

The regular scheduled meeting for the Town of East Bloomfield was held at the East Bloomfield Town Hall on Monday evening, February 24, 2025, at 7:00 PM with Supervisor Frederick Wille presiding.

MacMillan opened the regular Town Board meeting at 7:00 PM.

Present:	Supervisor	Frederick A. Wille
	Deputy Supervisor	Michelle T. MacMillan
	Council Member	Frank W. Fessner
	Council Member	Kathleen M. Conradt
	Council Member	Stephen C. Lester

Attending the meeting were Margaret Gochenaur (Town Clerk), and Robert Torno (Highway Superintendent).

Pledge of Allegiance led by Council Member Lester.

Wille welcomed everyone to the meeting and thanked them for coming.

APPROVAL OF MINUTES: Motion was made by Fessner, seconded by Conradt, to approve the February 10, 2025 minutes. No Discussion was held. Motion Approved: Ayes 4 (Fessner, Conradt, Lester, and Wille) Nays 0 Abstain 1 (MacMillan)

HIGHWAY SUPERINTENDENT'S REPORT: Motion was made by MacMillan, seconded by Lester, to approve the Highway Superintendent's report. Discussion was held. Wille thanked Torno for his detailed monthly report and for all the challenging work he and the highway department have done during these long and difficult weather challenges. Motion Approved: Ayes 5 (Fessner, Conradt, Lester, MacMillan, and Wille) Nays 0

SUPERVISOR'S REPORT:

Motion was made by Conradt, seconded by Fessner, to adopt Resolution 2025-021 Re-Appointment of Nick Glamack to East Bloomfield Board of Assessment Review and waive the reading of the Resolution. Discussion was held. Motion Adopted: Ayes 5 (Fessner, Conradt, MacMillan, Lester, and Wille) Nays 0

RESOLUTION 2025-021

RE-APPOINTMENT OF NICK GLAMACK TO EAST BLOOMFIELD BOARD OF ASSESSMENT REVIEW

WHEREAS, the Board of Assessment Review members are appointed for a five (5) year term; and

WHEREAS, the term for Nick Glamack was completed as of September 30, 2024; and

WHEREAS, Nick Glamack is interested in serving another five (5) year term; therefore, be it

RESOLVED, that this Town Board hereby re- appoint Nick Glamack to the Board of Assessment Review for a five (5) year term starting October 1, 2024, through September 30, 2029; and be it also

Resolved, that a certified copy of this resolution be forwarded to Nick Glamack, who resides at 7523 Townline Road, Victor, NY 14564.

Motion was made by Conradt, seconded by Fessner, to adopt Resolution 2025-022 Appointment of Rokhsanna Sadeghi to the Boughton Park Commission and waive the reading of the Resolution. Discussion was held. Motion Adopted: Ayes 5 (Fessner, Conradt, MacMillan, Lester, and Wille) Nays 0

RESOLUTION 2025-022

APPOINTMENT OF ROKHSANNA SADEGHI TO THE BOUGHTON PARK COMMISSION

WHEREAS, Rokhsanna Sadeghi has been involved for many years as a town resident in Boughton Park,

WHEREAS, Rokhsanna' s dedication, resourcefulness, and commitment to Boughton Park will be invaluable; and

WHEREAS, the Town Board wishes to officially appoint Rokhsanna Sadeghi to the Boughton Park Commission; therefore, be it

RESOLVED, that this Town Board hereby appoints Rokhsanna Sadeghi of 1911 Stirnie Road, Victor, New York, 14564 to the Boughton Park Commission for a term that will end December 31, 2029; and be it also.

RESOLVED, that the appointment be made effective immediately; and be it also

RESOLVED, that certified copies of this resolution be forwarded to Rokhsanna Sadeghi, 1911 Stirnie Road, Victor, NY 14564, and to the Boughton Park Commission, c/o Claudia Walsh, President.

