

**Village Board
Meeting Minutes
February 18, 2025**

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

Guests: Shaun Logue, John Steinmetz, Kim Fay, Harry Reiter, Ignatius LaDelfa

Mayor Lee called the meeting to order at 5:30 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.

Manager

Vac Truck: The Village Manager explained the DPW Superintendent has located a used vac truck. Currently, there is \$384,000 that can be cost to purchase a used vac truck for approximately \$384,000 available for this purpose. The board discussed renting a vehicle; it is \$10,000 per month. The cost of a new vehicle is approximately \$401,000 but it won't be available until September. Trustee Speer would like to have a quote on an extended warranty for the used vehicle before a decision is made. This item is tabled for the next meeting.

Resolution to authorize the expenditure of \$80,970.00 to Bob Johnson Ford for the purchase of a 2024 Ford F550 truck. Motion to approve made by Trustee Fowler, seconded by Trustee Zabelny. Carried 5-0.

Resolution to authorize the DPW Superintendent to apply for the Community Development Block Grant in the amount of \$89,332.45. This is for sewer relining along Cedar Terrace to Bernie Whelehan Drive. Motion to approve made by Trustee Farrell, seconded by Trustee Speer. Carried 5-0.

Resolution to authorize the Manager to advertise for a second public hearing of Local Law 1 , 2025 for the adoption of the amended Chapter 275 Zoning Code and Official Zoning Map, to provide proper notification on March 4, 2025 at 6 p.m. Motion made by Mayor Lee, seconded by Trustee Fowler. Carried 5-0.

Public Hearing 6:00 p.m.

Mayor Lee to open the public hearing for Local Law 1, 2025, the adoption of the amended Chapter 275 Zoning Code and Official Zoning Map.

- Monroe County Department of Planning and Development comments; the matter determined to be local.

Shaun Logue, MRB Group, explained the project is ahead of schedule. There have been no substantial changes at this time. The SEQR will be finalized on March 4, 2025. Written comments have been received from Monroe County Department of Planning.

John Steinmetz, 81 West Avenue, commended Shaun Logue and the committee on the improved code. He questioned why a single-family house with 8,000 square foot lot, could be flipped into a six-unit building. He noted there are many houses that fit this requirement.

Specialty Restaurants: He noted this is an odd use. It was explained that a Special Use Permit is required for this purpose which gives the Zoning Board more leverage. Harry Reiter commented that the committee is looking toward the future and gave an example that if the Community Center were to be used as for businesses this would be acceptable.

Short Term Rentals: Mr. Steinmetz stated this purpose does not make sense in our area, not in favor of this is in the Residential District. He suggests that lodging should be kept in the Central Business District. Shaun noted that short-term rentals will require a Special Use Permit and will be kept to strict standards.

Central Business District: Mr. Steinmetz commented the section reads “live/work” and suggested it just read “live”.

Setbacks: Mr. Steinmetz asked for clarification on the front setback in TMD, it is proposed as none, he asked if that meant zero. Shaun explained the committee is proposing a 10’ setback. Mr. Steinmetz recommends the setback be written as “common to the set back on the block” This allows for rebuilding to match the neighborhood without a variance. A short discussion took place.

Shaun will take the comments back to the committee for review.

The public comment period will remain open for the second public hearing on March 4, 2025 at 6 p.m.

Public Forum

Public Forum is open to any member of the public to speak with the Village Board. Mayor Lee read the public forum procedures.

No one from the public chose to make any comment, Mayor Lee promptly closed the public forum period.

Citizen of the year

Resolution to select the Hilton Apple Fest Volunteers, past and present as the 2025 Citizens of the Year. Motion made by Trustee Zabelny, seconded by Trustee Fowler. Carried 3-0-2, Mayor Lee and Trustee Speer abstained.

Executive Session

Motion made by Trustee Fowler to enter into Executive Session to discuss the donation of vacation time, seconded by Trustee Farrell. Carried 5-0.

Motion to exit Executive Session made by Trustee Fowler, seconded by Trustee Farrell. Carried 5-0.

Respectfully submitted,

Amy Harter, Deputy Clerk