

PROCEEDING OF A REGULAR MEETING OF THE VILLAGE

BOARD OF TRUSTEES

August 13th, 2024, at 5:00 PM

PRESENT:

Mayor: Alysa Plummer
Trustees: Lili Lanphear
Justin Leitgeb
David Marshall
Lisa Cove
Village Attorney: Jeffery Turner
Village Clerk: Dorothea M. 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 responded that they did not have any conflicts to report.

GUIDELINES FOR PUBLIC COMMENT

Mayor Plummer asked the village clerk to read an overview of the open meeting compliance certification. The clerk also reminded the public that they must be recognized by the presiding officers before speaking and should limit their remarks to three minutes or less. The board members could interrupt the speaker during their remarks only for clarification/information.

PLEDGE OF ALLEGIANCE

The room then stood and recited the Pledge.

PUBLIC COMMENT

Mayor Plummer asked if there were any public comments regarding an item not on the agenda.

Robert Corby, 7 Washington Avenue, had a few requests on behalf of the Friends of the Arboretum. Some of the trees were missing cages and requested more cages to be delivered by the DPW so that they can reinstall them. Mayor Plummer also reminded the arboretum that the village is still waiting on an insurance form from the Friends of the Arboretum. Mr. Corby stated that they would take them to Village Hall.

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BOY SCOUT PRESENTATION- JAPANESE KNOTWEED PROJECT

Saharsh Reddy Singidi, a member of Troop 167, presented a proposal aimed at combating the invasive species, Japanese Knotweed, at the arboretum. His plan involved cutting out sections of the plant and covering them with plastic tarps, which would then be secured with straw bales. He intended to enlist the help of his troop members for this project. The board inquired about his coordination with the Friends of the Arboretum and advised Mr. Singidi to work closely with the group throughout the project.

Motion by Trustee Cove and seconded by Trustee Leitgeb, to approve the Eagle Scout service project as submitted with the village providing the materials listed including straw bales, stones and tarps. Trustee Lanphear will be the liaison between the scout and the arboretum volunteers who will be closely worked with.

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

SETTING A PUBLIC HEARING- SPECIAL PERMIT FOR 14 SOUTH MAIN STREET

Jason Pierce, representing Mark Teng, presented a proposal for opening an Asian restaurant at 14 South Main Street with a special permit. He covered the restaurant's operational aspects, including cosmetic changes to the existing restaurant layout, liquor licensing, potential for a sushi bar, and operational hours proposed from 11 a.m. to 11 p.m. The board suggested providing more descriptive elements in the application for public understanding during the special permit public hearing.

Motion by Trustee Marshall and seconded by Trustee Leitgeb, to move the special permit application for 14 South Main Street to a public hearing on September 10th, 2024, at 6 PM.

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

ACCEPTANCE OF REALBUTO BENCH DONATION APPLICATION

Motion by Trustee Lanphear and seconded by Trustee Leitgeb, to accept the gift from the Realbuto family for a bench to be placed at Schoen's Alley.

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

REVIEW OF TRASH RECEPTICLES

Motion by Trustee Lanphear and seconded by Trustee Cove, to approve, for Main Street, the procurement of up to 10 trash receptacles, depending on cost.

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

REVIEW OF RENTAL REGISTRY APPLICATION

The board discussed possible revisions to the drafted form using an example from the Town of Huntington as a guide. Trustee Cove would like to see more descriptive information about the rental units. Mayor Plummer also wanted to see a more detailed inspection checklist included with the form. The board decided to have Building Inspector Lauth and Village Attorney Turner work on changes discussed, and the board would review at the next meeting.

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TREASURERS REPORT

The Village Clerk presented vouchers listed in Abstract #5 of the 2024/2025 fiscal year for approval.

Vouchers for approval Abstract #5

• General Fund (#792-#809):	\$ 19,895.09
• Sewer Fund (#799-#807):	\$ 437.88
	<hr/>
	\$ 20,332.97

Motion by Trustee Leitgeb and seconded by Trustee Lanphear, to approve the bills as presented.

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

Motion by Trustee Marshall and seconded by Trustee Leitgeb, to approve the bill pay regarding the May financial reports as presented.

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

Motion by Trustee Marshall and seconded by Trustee Leitgeb, to accept the 2023-2024 Annual Financial Report as presented.

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

GATEWAY SIGNAGE

The discussion about gateway signage focused on the replacement of a sign at South Street and Jefferson Road that was destroyed in an accident.

Paula Sherwood, 27 Creekside Lane and a former village trustee, provided historical context on the village's entryway signs, emphasizing their role in welcoming people and maintaining the village's aesthetic continuity.