Motion was made by MacMillan, seconded by Conradt, to adopt Resolution 2025-023 Re-Appoint Christian Culbertson to the Boughton Park Commission and waive the reading of the Resolution. Discussion was held. Motion Adopted: Ayes 5 (Fessner, Conradt, MacMillan, Lester, and Wille) Nays 0

RESOLUTION 2025-023

To Reappoint Christian Culbertson to the Boughton Park Commission

WHEREAS, Christian Culbertson filled the unexpired term of Jeff Martin, and

WHEREAS, the Boughton Park Commission needs to continue Christian Culbertson's appointment, and

WHEREAS, the East Bloomfield Town Board has recommended Christian Culbertson of 18 Michigan Street Bloomfield, NY 14469 to fill this position with a term effective immediately, and run thru December 31, 2029, therefore, be it

RESOLVED, that this Town Board hereby reappoints Christian Culbertson, to the Boughton Park Commission effective immediately through December 31, 2029; and be it also

RESOLVED, that a certified copy of this resolution be forwarded to Boughton Park Commission President Claudia Walsh, and to Christian Culbertson, 18 Michigan Street, Bloomfield NY 14469.

Motion was made by Conradt, seconded by Fessner, to adopt Resolution 2025-024 Resolution Authorizing Zoning Change of Part of Tax Account #80.00-1-24.0 from Agricultural Residential (AR-2) to Community Commercial and waive the reading of the Resolution. Discussion was held. Motion Adopted: Ayes 5 (Fessner, Conradt, MacMillan, Lester, and Wille) Nays 0

RESOLUTION 2025-024

RESOLUTION AUTHORIZING ZONING CHANGE OF PART OF TAX ACCOUNT # 80.00-1-24.0 FROM AGRICULTURAL RESIDENTIAL (AR-2) TO COMMUNITY COMMERCIAL

WHEREAS, the Town of East Bloomfield (the "Town"), a municipal corporation organized and existing under the laws of the State of New York, is the owner of certain real property located at 7229 Routes 5 and 20 Bloomfield, New York, 14469 more particularly identified as tax account # 80.00-1-24.0 (the "Property"); and

WHEREAS, the Town Board of the Town of East Bloomfield (the "Board") previously declared a portion of the Property consisting of approximately .323 acres to be surplus and no longer needed for municipal purposes (the "Parcel"); and

WHEREAS, the Board entered into a Purchase and Sale Contract to sell the Parcel to David A. Spencer (“Spencer”), the owner of real property identified as tax account # 80.00-1-31.0, adjacent to the Parcel being conveyed, and more particularly described on Exhibit A attached hereto; and

WHEREAS, the Parcel being purchased by Spencer will be combined with Spencer’s existing lands into one tax parcel; and

WHEREAS, the zoning of the Parcel to be conveyed by the Town is presently Agricultural-Residential (“AR-2”), and the zoning of land presently owned by Spencer is Community Commercial; and

WHEREAS, in order to facilitate the purchase and orderly development of the Parcel being conveyed, it is necessary to rezone the Parcel from AR-2 to Community Commercial (the “Rezoning”) and

WHEREAS, the Town Board has reviewed and considered the nine (9) factors established by the New York State Court of Appeals as described in Exhibit “B” attached hereto, to determine whether the Town may be exempted from the requirements of Section 135-5 of the Town of East Bloomfield Code outlining the process for a zoning amendment;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of East Bloomfield hereby authorizes the Rezoning of the Parcel from AR-2 to Community Commercial, and determines that based on factors identified in Exhibit B, and balancing the public interests involved that the Town be exempted from securing any other municipal approvals in connection with the Rezoning of the Parcel.

EXHIBIT A

Deed Description
Town of East Bloomfield Property to David Spencer

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of East Bloomfield, Ontario County, State of New York, and being more particularly described as follows: Beginning at a point on the southwesterly road line of N.Y.S. Route 5 and U.S. Route 20, said point being northwesterly 336.93 feet, plus or minus, from the westerly road line of Oakmount Road, thence;

1. S09^{00'00}”W a distance of 369.47 feet to a point, thence;
2. N81^{00'00}”W a distance of 45.00 feet to a point, thence;
3. N11^{023'04}”E a distance of 389.72 feet to a point on the southwesterly road line of N.Y.S. Route 5 and U.S. Route 20, thence;
4. along said road line, along a curve to the right having a radius of 3387.87 feet and a curve length of 35.00 feet to the point or place of beginning.

Containing 0.323 acres of land. All as shown on a Lot Line Adjustment Map by Freeland-Parrinello, L.S., job no. 24-079.



