



Village of Corfu Committee Meeting Minutes May 24, 2023

The Village of Corfu held its Committee Meeting on May 24, 2023, at 6:30 p.m. at located at 116 East Main St, Corfu NY 14036.

In attendance: Mayor Sargent, Deputy Mayor Doktor, Trustee Lauer, Trustee Reisdorf, Village Clerk, Jennifer Eck, and Norman Waff, Robin Johnson, Officer in Charge David Krzemien. Trustee Krzemien was absent.

Planning and Code Enforcement:

- Mr. Johnson sent a letter to D&S; at this time there has been no response.
- Mr. Johnson added specific rules and regulations for Air B&B; parking and an annual permit was added.
- Mr. Johnson has one session left of training.
- Deputy Mayor Doktor discussed the parking, noise, and open container laws currently in planning; after researching these ordinances there is an open container law that was passed in the 1984.
- Deputy Mayor Doktor and Trustee Krzemien are going to review and update current Village Laws.

Trustee Lauer made a motion to approve the following Lodging House, Section 908 in the Code Enforcement Laws; 2nd Deputy Mayor Doktor.

VOTE	YES	NO	ABSTAIN	ABSENT
Mayor Sargent	X			
Deputy Mayor Doktor	x			
Trustee Krzemien				x
Trustee Lauer	x			
Trustee Reisdorf	x			
VOTE TOTAL	4			1

Section 908 Lodging House

A-(K) Lodging House. A one family dwelling where one or more occupants primarily permanent in nature, or owner rents on a temporary (short term rental) basis (no more than 30 days consecutively) and ret is paid for guestrooms.

DEFINITIONS:

OWNER: A person who is titled owner of a piece of real property or the owner of a mobile home located within a mobile home park in the Village of Corfu.

RENTAL: An agreement granting use and or possession of a residence, in whole or in part, to a person or group in exchange for consideration value in money, goods, barter, labor, services, credits, or other valuable considerations.

SHORT TERM RENTAL: A dwelling unit that is rented, in whole or in part, to any person or entity for a period of less than thirty (30) consecutive days and is not otherwise regulated by another section of the Village of Corfu Code.

PROHIBITED PRACTICES:

- A. It shall be unlawful for any person and/or owner to use any property within the Village of Corfu for the purposes of a short-term rental without obtaining a permit from the Village of Corfu.
- B. It shall be unlawful for any person and/or owner to permit any person(s) or group using such short-term rental property from engaging in illegal or other activities that would be considered to be disruptive to adjoining or to the neighborhood.
- C. It shall be unlawful for any person and/or owner to permit parking in any area other than a driveway or designated parking area as determined by the Code Enforcement Officer.

SUSPENSION OF LICENSE OR PERMIT:

- A. Where any person, owner, other entity for which a license or permit is granted by the Village of Corfu is or is about to become a nuisance or menace to the peace, comfort and health of the Village of Corfu or its inhabitants, the Code Enforcement Officer shall have the right to immediately suspend such license or permit upon serving written notice to the holder of such license or permit or upon any person in charge of such short term rental, pending a decision by the Corfu Village Board of Trustees.

PERMIT EXPIRATION

- A. All permits and/or licenses regarding short-term rentals issued under the provisions of this Section 403 shall expire on December 31st of each year, new permits are needed as of January 1st of each year of business. Permits issued during the year will be pro-rated from the end of the month that the permit was issued.

REGULATIONS

- A. An owner shall obtain a permit whenever a dwelling unit is used for the purpose of a short-term rental. All licenses required by local laws of the Village of Corfu; fees collated at Village Clerk.
- B. Applications for a permit or certificate of registration shall contain the following information: Name, proof of age, address, and electronic email address of the person to be conducting the sale or other activity; the name and address of the business or organization for which the permit or certificate of registration is sought, a brief description of the business or activity to be conducted; or if act in as an agent, the name, address, electronic email address, and telephone number of the principle who is being represented, with credentials in written form establishing the relationship and the authority of the employee or agent to act for the employer or principal, as the case may be; the name, address, telephone number, cellular number, and email of any individual who shall be authorized to act on the owners behalf to promptly rectify and remedy any violations of the standards related to the permit.
- C. The application shall be signed by the applicant and all owners of the real property and shall be accompanied by the fees established in the Village's fee schedule, as amended by the Corfu Village Board from time to time. All applications shall be made at least thirty (30) days prior to conducting any activities requiring an inspection and a permit.
- D. (NY) R314.8 Portable smoke alarms in Lodging house. In addition to, but not in limitation of, any other requirement of this code, portable smoke alarms of both audible and visual design shall be provided in Lodging houses. A minimum of one (1) operational portable smoke alarm shall be provided. Such smoke alarms shall be in conformity with NFPA72.
- E. (NY) R314.8.1 Signage. Where visible alarms are provided, proprietors shall post conspicuously at the main desk or other similar station a sign with letters at least 3 inches (76mm) in height stating that sleeping accommodations with visible alarms for the deaf and hearing impaired are available.
- F. (NY) 315.1 Carbon monoxide alarms. Carbon monoxide alarms shall be provided in accordance with section 915 of the Fire Code of New York State.
- G. All permits issued under the provisions of the Chapter shall expire on December 31st of each year.
- H. Transfer Prohibited. It shall be unlawful for any person to transfer the permit issued to any other person. Notice of any property transfer shall be provided to the Village Clerk. All permits shall immediately expire upon such property transfer and the new owner and/or person must apply for a new license and/or permit.