The board debated the merits of a mounted versus a hanging sign, the importance of continuity, and the inclusion of historical recognition of the village being a national historic district. The board agreed to gather more pricing information and consider how to integrate the historic district acknowledgment into the village's signage.

Robert Corby, 7 Washington Avenue came forward to voice his agreement with the board on the matter and to suggest verbiage for the new sign.

Mayor Plummer set an action item to price out possible new signage.

Carolina Torres, 41 Monroe Avenue, asked why the village would be paying for the replacement sign and not the person who caused the damage. The board stated that they had been unable to identify who hit the sign.

PUBLIC HEARING- SPECIAL PERMIT APPLICATION 28 LINCOLN AVENUE

The board discussed the application for a special permit to allow a French immersion preschool at Saint Paul's Lutheran Church. The preschool aimed to have no more than 22 students with three teachers, operating Monday through Thursday from 8:45 AM to 2 PM. The board expressed support for the initiative, inquiring about the language of instruction, which was confirmed to be entirely in French.

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Motion by Trustee Leitgeb and seconded by Trustee Cove, to open the public hearing regarding the special permit application of a French immersion preschool at 28 Lincoln Avenue.

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

Motion by Trustee Leitgeb and seconded by Trustee Cove, to close the public hearing regarding the special permit application of a French immersion preschool at 28 Lincoln Avenue.

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

Motion by Trustee Cove and seconded by Trustee Lanphear, to approve the French preschool at 28 Lincoln Avenue, contingent on the building inspector's approval regarding the door reversal.

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

PUBLIC HEARING- LOCAL LAW, SHORT-TERM RENTALS

Motion by Mayor Plummer and seconded by Trustee Cove, to open the public hearing regarding the local law on short-term rentals.

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

David Wilkes, 19 East Jefferson Road, village resident said he was eager to hear from neighbors about short-term rentals, he was neutral in his opinion and present to fulfill his civic duty.

Carolina Torres, 41 Monroe Avenue, village resident, said she was a user of Airbnb's, believed that they fulfill a useful function for large families and brought money into the Village. She believed that there were about 14 Airbnb's in the Village of 650 homes, with 30% being long-term rentals. A STR committee report recommended registration and legislation around Airbnb's, but not grandfathering or sunseting existing ones. The report found no reports of problems with Airbnb, and it was not large corporations buying out the historical district. She stated that she does not support legislation that would create risk for the Village and cost money, as it would create an enormous amount of risk for the Village and taxpayers.

Robert Corby, 7 Washington Ave, village resident, praised the board's efforts to address the issue of residential real estate in the village and in balancing short-term rentals with protections to ensure the village's deliverable real estate. Corby expressed pride in the village's long history and the efforts of its dedicated residents in protecting their interests.

Mike Reynolds, 35 Church St, village resident discussed no benefits of short-term rentals in Pittsford, mentioning that they are not a part of the neighborhood's fabric and cannot be invited to porch parties. He believed these rentals were fine in commercial districts yet, within residential neighborhoods they could potentially hinder property values changing in the village. He suggested finding another place to make a few hundred dollars.

Jack Cargill, 8 Boughton Ave, village resident, read a letter on behalf of his wife, Marilyn Cargill. Marilyn requested her name be removed from a petition aimed at holding a moratorium on Airbnb due to concerns about STRS in the Village. The petition was submitted by some residents last year, but the village residents did not provide specific information about the number of Airbnb's in operation or the immediate moratorium in motion. She thought it was positive that the village control the Airbnb situation, stating that she did not want to shut down or eliminate existing village laws that prohibit business operations in residential neighborhoods. She also noted that staying in the village each weekend is beneficial for businesses.

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Jo Anne Shannon, 11 Lincoln Avenue, village resident spoke on behalf of Historic Pittsford Board members; they supported the Village Board of Trustees' intent to regulate short-term rental residential properties by adding article 29 to the zoning code. They appreciate the Trustees' thoroughness in drafting the law and support the legislative intent of the local law, which aims to preserve the character and integrity of housing stock in residential neighborhoods for residents, whether they own or rent their dwelling.

Bob Michaels, 71 State Street, STR Ad-Hoc Committee Member, village resident, thanked the board for their work on short-term contracts, stating that while he did not oppose short-term rentals, he felt they cut into the sense of community and daily life in the village. Mr. Michaels believed the proposed legislation is fair, affable, and protects residential areas. He raised concerns about the potential harm to people without a stake in the Village and believed the legislation stood on its own merits and should be adopted.

Nancy Coates, 50 Rand Place, village resident, agreed with the resolution but had reservations about STR's presence in residential areas. She believed the proposed, heavily regulated solution is reasonable and does not like the idea of having a short-term neighbor across the street. Despite those concerns she believed the resolution was reasonable and something her family could live with.