EXHIBIT B

FACTORS TO DETERMINE IMMUNITY FROM ZONING REQUIREMENTS

1. THE NATURE AND SCOPE OF THE INSTRUMENTALITY SEEKING IMMUNITY.
2. THE ENCROACHING GOVERNMENT'S LEGISLATIVE GRANT OF AUTHORITY.
3. THE KIND OF FUNCTION OR LAND USE INVOLVED.

- 4. THE EFFECT LOCAL LAND USE REGULATION WOULD HAVE UPON THE ENTERPRISE CONCERNED.
- 5. ALTERNATIVE LOCATIONS FOR THE FACILITY IN LESS RESTRICTIVE ZONING AREAS.
- 6. THE IMPACT UPON LEGITIMATE LOCAL INTERESTS.
- 7. ALTERNATIVE METHODS OF PROVIDING THE PROPOSED IMPROVEMENT.
- 8. THE EXTENT OF THE PUBLIC INTEREST TO BE SERVED BY THE IMPROVEMENTS.
- 9. INTERGOVERNMENTAL PARTICIPATION IN THE PROJECT DEVELOPMENT PROCESS AND AN OPPORTUNITY TO BE HEARD.

Wille noted at the March 10, 2025 town board meeting there will be a public hearing to rescind Local Law #1 of 2025 A Local Law to Increase Exemption for Military Veterans as there were amendments needed and to adopt Local Law #2 of 2025 A Local Law to Increase Exemption for Military Veterans which will include the amendments. Discussion was held.

COMMITTEE REPORTS:

Audit: Conradt spoke about the NYS Pro-Housing Communities Program which is included in the Town Board packet. Conradt said the program provides a certification for local governments that are taking action to support housing growth to address the housing shortage throughout the State. Obtaining certification is now required to be eligible for specific discretionary funding grants. Conradt went on to say that any city, town, or village government in New York State can take part in addressing the housing crisis by adopting the Pro-Housing Communities pledge. Conradt noted that a sample resolution with the required wording was also included in the packet. Discussion was held. The board agreed unanimously to move forward with the Resolution at a future meeting.

Buildings and Grounds: Motion was made by Conradt, seconded by MacMillan, to approve the Buildings and Grounds report as submitted. Discussion was held. Motion Approved: Ayes 5 (Fessner, Conradt, Lester, MacMillan, and Wille) Nays 0 Fessner reported that Josh has been working on the Annex building upgrades. Discussion was held.

HIGHWAY: Torno reported JP Schepp and Jim Fletcher are putting together a plan for the Route 444 Water District. Discussion was held. Torno reported he will be in Albany on March 4th and 5th grappling for Consolidated Local Street and Highway Improvement Program (CHIPS) money. Torno said the new truck #10 should be coming within the next 5-6 weeks. Discussion was held.

IT/TECHNOLOGY: Nothing to report.

INSURANCE: Nothing to report.

PARKS and RECREATION: Nothing to report.

WATER/SEWER VILLAGE OF BLOOMFIELD: Nothing to report.

PERSONNEL: Nothing to report.

COMMUNICATIONS: Gochenaur reported she received another letter of interest for the Ag Enhancement Committee.

ROUND TABLE-OTHER BUSINESS: Lester would like the town board to investigate a couple more unsafe structures within the town to see what needs to be done with them. Discussion was held. Conradt suggested the Code Enforcement Officer be asked to do inspections of all properties located within the town. Discussion was held. Conradt reported that Grow Bloomfield will tour the highway department buildings and grounds sometime in March. Discussion was held.

PAYMENT OF BILLS: Motion was made by Fessner, seconded by MacMillan, to approve paying of the bills as submitted. Discussion was held. Motion Approved: Ayes 5 (Fessner, Conradt, Lester, MacMillan, and Wille) Nays 0

General Fund A	- Abs. #504- Vouchers - 76-90,92-95,7576	\$	13,583.95
General Fund B	- Abs. #504 - Vouchers - 79,81,95	\$	724.11
Highway DA	- Abs. #504 - Vouchers - 95,7575,7578	\$	7,055.08
Highway DB	- Abs. #504 - Vouchers - 79,7569-7574,7577,7578	\$	20,976.20
VP Annex Bldg.	- Abs. #504 - Vouchers - 82,85,7575	\$	254.93
Sewer Dist. #1	- Abs. #504 - Vouchers - 78,90	\$	56.21

<i>Water Dist. #1</i>	- