

PROCEEDING OF A REGULAR MEETING OF THE VILLAGE

BOARD OF TRUSTEES

October 8, 2024, 5 PM

PRESENT:

Mayor: Alysa Plummer
Trustees: Lili Lanphear
Justin Leitgeb
David Marshall
Lisa Cove
Village Attorney: Jeffery Turner
Village Clerk: Dorothea Ciccarelli

CALL TO ORDER

Motion by Mayor Plummer and seconded by Trustee Cove to call the meeting to order.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

CONFLICTS OF INTEREST DISCLOSURE

Mayor Plummer asked the board if they had anything to disclose. The trustees stated that they did not.

PLEDGE OF ALLEGIANCE

The room then stood and recited the Pledge.

PUBLIC COMMENT

Mayor Plummer asked if there were any public comments.

Robert Corby, 7 Washington Avenue, updated the board that the wayfinding project at the arboretum was completed and thanked the DPW for helping with the removal of invasive species.

Art Pires, 70 State Street, spoke regarding an incomplete and incorrect application presented before the planning board on 10/2/2024. He believed it should have been an area variance and wanted to bring the issue to the board.

Josie Curtice, 12 Maple Avenue, expressed her concern about the number of older trees being cut down around the village, which disturbs the view and impacts the village. She felt rules should be in place regarding tree preservation on private property and would like to have an independent arborist evaluate trees before removal, especially those that pose a risk to property.

Mayor Plummer agreed with the concerns raised and the importance of trees to the village’s history and acknowledged the need for tree preservation and regulations. She also mentioned that earlier in the year, legislation was drafted and brought before the board to protect the tree canopy but was ultimately tabled. Mayor Plummer thought that the board should revisit the possible legislation.

Abby McCray, 25 Washington Avenue, asked why a tree on Elmbrook was not designated as a heritage tree.

It was again clarified that no legislation had been passed yet and that any designation would have to be voluntarily made by the property owners.

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Robert Corby, 7 Washington Avenue, offered his assistance in the identification of heritage trees.

VILLAGE RESERVES

The board focused on the village's financial strategy regarding its general fund and reserves and discussed increasing the general fund reserve to 35% of the current fund balance to ensure a healthy balance for cash flow and unforeseen events. They also discussed moving existing reserves and the need for resolutions to facilitate this. The board considered the implications of setting fund balance policies and the importance of having sufficient reserves for emergencies and cash flow.

Motion by Trustee Marshall and seconded by Trustee Cove to direct the Village Clerk and Village Attorney to work on reserve language and resolutions.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

HOTEL TAX AND VILLAGE REVENUE OPPORTUNITIES

The hotel tax discussion focused on the potential implementation of a hotel tax in the village as a new revenue source. The board considered the implications of such a tax on businesses and visitors, with some members expressing reservations about favoring one type of commerce over another and questioning the overall necessity of the tax. Concerns were raised about the impact on the cost of staying in the village and the profitability of local businesses.

Motion by Trustee Cove and seconded by Trustee Lanphear to direct the Village Attorney to move forward with resolution in regard to collecting hotel tax as revenue for the village.

Vote: Plummer – nay, Lanphear – nay, Leitgeb – nay, Cove – nay, Marshall – nay. *Motion failed.*

The discussion concluded with a decision to conduct further research on the process and implications of implementing a hotel tax before making any decisions.

Robert Corby, 7 Washington Avenue, stated that when he was mayor, he asked the county how the hotel tax was calculated, but the answer was extremely convoluted.

UPDATE ON BANK OF AMERICA PARKING LOT

A copy of the lease agreement with the town was sent to the fire district for review. The fire district suggested the possibility of an inter-municipal agreement. However, it was unclear if such an agreement already existed. The board planned to follow up with Bill Smith from the town to discuss the lease and its implications for the fire district. The board also considered a lease agreement as a more suitable option.