Peter Brizee, 81 S. Main Street, village resident, supported the proposed legislation but questioned the use of the terms "hosted" and "non-hosted." He argued that a hosted unit converts a house into a duplex, creating a double in a single-family zone. Mr. Brizee also questioned the difficulty of proving economic hardship.

Jeffrey Mason, 68 State Street, village resident, questioned why short-term rentals are only allowed in non-residual areas, as they may lead to the village becoming a ghost town.

Maria Venette, 9 Elmbrook Drive, village resident, had recently purchased a house in the village and served on the committee to review short-term rental management ideas. Initially against the idea, she later researched and found numerous benefits for the community. Ms. Vanette stood by the report the team of six worked on, which she believed was a useful tool for their community.

Jeanne Powers, 8 Sutherland Street, village resident, a new resident of the village, applauded the board for addressing short-term rental regulation. She believed it was important to find a balance and appreciated the effort addressing the issue.

Laura DeNero, 64 State Street, village resident, supported short-term rentals but believed regulations were crucial. The market for short-term rentals has grown significantly, necessitating safety measures for hosts and guests. Community regulations helped maintain neighborhood character by controlling short-term rentals and preventing commercialization. They also ensure absentee landlords are held accountable for issues in their properties. The lack of proper oversight could lead to issues like blocked sidewalks, trash accumulation, rodents, and noise complaints. Ms. DeNero also emphasized the need for clear regulations to prevent the conversion of one-family houses to two-family homes, as it could set a precedent for others.

Tim Cargill, 8 Boughton Avenue, village resident, expressed gratitude for the service of the community and acknowledged the importance of Airbnbs in maintaining quality of economy. He mentioned a customer who owns a nice, well-maintained Airbnb on Maple Street. He acknowledged the concerns about the number of Airbnbs and the potential for them to become overcrowded as well as the quality of Airbnbs so neighbors were not affected by noise or other issues.

Mark Caramana, 39 Woodcrest Drive and STR owner of 58 State St, expressed concern about the poor portrayal of their property and the impact it has on the village. He argued that the village should treat high-quality individuals

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and families as returning guests, rather than outsiders. He also highlighted the issue of scare tactics used by neighbors to get residents to stay in their homes, such as parked cars and drug overdoses. Mark discussed their own rental, which was transformed from a rundown property to a gem of Pittsford.

Fran Kramer, 17 Golf Avenue, village resident, was concerned about short-term rentals in the village, stating that there is no benefit. The people who own these rentals are not local. Fran suggested litigation and New York State involvement and urged clear explanations. She believed short-term wealth was not beneficial for the village and will never be.

Timothy Flynn, 170 Bayview Road, reiterated that Airbnb is a policed platform with thorough background checks and reviews to protect all involved. The appeal of Airbnb in the village is returning guests looking to purchase properties and assess the value of the area. The 14 Airbnb owners have been proactive in providing information to enforce regulations, and the community is working together to find solutions and provide a service while being a part of the village.

Len Parker, 46 Rand Place, village resident, discussed the existence of STR's in Pittsford and overall, New York, which have been subject to 100% of all regulations. He suggested a simple approach to address issues like increased police incidents, traffic jams, and revenue loss, if they existed. Mr. Parker also suggested registering all rentals, conducting inspections, reviewing codes, and updating rights as well as developing a holistic strategic housing vision and addressing specific issues and owners.

Martin Martina, 30 Locust Street, village resident, emphasized the importance of long-term legislation and regulations in addressing short-term rentals and cited his sister's experience in Bar Harbor, Maine, where corporations disproportionately bought properties for short-term rentals and highlighted the long-term impact on the community and the need for protection of community integrity.

Gene Cardamone, 5 Silver Pines Drive and STR Owner of 16 Lincoln Avenue, discussed the lack of business in the Village of Pittsford, citing the lack of affordable housing options and the long parking issues. He argued that residents should consider visiting these businesses instead of limiting their presence. They also mention the success of Fairport and the decline of many local businesses in Pittsford.

Erin Eder, 23 Allen Parkway and STR Owner, discussed the value of short-term rentals, STRs, in the village. She highlighted the benefits of STRs, such as connecting guests to the community, enjoying local restaurants and shops, and promoting connections with real estate agents. Ms. Eder also supported implementing regulations to protect the village's integrity, including registration requirements, license fees, parking restrictions, noise restrictions, and safety measures. She also asked for collaboration and compromise to ensure everyone's voices were heard and that the village remains a wonderful place for people to live, play, work, and stay.

Chrissy Doggett, 73 Crestview Drive, shared her experience maintaining properties for two STR owners of the village, highlighting the beauty of the village and the thriving local businesses guests are attracted to. She mentioned meeting famous guests like PGA directors and golfers, and the importance of maintaining these places for her livelihood.

