

VILLAGE OF LEROY BOARD OF TRUSTEES

Minutes of Workshop Meeting held on

February 12, 2024

Village Hall, 3 West Main St., Le Roy, NY

PRESENT: Mayor Gregory Rogers Clerk-Treasurer Eileen Carmel
Trustee Richard Tetrault Municipal Historian Lynne Belluscio
Trustee James Bonacquisti ZBA Board Member Bob Taylor
Trustee William Kettle Sewer Board Member Ron Pangrazio
Trustee Raymond Yacuzzo

ABSENT: Chief of Police Gregory Kellogg

OTHERS PRESENT: James Seiler, Terrance Keys, Laurie Mancuso, Jill Fitzgerald, Nikki Calhoun, Nancy Crocker, Andre Manamon

Trustee Kettle called the meeting to order at 6:30 pm, followed by the Pledge to the Flag.

WORKSHOP: UPDATE VILLAGE COMPREHENSIVE PLAN: Future Planning:

Trustee Kettle introduced Felipe Oltramari, Director of the Genesee County Department of Planning. Mr. Oltramari gave an overview of the free services his department can offer to the Village, including research, census data, mapping, community surveys, and, later, a letter of support for a community's grant application efforts.

Trustee Kettle mentioned that the mayor has drafted a Pro-Housing Community Letter of Intent to the state. Mr. Oltramari said there is an emphasis in the state right now to create more housing. In fact, the County has a Housing Needs Assessment on their website and are asking for public input from county residents about their housing experience through an anonymous, confidential Housing Survey:

https://www.co.genesee.ny.us/departments/planning/Housing_Needs_Assessment.php

Based on questions from the audience and Board, Mr. Oltramari shared the following:

- Every community in the county is at some stage in the process of updating their Comprehensive Plans. The Town of Byron completed theirs most recently.
- Communities that get help usually take 12-18 months to complete their plans versus longer, maybe up to as much as 3 years, when a community does it on their own.
- When asked whether property lot size affects housing development, he stated he didn't have an opinion, but a needs assessment will tell you a lot. Then, you have to ask, "what do you want your community to look like?"
- The county has many different types of maps available, including existing land use, future land use, infrastructure, historic structures, and more, which can be found on the county's web mapping program by zooming in on LeRoy and then switching on and off layers in the upper right hand corner:

<https://cogeneseeny.maps.arcgis.com/apps/webappviewer/index.html?id=0600d51c145b44c1b13dfb773063af03>

At this point Mayor Rogers joined the meeting and gave an update on actions taken:

- He sent a letter of intent to Governor Hochul for Pro Housing Community designation for the Village.
- He reached out to John Steinmetz regarding grants the Village could apply for.

He sees three types of homes the community needs:

- Ranch homes for retirees who wish to stay.
- Single family, growing family homes.
- Townhouses for young professionals.

Hurdles/Action Plan:

- The Village is landlocked with only a few areas possible for residential building.
- Undeveloped fields with no infrastructure. The Village can't fund the whole thing. Need to work with property owners and then work with developers who are willing to put money down to do this.
- Need to be aggressive in getting the word out.

When asked if this conversation was getting the cart before the horse, Mayor Rogers said his personal opinion is that we have to look at the environment. What's the best way to afford the quality of life we have? Other than raising taxes (and nobody wants that), we add more taxpayers. It's the motor behind paying for it.

When asked about land use development, Mr. Oltramari mentioned he heard at a recent housing summit in Albany that a quarter of the development costs are in the regulatory process, things like environmental reviews, permits, zoning, planning, etc. If LeRoy can do anything to lower that cost, it'll help. It was mentioned that currently there's a secondary review of development plans requiring a "code certified review" which costs \$600.

The Mayor listed the following areas where development could be possible: South Ave., North Ave., East Ave., West Main, Poplar Lane, South St., Robbins Rd., Warsaw Rd., North St. Trustee Yacuzzo mentioned that if the Village provided services, properties could be annexed.