- I. Permit Revocation. Any permit issued under this article may be revoked or suspended by the Code Enforcement Officer or Corfu Village Board after notice for any of the following reasons:
 1. Fraud, misrepresentation, or false statements contained in the application for a permit.
 2. Conducting rental activities contrary to the provisions of the permit.
 3. Conducting rental activities in such manner as to create a public nuisance constitute a breach of peace or endanger the health, safety or general welfare of the public.
 4. Parking: Section 501 A1 and 501 B1 plus one (1) space for every guest room

Police Update:

- Officer in Charge, Mr. Krzemien discussed that a committee met with a new candidate that is highly recommended from the Erie County Academy
- Concert season starts June 14th; will request Rob McNally for traffic control of the light.
- Deputy Mayor Doktor requested more police presence at Crosby's after closing hours.
- Mr. Krzemien suggested creating local ordinances as the Officer can use summonses for some of the problems created by concert traffic.
- Mr. Krzemien filed 2 grants.
- Genesee County – people spending weekends in the local jail have been helping different communities with community service clean up, with a Sheriff Deputy overseeing; they will be helping before the parade and Autumn in the Village.

Court Update:

- Audit scheduled for June 6th and 7th with Bonadio & Co.

Maintenance Update:

- Trustee Krzemien submitted a new quote for the skid loader; this did not include the blower attachment. Will wait for new quote.
- Mayor Sargent discussed the inquiries (3) for the part time maintenance position; will start interviewing next week.

Maintenance Progress 5/24/2023

CARRY OVER ITEMS:

1 South Shop: Building Maintenance is Ongoing.

4 The site: The chain link fence on the south property line is in need of repair. On-Going

5 CORFU #2: The drive belt for the supply fan in the Filter Building needs to be replaced. Al Graham will be taking care of this. The H2S (Hydrogen Sulfide) detector needs to be replaced as soon as possible. I opened the door to the Influent Room last week to check the fire extinguisher and smelled an odor of "Rotten Eggs". This sensor, along with two other sensors were identified as "non-functioning" in the April 12th meeting and have yet to be replaced. **Camden Representative, Brian Schollard is aware of this issue, Mayor Sargent will inquire with Camden on repairs.**

It appears that these sensors failed when utility power was restored after a brief power outage. Corfu #2 does not have transient voltage surge suppression (TVSS) on panels like Corfu #1 does. Had they been installed, it may have prevented this from happening.

6 Large Maintenance Building: The diesel fuel Tank, the Oil Storage Drums and the Gasoline Storage Tank, located in the large Maintenance Building, need leak containment basins. The cost for this is \$2500.00 + shipping. A second price was found, and a price comparison was sent to Trustee Krzemien. **The PIG items were ordered.**

7 **SITE SECURITY:** The Main Gate was realigned today by the Camden employees and should close better. Gates are fixed and are able to be locked with a chain. **Trustee Lauer inquired on site security, Mr. Waff took overhead pictures of the property; Camden manager, Al Graham understands the purpose of this proposal; all utilities are underground.**

8 **MAINTENANCE SHOP:** This building needs a new man-door. The threshold is rotted and the door is rusted out at the bottom. Price for a six panel fiberglass door is less expensive. Genesee lumber price is \$360.00 and Home Depot price is \$304.00. The door was delivered on Friday but was the wrong swing and will be returned. An outswing door is needed. **Outswing door is \$595.00 at Genesee Lumber.**

9 **FLAG POLES:** The painting and new hardware installation will be completed by the end of next week. The flagpoles have been completed and are ready to be installed.