SPECIAL USE PERMIT APPLICATION- 9 SOUTH MAIN STREET

Stuart Levy came forward as a representative for the applicant Brad Sluman, who had COVID-19. The applicant intends to maintain the current concept of the cafe/bar with minor updates, such as new furniture and a color change. The plan is to expand the menu to include more food options, enhancing the cafe aspect while keeping the bar. The

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business hours will remain unchanged, and no significant remodeling was planned. The board requested that additional information, such as the new name and menu, be provided to the village clerk before the public hearing.

Motion by Trustee Cove and seconded by Trustee Lanphear to set a public hearing for 9 South Main Street for a bar/restaurant Special Use Permit on October 22, 2024, at 6:00 PM.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

Peggy Carabaris, 81 South Main Street, asked for clarification on whether there would be a change in ownership, what food is planned to be served, and whether it would be different from how it is currently being run.

The board clarified that it was a change in ownership and would be a similar type of operation.

An action item was set for the board to research a change to the code language regarding restaurants or to change the village's definition of restaurants and bring it back at the next meeting. The board also requested that the minutes regarding the special permit approval for bluHorn be located and sent to the board and the Village Attorney.

PROPOSED CELL TOWER INSTALLATION AND THE LIBRARY

As the property owner, the town had received initial information from Verizon about the potential installation. The board discussed the need for the proposal to go through the Historic Preservation Board and the Planning Board for review and approval. Concerns were raised about the location choices for cell towers and the potential for the village to become a central point for such installations. The conversation also emphasized the importance of following proper channels and ensuring that all necessary approvals were obtained.

LED STREETLIGHT CONVERSION

The board discussed the benefits of this conversion, including annual savings and earning points toward the Climate Smart Community program. The board considered using grant money from NYSERDA through the Clean Energy Community program for sustainable projects to fund the conversion. There was also a discussion about the potential for the village to purchase streetlights from RG&E, which would give the village control over maintenance and repairs. The board decided to gather more information on the projects' timing and sequencing and create a summary of costs and benefits for better clarity. Additionally, there was a request for pictures of the converted fixtures to be shared with the board.

Robert Corby, 7 Washington Avenue, informed the Superintendent that two streetlights were out just east of the bridge on the south side of State Street. He also wanted to warn the board not to let RG&E increase the lumens for the new lights and to be sure that they were warm white.

Mayor Plummer stated that the board had already discussed both the lumens and the color of the light and thanked Mr. Corby for validating their choices and discussion.

Peggy Caraberis, 81 South Main, asked if the RG&E documents could be shared with the public.

Mayor Plummer stated they were not included in the public packet because RG&E had stamped them confidential. The Village Clerk would follow up with RG&E to inquire if the documents could be shared with the public.

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AUTHORIZATION TO ENGAGE BERO FOR VILLAGE HALL IMPROVEMENTS

The discussion about Bero for Village Hall improvements focused on the need to engage Bero Architecture to prepare bid documents for several time-sensitive projects at the Village Hall. These projects include improvements to the pillars, balconies, concrete, and heating systems. The board discussed the importance of having Jennifer Arens from Bero oversee these projects due to her familiarity with the building and expertise. The board authorized up to \$5,000 for the preparation of bid documents, with the condition that if costs exceed this amount, it would be brought back to the board for further approval. The urgency was emphasized due to the approaching winter and the need to get these projects underway.

Motion by Trustee Lanphear and seconded by Trustee Leitgeb to authorize up to \$5,000 to Bero for preparation of bid documents with the condition that if costs exceed this amount, it would be brought back before the board.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

BUILDING INSPECTOR'S REPORT

Trustee Lanphear requested that any code determinations be included in the report in the future. Trustee Marshall responded that he had concerns about the fact that the number of code determinations would be quite large and that reporting all of them would be detrimental to the Code Enforcement Officer's productivity. The board considered maintaining a record of substantive determinations and discussed the role of a board liaison in identifying such issues. The board agreed to discuss the matter further with the Village Attorney to find a way forward.

Susan Lhota, 85 South Main Street, believed that a mechanism was in place in the form of the board liaison and suggested that the liaison's role was to determine substantive or controversial code issues and communicate them to the board.

