

Regular meeting of the Trustees, Village of Lyndonville was held on Monday, January 6, 2025 at the Village Hall. The meeting opened at 6:00 PM

PRESENT: Mayor: John Belson
Deputy Mayor: Danny Woodward Jr.
Trustees: Anne Marie Holland
Kimberly Kenyon

Clerk-Treasurer Teri Buffin
Supt. of Public Works Devan Freeman
Code Enforcement Officer David Reese - Absent
Attorney Katherine Bogan

Public – Present: Karen Kinter, Richard Hellert, Deb Boyer, Jessica Skowneski and Steven Vann

APPROVAL OF THE MINUTES

ON MOTION of Trustee Woodward Jr. seconded by Trustee Kenyon, to accept the minutes of the December 2, 2024 regular meeting.

Vote: 4 Ayes (Belson, Holland, Woodward Jr.); 0 Nays; 0 Abstain

PRIVILEGE OF THE FLOOR

- Karen Kinter CEO of Oak Orchard Community Health asked Mr. Richard Hellert Broker of Ontario Shores Realty representing Mr. Steven Vann, to present the Board with a proposal for 77 S Main St to be come apartments. Mr. Hellert is looking for the Board to approve a special use permit for apartments at 77 S Main St. Mr. Hellert noted the 2300 sqft building has a special use permit currently and looking to put 2 apartments within the building. Mr. Hellert showed the Board a proposed design of the exterior and interior of the building. Trustee Woodward Jr. express concern if there are second means of egress for fire safety reasons. Mr. Hellert noted that Mr. Vann would work with Code Enforcement Reese to be sure everything is to code. Mr. Hellert provided a list of property’s that Mr. Vann has already upgraded: 2160 Ol Edgemere Rochester, 116 Frank, Medina, 126 S Main, 1595 N Lyn 87 S Main, 99 N Main, 10319 Mill and 1750 E Townline. Mr. Hellert presented a list of the plan to rehabilitate the building: 1 – 2 bedrooms, 1 bath luxury apt, 1 3- bedroom 2 bath luxury apt, redesign building front and rear, estimated cost of \$50,000.00 to \$100,000 will add over \$5,000.00 in taxes, adequate parking in front and rear. Mr. Hellert noted housing is really needed in Lyndonville and all of Orleans County. Trustee Woodward Jr. inquire if Mr. Vann will be sole owner or is he looking to flip the property. Mr. Hellert noted Mr. Vann has been flipping the single homes, he would keep this one. Mr. Hellert noted Mr. Vann recently purchased a multi-unit in Medina and he’s keeping that one. Ms. Kinter noted the building has been vacant for a couple of years and requested that the Board grant a variance. Attorney Bogan noted she need to recuse herself and she cannot advise the Board as she’s Mr. Vann’s private attorney. Mayor Belson noted he will be meeting with Code Enforcement Reese on Thursday and look into finding another attorney. Mr. Hellert wanted to know what do you need to allow it. Trustee Woodward Jr. noted we need to look into it more.
- Jessica Skowneski addressed the Board with regards to the letter she sent concerning her extremely high water/sewer bill. The Board reviewed the current bill and discussed the current Lyndonville Water-Sewer Billing Adjustment Policy. Clerk-Treasurer Buffin noted she inform Ms. Skowneski of the high usage and Assistant Superintendent Woodworth did go to the residents and located the problem. Clerk-Treasurer Buffin provide the Board with the figures for the average usage and credit adjustment would be \$1,920.14 on the sewer only. Clerk-Treasurer Buffin noted she will provide Ms. Skowneski with contact information for some agencies that make be able to assist her with the remaining balance. The Board advised if she’s unable to pay in full by the due date to come back to the February meeting and they would consider a payment agreement.

RESOLUTION NO 2025-1

SEWER BILL ADJUSTMENT – 28 S MAIN STREET

ON MOTION of Trustee Holland, seconded by Trustee Woodward Jr., to authorize Clerk-Treasurer Buffin credit \$1,920.14 on to the sewer charges for 28 S Main St.

Vote: 4 Ayes (Belson, Holland, Kenyon, Woodward Jr); 0 Nays; 0 Abstain

USE OF FACILITIES

- Nothing.