10 **GENERAL:** Cintas Bill – **Mr. Waff will meet with Cintas**
New Door Quote – Genesee Lumber
UV Project – **Test holes were dug at clarifier, chloring and new UV buildings.**

VILLAGE SIGNS:

UPDATE: The sign blanks have been sealed and priming is complete. The paint to complete the signs has been delivered to the High School Art Room. The students have begun final painting. **Mr. Waff submitted pictures to the Board (these were not submitted to the clerks; Deputy Mayor Doktor will post on the Corfu Advisor site on Facebook).**

ITEMS ON HOLD:

- 1 **Concrete Sidewalk behind Police Garage:** - Hold off until the weather breaks in spring.
 - 2 **Sealing of Blacktop paved areas:** - Hold off until weather breaks in spring. There is a pothole near the rear of the Clarifier Building (approximately 5'x5'x3" deep that needs to be patched before the pavement is sealed. Cracks are opening up where previous patches were made and also need to be filled before sealing. Scott from the town of Pembroke said that this could be done with cold patch but it would be better to do is with hot tar. He said the minimum load for tar from County Line Stone is 1 ton which would be a lot for 1 pothole.
- On-Hold**

There are a number of problems with the paving on Fieldcrest that the excess blacktop could be used to repair. **On-Hold**

Trustee Lauer made a motion to purchase the out-swing door from Genesee Lumber for \$595.00; 2nd by Deputy Mayor Doktor.

VOTE	YES	NO	ABSTAIN	ABSENT
Mayor Sargent	X			
Deputy Mayor Doktor	x			
Trustee Krzemien				x
Trustee Lauer	x			
Trustee Reisdorf	x			
VOTE TOTAL	4			1

Office Update:

- Tax bills will be ready for pick up and mailed out on or about May 31, 2023.
- Village Clerk – PTO May 26-30 and June 2
- Received Lease agreement from Town of Pembroke – extending lease until March 2024; Mr. Dix reached out to Mayor Sargent to discuss the new lease and will meet Tuesday night with Mr. Dix, and Trustee Lauer. Mayor Sargent feels the change in lease is being motivated by one Board Member at the Town of Pembroke.

Deputy Mayor Doktor made a motion to accept the minutes for the 5/10/23 Regular Meeting Minutes. 2nd Trustee Reisdorf.

The motion was **passed** on the following roll call vote:

VOTE	YES	NO	ABSTAIN	ABSENT
Mayor Sargent			x	
Deputy Mayor Doktor	x			
Trustee Krzemien				x
Trustee Lauer	x			
Trustee Reisdorf	x			
VOTE TOTAL	3		1	1

Deputy Mayor Doktor made a motion to pay the invoices for the 5/2423 abstracts, required \$25,702.72. 2nd Trustee Reisdorf.

The motion was **passed** on the following roll call vote:

VOTE	YES	NO	ABSTAIN	ABSENT
Mayor Sargent	X			
Deputy Mayor Doktor	x			
Trustee Krzemien				x
Trustee Lauer	x			
Trustee Reisdorf	x			
VOTE TOTAL	4			1

VILLAGE OF CORFU - General Fund
Abstract of Bills
5.24.23 Budget Year 2022-2023

Inv. Date	Inv #	Vendor	G/L #	Amt. Due
9.2.22	42944	Arrow Signs	8510.40	\$ 151.19
4.30.23	93751	Casella	5110.40	\$ 127.45
5.22.23	May-March	Jennifer Eck	1325.40	\$ 244.97
5.17.23	26467	Genesee Lumber	5110.40	\$ 385.00
5.11.23	Apr-23	Genesee Traffic Prosecutors	1110.40	\$ 557.00
5.4.23	43966660	Green Mountain	8510.40	\$ 6.33
5.10.23	1774524	Ford Motor	A9785.6	\$ 11,581.58
5.12.23	May-23	Home Depot	5110.40	\$ 1,002.93
5.15.23	46	Jen Wolcott	1325.40	\$ 75.00
5.11.23	49714	MRB	1440.40	\$ 355.00
5.12.23	6496 - 5.23	M&T Bank	3120.40	\$ 917.03
5.12.23	6496 - 5.23	M&T Bank	5110.40	\$ 422.32
5.12.23	6496 - 5.23	M&T Bank	1325.40	\$ 622.87
5.21.23	466574	Mitchell Greenhouse	8510.40	\$ 40.80
5.21.23	466586	Mitchell Greenhouse	8510.40	\$ 25.60
5.9.23	Apr-23	Office of State Comptroller	A690	\$ 3,374.00
5.8.23	32380136	Quill	1110.40	\$ 144.57
5.9.23	32407144	Quill	1110.40	\$ 34.45
5.9.23	32407144	Quill	5110.40	\$ 18.99