Mayor Rogers asked if the audience had any ideas they wanted to share on how to develop the Village. Suggestions:

- When we have a concrete list, get a map together, consult the soil and water district, see if there are wetlands, etc.
- May be useful to get demographics on what's here now. Maybe the trend is different than what we want.
- What are we offering? Are we a rural, quiet village or something else? Get that figured out first.
- Increase the tax base, the wealth is in getting new folks in.
- Balance – new housing also has new liabilities. New housing doesn't pay off the liabilities of installing new services. Commercial, industrial, and rural make more money because they don't need the services.
- There's a map available in the Clerk's office of the Fussel development planned at one time for the end of the East Ave. area.
- Nancy Crocker, local Realtor, said the #1 reason people say they move here is the school district.

Going forward, the plan is to make a map of possible future development sites, obtain the vacant home registry list from Code Enforcement, list of maps and census data, link to county housing survey [see above], and put 2001 Comprehensive Plan on the Village website [<https://villageofleroy.ny.org/forms-and-documents>].

****Next Comprehensive Plan Workshop Meeting – March 4th at 6:30pm**** The focus will be on **Grant Opportunities with guest, John Steinmetz.**

At 7:50, the Workshop portion of the meeting concluded, and WWTF Supt. Steven Carroll and DPW Sup. Robert Lathan joined the meeting.

Andre Manamon, new Farmers' Market Director, introduced himself to the Board.

APPROVAL OF MINUTES:

A motion was made by Trustee Yacuzzo to approve the minutes of the Board of Trustees meeting on 2/12/23. It was seconded by Trustee Bonacquisti and passed unanimously.

OLD BUSINESS:

WWTF-Phase 2-STC Construction, Contractor Pay App #9 for \$19,855.00 **Trustee Yacuzzo made a motion for a Resolution to Approve Payment of Pay App #9 for \$19,855.00 to STC Construction.** It was seconded by Trustee Bonacquisti, and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti – Aye, and Mayor Rogers – Aye.

Prefab Structure: The Board discussed the proposed agreement between the Village and Getterr Done Construction for a \$63,000 prefabricated structure for which the Board had previously accepted the bid (it was reiterated that this was the only bid for the project). It will take two Village DPW employees about two months' time to put up, will be located on an existing foundation at the WWTF, using original anchors and possibly some new, and heated using radiant gas. **Trustee Tetrault made a motion for a Resolution to Accept the Agreement Between Buyer and Seller for Procurement Contracts between Village of LeRoy and Getterr Done Construction Inc.** It was seconded by Trustee Bonacquisti, and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti – Aye, and Mayor Rogers – Aye.

Appoint Election Inspectors: Clerk-Treasurer Carmel explained it's been difficult to obtain names for possible election inspectors due to small numbers and previous inspectors declining for various reasons. She put forth three names so far, but hoped that someone there may know of others who would be interested. **Trustee Kettle made a motion for a Resolution to Appoint the following election inspectors for the Village of LeRoy General Election, March 19, 2024: Mary Ellen Joy, Linda Horgan, and Eric Murphy.** It was seconded by Trustee Yacuzzo, and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti – Aye, and Mayor Rogers – Aye.

National Grid Request: Regarding the National Grid upgrade of the local transmission lines which will go through parts of LeRoy, **Trustee Yacuzzo made a motion for a Resolution to Grant a Right of Entry Request and to Allow Permission to Survey and Test on Village-owned property to National Grid and their subcontractors.** It was seconded by Trustee Kettle, and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti – Aye, and Mayor Rogers – Aye.

NEW BUSINESS:

LeRoy Town and Country Garden Club: Member Nikki Calhoun contacted the Board regarding a NYS Association of the Arts grant which the Garden Club is applying for in order to buy two benches for the Wiss Lot, created by the same artist who had already made benches for Main St. **Trustee Yacuzzo made a motion for a Resolution Authorizing the Mayor to sign a letter of support and sponsorship for the LeRoy Town and Country Garden Club's Grant Application to Buy Benches for the Wiss**

Lot. It was seconded by Trustee Bonacquisti, and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti – Aye, and Mayor Rogers – Aye.