Report – Code Enforcement Reese

- Report – 1 – Building Permit Issued, 1 – CoC Issued, 6 – Building Permits Inspected, 2 – Scheduled Inspections Complete, 2 – Complaints Received and 2 – Complaints Closed

Report – Police Department

- Clerk-Treasurer Buffin noted she’s received an application for the Police Part Time position for the Board’s consideration. The Board will review at the next Workshop.

Report – Attorney Bogan

- Attorney Bogan noted she will recommend an attorney for the Board to contact with regards to proposal request at 77 S Main St for apartments.

Report – Clerk-Treasurer Buffin

- Clerk-Treasurer Buffin presented the Board the budget to actual report for December 2024.

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- Clerk-Treasurer Buffin noted the DCJS Use of Force & Sex Offense Evidence Kits reports have been filed.
- Clerk-Treasurer Buffin presented the Board with the audit reports from the Bonadio Group for fiscal year May 31, 2024.
- Polling Place - The Board discussed the polling location and time.

RESOLUTION NO 2025-2

POLLING PLACE FOR THE VILLAGE OF LYNDONVILLE MARCH 18, 2025 ELECTION

ON MOTION of Trustee Holland, seconded by Trustee Kenyon, to set the polling place and hours for the Village of Lyndonville Village Election on March 18, 2025 to be as follows, the hours of 12:00pm (noon) to 9:00pm and the location to be at the Village Hall 2 South Main Street, Lyndonville, NY 14098.

Vote: 4 Ayes (Belson, Holland, Kenyon, Woodward Jr.); 0 Nays; 0 Abstain

- Vouchers – Abstract A7-1 – A8 #18406 - #18480 to be paid for 2024-2025

General	\$ 19,997.87
Water	\$ 17,915.63
Sewer	\$ 10,893.58
<u>Capital</u>	<u>\$ 19,620.34</u>
Grand Total	\$ 68,427.42

RESOLUTION NO 2025-3

VOUCHERS TO BE PAID FOR ABSTRACTS A7-1 – A8

ON MOTION of Trustee Holland, seconded by Trustee Kenyon, to have Clerk-Treasurer Buffin pay Abstract A7-1 – A8 #18406 - #18480.

Vote: 4 Ayes (Belson, Holland, Kenyon, Woodward Jr); 0 Nays; 0 Abstain

Report – Superintendent Freeman

- Superintendent Freeman noted the communication system is still an issue, that now the contractor is say we now need internet at the all the locations. Superintendent Freeman is working on pricing for internet.
- Superintendent Freeman noted he was called on New Years Day for a complaint of sewer gas in the water at 134 Maple Avenue. Superintendent Freeman noted they tested the water and it was negative. Superintendent Freeman noted they had a friend come in with a gas meter and say there’s sewer gas in the water. Superintendent Freema noted they tested for Coliform and it was negative. Superintendent Freema noted he and Assistant Superintendent Woodworth were there several hours for a couple of days and don’t find any issues.

Report – Trustee Kenyon

- Nothing

Report – Trustee Woodward Jr.

- Nothing

Report – Trustee Holland

- Trustee Holland inquired when the Board would be meeting with MRB Group to start moving forward on grants. Clerk-Treasurer Buffin will reach out to request they come the February 27, 2025 workshop.

Report – Mayor Belson

- Nothing

OLD BUSINESS:

- Nothing

NEW BUSINESS:

- 83 S Main Street – Availability Charge – Class 1 – Clerk-Treasurer Buffin presented the Board with a letter from the property owner at 83 S Main St noting the residents is no longer a 2 unit, its now a single-family resident and they requesting their availably charge be adjusted appropriately.

RESOLUTION NO 2025-4

AVAILABILITY CHARGE – 83 S MAIN ST – CHANGE TO A CLASS 1

ON MOTION of Trustee Kenyon, seconded by Trustee Woodward Jr., to authorize Clerk-Treasurer Buffin to change 83 S Main Street’s availability charge to Class 1.

Vote: 4 Ayes (Belson, Holland, Kenyon, Woodward Jr); 0 Nays; 0 Abstain

ON MOTION of Trustee Woodward Jr., seconded by Trustee Holland, to adjourn the meeting at 7:00PM.

Vote: 4 Ayes (Belson, Holland, Kenyon, Woodward Jr); 0 Nays; 0 Abstain

Teri M. Buffin
Clerk-Treasurer