5.8.23	45228	Sewing Tech	3120.40	\$ 99.79
5.14.23	142466601051423	Spectrum	1110.40	\$ 69.99
5.14.23	142466601041423	Spectrum	1325.40	\$ 69.99
5.14.23	142466601041423	Spectrum	3120.40	\$ 69.99
5.11.23	5112303	TMP	8510.40	\$ 86.40
4.7.23	5024651478	Wells Fargo	1325.40	\$ 71.24
4.7.23	5024651478	Wells Fargo	1110.40	\$ 71.24
			TOTAL	\$ 20,625.72

VILLAGE OF CORFU - Sewer Fund
Abstract of Bills
5.24.23 Budget Year 2022-2023

Inv. Date	Inv #	Vendor	G/L #	Amt. Due
5.4.23	1001240859	Dollar General	8130.40	\$ 47.15
5.15.23	742329705	National Fuel	8120.40	\$ 20.41
5.15.23	847930911	National Fuel	8120.40	\$ 22.92
5.15.23	857746206	National Fuel	8120.40	\$ 19.58
5.9.23	736034605	National Fuel	8120.40	\$ 20.95
5.9.23	872163209	National Fuel	8130.40	\$ 215.40
5.12.23	3010140103	National Grid	8130.40	\$ 1,176.94
5.12.23	8954279011	National Grid	8130.40	\$ 1,621.88
5.12.23	3130140101	National Grid	8120.40	\$ 40.00
5.12.23	5374673029	National Grid	8120.40	\$ 166.77
5.12.23	3110140105	National Grid	8120.40	\$ 79.48
5.12.23	3030140118	National Grid	8120.40	\$ 421.90
5.12.23	8134416003	National Grid	8120.40	\$ 206.51
5.12.23	9874261005	National Grid	8120.40	\$ 184.21
5.12.23	454283	Slack Chemical	8130.40	\$ 832.90
				\$ 5,077.00

Sewer update:

- No update report from Camden Group.
- Discussed the IMA with Town of Pembroke; Trustee Lauer is reviewing.
- Jon Hinman is working on grants; sewer system grant we currently do not qualify.
- Discussion on the Sewer account balances; currently sending Town of Pembroke invoices for their share of the UV project. Waiting for money from EFC.
- Discussed final loan payment for the sewer fund and creating another loan.

Deputy Mayor Doktor made a motion to close out the current loan borrowed from General fund to Sewer fund.; 2nd Trustee Reisdorf.

The motion was **passed** on the following roll call vote:

VOTE	YES	NO	ABSTAIN	ABSENT
Mayor Sargent	X			

Deputy Mayor Doktor	x			
Trustee Krzemien				x
Trustee Lauer	x			
Trustee Reisdorf	x			
VOTE TOTAL	4			1

Trustee Reisdorf made a motion to create a new loan from the general fund to the sewer fund for \$25,000 @ the same terms as the last loan; 2nd by Trustee Lauer.

The motion was **passed** on the following roll call vote:

VOTE	YES	NO	ABSTAIN	ABSENT
Mayor Sargent	X			
Deputy Mayor Doktor	x			
Trustee Krzemien				x
Trustee Lauer	x			
Trustee Reisdorf	x			
VOTE TOTAL	4			1

Beautification Update:

- Deputy Mayor Doktor will hold an Autumn in the Village Meeting to discuss placement of the vendors on June 10th. The student council is setting up a mini golf course for the event.
- Adopt a pot – lost some plants with the frost; Deputy Mayor Doktor inquired on the need for the maintenance department to water the planters more often than 2 times a week.
- Mayor Sargent will put up the flags.

Miscellaneous:

- Deputy Mayor Doktor has been in touch with Ron Long regarding One Corfu Plaza driveway; Mr. Long reached out to his partners and would be interested in discussions regarding the driveway. Mayor Sargent will contact our attorney to schedule a meeting with John Whiting, Mr. Long, Mayor Sargent, and Deputy Mayor Doktor.
- Mayor Sargent received appraisal for 81 East Main; he will forward appraisal to the Board.
- The Memorial Day parade starts at noon.
- Round Table meeting will be scheduled for August 12th at 10am
- Village Clerk will post advertisement for Organizational meeting for June 7, 6:30 pm

Deputy Mayor Doktor made a motion to adjourn at 8:00 pm. 2nd Trustee Reisdorf.

The motion was **passed** on the following roll call vote:

VOTE	YES	NO	ABSTAIN	ABSENT
Mayor Sargent	X			
Deputy Mayor Doktor	x			
Trustee Krzemien				x
Trustee Lauer	x			
Trustee Reisdorf	x			
VOTE TOTAL	4			1

Respectfully Submitted,
Jenny McMartin-Eck
Deputy Clerk