalice Edwards was not in attendance.

## DPW Superintendent

**Resolution** to increase the wages of Kevin Burritt by \$1.00 per hour. Motion made by Trustee Fowler, seconded by Trustee Farrell. Carried 5-0.

**Rochester Earth Inc:** A meeting was held including Mayor Lee, Trustee Speer, Jeff Pearce, Shari Wilson Pearce and Dave Willard (MRB Group) to discuss the extra costs that REI is seeking from the South Avenue water main project. They are seeking an additional \$28,037.00. The board agrees to pay an additional \$19,366.00 and to close out the project if they accept our

offer. The board feels strongly that the company underbid this work and the Village DPW provided additional support to them during the project.

**Resolution** to pay Rochester Earth Inc, \$19,366.00 for additional change orders from the South Avenue Water Main Crossing. Motion made by Trustee Fowler, seconded by Trustee Zabelny. Carried 5-0.

New Employee: Nick Delvecchio will start employment with the DPW on 7/8/2024.

### **Manager's report**

Recreation: The Intermunicipal Agreement expires in December. The board discussed the need to increase the rent to mirror the leases with the Community Center. The department has had an increase in their activities, specifically the senior program. There are a number of residents in the building daily and constant updates are necessary including new tables and electrical improvements for the air conditioning system in the Ingham Room.

Greenlight: Shari recently received an email requesting permit information for the installation of internet service for some of our residents. Shari has reported each month to the board that there has been no communication from them for the past several months. The scope of this project is extensive, and she expects it to take a lot of time and effort on both departments.

**Resolution** to authorize the Village Manager and Treasurer to attend the NYCOM Fall Training September 16-20. Motion made by Mayor Lee, seconded by Trustee Zabelny. Carried 5-0.

**Resolution** to renew a variable rate with NOCO Energy for the term August 2024-July 2025. Motion made by Mayor Lee, seconded by Trustee Zabelny. Carried 5-0.

### **Public Hearing**

#### **231 and 261 East Avenue**

Mayor Lee opened the public hearing at 6:00 p.m. for public comment to consider the following application:

Wegmans Specialties LLC, for a Re-Subdivision of 231 and 261 East Avenue 2.065± acres of Tax Accounts #032.06-3-12.21 (231 East Avenue) with 6.129± acres of Tax Account #032.06-3-13.111 (261 East Avenue). After re-subdivision, the area of 261 East Avenue will be 8.195 ± acres.

SEQR was completed at the June meeting.

Lisa Stappenbacher, 22 Short Hills Drive, she is concerned for additional traffic in the area with more homes being built. She noted how difficult it is to turn left from Short Hills Drive onto East Avenue. A brief discussion took place regarding traffic. Mr. Laber noted the site plan review will likely include a traffic study and this meeting is strictly to discuss re-subdivision of land. This meeting is only to consider subdivision of land.

Kay Melvin, 25 Short Hills Drive, commented that the Village does not need more development and would prefer the land to remain open, especially for wildlife. It was noted that this is private property and not for public use.

**Resolution** to approve the re-subdivision of 231 and 261 East Avenue 2.065± acres of Tax Accounts #032.06-3-12.21 (231 East Avenue) with 6.129± acres of Tax Account #032.06-3-13.111 (261 East Avenue), making the parcel size 8.195 ± acres. Motion made by Trustee Fowler, seconded by Trustee Farrell. Carried 5-0.

### **150 Old Hojack Lane**

Mayor Lee opened the public hearing for public comment to consider the application for Marco Mattioli, property owner of 150 Old Hojack Lane (Hilton-Parma Self-Storage, Inc.) for a Re-Subdivision of 150 Old Hojack Lane, Lot-1 (11.956± acres) of Tax Account #023.20-1-5.11. After re-subdivision, Lot R1-B will be 7.945 ± acres and Lot R1-A 4.011 ± acres. This property is zoned Light Industrial.

There was no public comment. Mayor Lee closed the public hearing at 6:14 p.m.

**Resolution** to approve the SEQR to declare a negative declaration, motion made by Trustee Farrell, seconded by Trustee Zabelny. Carried 5-0.

**Resolution** to approve the re-subdivision of 150 Old Hojack Lane, Lot-1 (11.956± acres) of Tax Account #023.20-1-5.11. The lot sizes are as follows: Lot R1-B is 7.945 ± acres and Lot R1-A is 4.011 ± acres.

### **Public Forum**

Mayor Lee read the Public Forum procedures and opened the meeting to the public at 6:20 p.m.

Vending Machine Lease: Cody Kelly has sold the vending machine located in the Community Center and is seeking approval to transfer the lease to the new owners. Shari Pearce will work with Ciara Cannon and Renaldo Rickardo to amend the lease and to obtain the necessary insurance.

**Resolution** to amend the lease for a vending machine located on the first floor of the Community Center to reflect the change in ownership from Monroe Patio and Landscaping to Ciara Cannon and Renaldo Rickardo. Motion to approve made by Trustee Farrell, seconded by Trustee Zabelny, carried 5-0.

**Minutes**

**Resolution** to approve minutes of June 4, 2024 as amended. Motion made by Trustee Farrell, seconded by Trustee Zabelny. Carried 4-0-1. Trustee Fowler abstained.

**Vouchers**

**Resolution** to approve the July vouchers with the following additions: Canandaigua National Bank \$2,986.67, Green Acre Farm \$246.99, Town of Parma \$46.62, Tri Delta Resources \$510.00, Jeff Pearce \$54.97, TI Sales \$2,011.01, Grainger \$44.25, Hilton Napa \$304.95, Jackson Welding \$18.49. Motion made by Trustee Fowler, seconded by Trustee Farrell. Carried 5-0.

Prepaid	\$3,164.97
TA	\$26,975.08
General	\$143,813.85
Water	\$36,875.02
sewer	<u>\$20,218.90</u>
Total	\$231,047.82

**Discussion**

Trustee Speer noted Monroe County recently held a meeting to discuss EMS becoming an essential service such as police and fire. The meeting was well attended by officials within the county.

Jennejahn Lodge: On June 28<sup>th</sup>, a child pulled the fire alarm at the lodge. The Fire Department responded. The fire alarm would not reset. SG Security was called for maintenance. The Superintendent asked if the security deposit of \$75 should be returned or kept. The Board agreed to not return the security deposit of \$75 to the person responsible for the lodge rented on June 28<sup>th</sup>.

On June 30<sup>th</sup>, a bird nested in the patio area and made the outdoor area unusable during the reservation. Village staff was called to the lodge to assess the situation. The Superintendent contacted the DEC and was told not to remove the bird or nest as requested by the renter. Trustee Farrell is recommending the renters be refunded a portion of the fees they paid because they could not utilize the space. Mayor Lee disagreed and stated the renters reach out to the Village Board with a request for consideration.

Music Festival: The organizers of the annual music festival are planning their event on September 7<sup>th</sup> at the Hilton carnival grounds, 133 South Avenue. Proof of insurance is required and vendors will not be charged a permit fee as this is a fundraiser for Sally Edleman Harry Gardner Cancer Research.

**Adjournment**

Motion to adjourn at 7:00 p.m. made by Trustee Fowler, seconded by Trustee Zabelny. Motion carried 5-0.

Respectfully submitted,

Amy Harter  
Deputy Clerk