DPW Equipment Purchase: DPW Sup. Lathan provided the Board with 4 price quotes for UTV-type equipment. LandPro Equipment, under state contract, had the least expensive quote. His plan is to help pay for the new one with the proceeds from the sale of the old piece of equipment. **Trustee Yacuzzo made a motion for a Resolution to Approve Purchase of John Deere Gator HPX615E from LandPro Equipment LLC in the amount of 26,443.84.** It was seconded by Trustee Bonacquisti, and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti – Aye, and Mayor Rogers – Aye.

RESOLUTION TO DECLARE POLICE DEPT EQUIPMENT SURPLUS FOR PURPOSE OF DISPOSAL AND TO TRANSFER FUNDS

MOTION BY Trustee Bonacquisti

WHEREAS, The LeRoy Police Department has declared the equipment listed below surplus; and WHEREAS the Village of LeRoy requires a surplus declaration of property to be made prior to disposal or sale of equipment; and

WHEREAS the Police Department desires to use the proceeds from selling the equipment listed below in order to offset the purchase of future equipment needs by placing the proceeds into A895 Police Equipment Reserve;

NOW THEREFORE, BE IT RESOLVED, the LeRoy Village Board hereby authorizes the following declared as surplus for the purpose of disposal:

- 2018 Chevrolet Tahoe Police VIN# 1GNLCDEC9JR122277

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the LeRoy Village Board of Trustees does hereby authorize the transfer of the proceeds from the sale of said equipment to A895 Police Equipment Reserve.

SECONDED BY Trustee Tetrault

Ayes: Trustee Tetrault, Trustee Yacuzzo, Trustee Kettle, Trustee Bonacquisti, and Mayor Rogers

Noes: None

Absent: None

Abstain: None

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Schedule Public Hearing: Code Enforcement Officer Mike Risewick has presented an application by Brian Kanaley for a Special Use Permit for 47 North St., to convert the old Woody's deli into a residence, thus creating a multi-family residence. **Trustee Yacuzzo made a motion for a Resolution to Schedule a Public Hearing at 7PM, 2/21/24 at 3 West Main St., To Discuss Brian Kanaley's Application for a Special Use Permit for 47 North St.** It was seconded by Trustee Bonacquisti, and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti – Aye, and Mayor Rogers – Aye.

Municipal Historian: Historian Belluscio said she had completed an 8' X 8' Eclipse Barn Quilt which will be visible from the Thruway on the side of a red barn. She also mentioned the new NYS Resolution declaring Jello Week. However, she wants people to know that the Jello Museum at the Historical Society is currently closed, as far as she is aware, and won't open again until April.

AUTHORIZATION TO PAY BILLS:

Trustee Bonacquisti made a Motion to Pay Bills, reluctantly, retroactive to 1/18/24. It was seconded by Trustee Yacuzzo and passed unanimously. Payment is as follows:

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General Fund: Auto payments, wire transfers, and check numbers 26652-26726 and 26728-26733 totaling \$215,461.49.

Cap #2 Fund: Check numbers 1235-1240, totaling \$253,172.46.

EXECUTIVE SESSION:

Trustee Kettle made a motion to go into Executive Session for Personnel Reasons. It was seconded by Trustee Tetrault, and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti – Aye, and Mayor Rogers – Aye. Mayor Rogers stated the session was for the Board and WWTF Supt. Carroll. Session was entered at 8:23 PM.

RETURN TO REGULAR SESSION:

Trustee Yacuzzo made a motion to Return to Regular Session. It was seconded by Trustee Bonacquisti, and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti – Aye, and Mayor Rogers – Aye. Session was entered at 9:15PM. Mayor Rogers stated no business was conducted during the Executive Session.

ADJOURN:

There being no further business before the Board, **Trustee Kettle made a motion to adjourn**, seconded by Trustee Bonacquisti and passed unanimously. Meeting adjourned at 9:16pm.

Respectfully submitted,
Eileen Carmel, Clerk-Treasurer