Laurie Leenhouts, owner of 20 Monroe Avenue, recently renovated a historic home in Macedon, New York, and purchased a house near the Mule barn. She was considering Airbnb for 20 Monroe Avenue in the future and had hoped it would bring more visitors to the village. However, now she is unsure if she can apply due to the area's low density residential status.

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Cindy Cooper, 3242 Winton Road and STR owner of 5 Boughton Ave, brought attention to her financial hardship and the impact of short-term rentals on her livelihood. Cindy discussed the benefits of these rentals, such as being a premier location for college events and professional events and argued that it would be a mistake to take away an individual's right to own a house based on short-term rentals. Ms. Cooper urged the community to embrace diverse backgrounds and celebrate their unique community.

Sheila Elliott, 1 Canal Park Place, spoke on behalf of the Pittsford Chamber of Commerce and the local business community to express strong opposition to proposed legislation that would permanently ban new STR operations. A referenced letter from the Chamber President argued that this measure did not adequately consider the needs of the community or the broader economics. Sheila requested that the letter be read aloud, and the Board be directed to develop policies that balance the needs of residents and businesses. The chamber stated it was committed to ensuring that the village of Pittsford remains a thriving, welcoming, and prosperous community for all.

Cara Pallat, 6360 Gills Road, and owner of a STR at 25 S. Main Street, stated that she was interested in renovating an apartment above 25 South Main Street which was currently in the TDD zone but would not be able to operate an STR above their building due to zoning restrictions. She was seeking comments on the issue and can discuss it further after the meeting.

Collette Yon, 27 Rand Place, village resident, said she had lived in the village for 33 years and noticed more families selling their houses for business. She argued that this is causing a lack of investment and a decrease in the village's economy while also mentioning the rise of Airbnbs and the difficulty of finding affordable housing for working people in the area.

Daniel Wilson, 26 Church Street, village resident, expressed concern about the impact of Airbnbs on the village and its younger generation. He emphasized the importance of regulation and ensuring the village's preservation while allowing options for younger generations and visitors.

Greg Messner, Business Owner of 19 Monroe Avenue, stated the importance of working together and avoiding division in the village. He supported businesses and encouraged everyone to take their time and not overreact. Messner emphasized the importance of making decisions for the future and preserving the village's rich history and applauded both sides for their efforts and encourages compromise.

Motion by Trustee Leitgeb and seconded by Trustee Lanphear, to accept the email correspondence received related to the public hearing regarding short-term rentals as part of the testimony related to the hearing.

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

Motion by Trustee Marshall and seconded by Trustee Cove, to close the public hearing regarding the local law on short-term rentals.

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

Mayor Plummer thanked everyone present for their input and cordiality.

Motion by Trustee Marshall and seconded by Trustee Cove, to take a five-minute recess.

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

Motion by Trustee Marshall and seconded by Trustee Cove, to bring the meeting back from recess.

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

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Motion by Trustee Leitgeb and seconded by Trustee Cove, to prepare Part I of the long form of the EAF and CAF and to forward them, along with the mayor's correspondence to the PZBA in accordance with the village attorney's recommendation.

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

PUBLIC HEARING- SPECIAL PERMIT APPLICATION FOR 19 STATE STREET

Motion by Trustee Cove and seconded by Trustee Marshall, to open the public hearing regarding the special permit application for 19 State Street.

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

Motion by Trustee Marshall and seconded by Trustee Leitgeb, to adjourn the public hearing for the special permit application for 19 State Street until August 19th, 2024, at 5 PM.

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

Mayor Plummer and the board wanted to thank the First Presbyterian Church for allowing the use of their facilities for the meeting.

EXECUTIVE SESSION

Motion by Mayor Plummer and seconded by Trustee Cove, to enter executive session for discussion of an employee matter.

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

Motion by Mayor Plummer and seconded by Trustee Cove, to leave executive session.

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

Motion by Trustee Marshall and seconded by Trustee Leitgeb, to approve the hiring of Sean Beasor for the position of Working Forman of DPW at \$28.00 an hour with an extension of the probationary period to May 31st, 2025, in accordance with the memorandum of understanding with the union.

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

Motion by Trustee Marshall and seconded by Trustee Cove, to approve hiring of Matthew Mantione for the position of MEO at \$27.50 an hour pending background check and physical.

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

Motion by Trustee Marshall and seconded by Trustee Cove, to approve hiring Max Virtis to the position of groundskeeper at \$19.00 an hour pending background check and physical.

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

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ADJOURNMENT

Motion by Mayor Plummer, seconded by Trustee Cove, to adjourn the meeting at 8:32 PM.

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

Laura Donk, Recording Secretary