Trustee Cove inquired about the implementation of the rental permits and the new rental registry. It was stated that a notification would be sent to all residences in conjunction with the next sewer bill in January 2025 before the implementation.

DPW REPORT

Two trees were recommended for removal: a declining hedge maple in front of the bluHorn and a silver maple at 57 Rand Place. The board preferred that the hedge maple be removed and replaced in spring. Additionally, there was a mention of a cable that had snapped on another tree on Church Street, and the need to reach out to tree companies for repair estimates. The board also discussed the importance of maintaining the village's tree canopy and ensuring the safety of the trees.

Motion by Trustee Marshall and seconded by Trustee Leitgeb to authorize removal and replacement of a dead hedge maple in front of 9 South Main Street and a dead silver maple at 57 Rand Place.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

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TREASURE’S REPORT

The Village Clerk presented vouchers listed in Abstract #9 of the 2024/2025 fiscal year for approval.

Vouchers for approval Abstract #9

• General Fund (#876-#908):	\$ 44,646.75
• Sewer Fund (#876, #897):	\$ 752.28
	<hr/> \$ 45,399.03

Motion by Trustee Marshall, seconded by Trustee Cove, to approve the bill pay as presented.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

Motion by Trustee Marshall, seconded by Trustee Cove, to approve the ARPA transfer of funds as discussed.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

Motion by Trustee Leitgeb, seconded by Trustee Marshall, to approve the August 2024 financials as presented.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

Motion by Trustee Marshall, seconded by Trustee Leitgeb, to approve the plans for dental, health, and senior.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

Motion by Trustee Leitgeb, seconded by Trustee Lanphear, to approve HSA funding of \$2,233.36 for Matt Mantonie.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

Motion by Trustee Leitgeb, seconded by Trustee Lanphear, to authorize the clerk to dispose of the no longer needed filing cabinets properly.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

Motion by Trustee Leitgeb, seconded by Trustee Cove, to approve a bulletin requesting photo submissions of the village.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

MEMBER ITEMS

Trustee Marshall discussed the need for a consultant to evaluate the long-term plans for the DPW building and consider the building's condition and future needs. He would like to consult a firm before the next budget season. He also confirmed with the village clerk that the LWRP for the STR local law will be addressed at the next meeting. She confirmed yes. Trustee Marshall also wanted to add the tree legislation to the next meeting’s agenda.

Trustee Cove asked the building inspector if there was any new information regarding a business going in at 14 S. Main Street. He stated that there had been no update at that time. Trustee Cove also asked who owned the gas stop on the canal at Schoen Place. It was confirmed that the village did not own it, but Mayor Plummer would contact the Village Attorney to gather information. She also brought up engaging with the property owners of vacant storefronts in the village to discuss how to fill these vacancies. Mayor Plummer suggested including the Chamber of Commerce

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in the conversation. Trustee Marshall suggested holding a business panel every six months to facilitate leadership conversations and community engagement. Trustee Cove felt that this should fall to the Chamber. She also proposed bringing in other food trucks throughout the winter at the newly finished pocket park. Mayor Plummer stated that before the village can approve, the town would need to bring the proposal forward. The board also discussed if a sign-up could be created for multiple vendors to bring their trucks/popups on a rotating schedule. Mayor Plummer said she would discuss the possibility with the town supervisor at their next scheduled meeting.

MINUTES

Motion by Trustee Marshall, seconded by Trustee Leitgeb, to approve the August 13, 2024, meeting minutes with corrections.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

Motion by Trustee Leitgeb, seconded by Trustee Marshall, to approve the August 27, 2024, meeting minutes with corrections.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – absent, Marshall – yes. *Motion passed.*

ADJOURNMENT

Motion by Mayor Plummer, seconded by Trustee Cove, to adjourn the meeting at 7:59 PM.

Vote: Plummer – yes, Lanphear – yes, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

Laura Donk, Recording Secretary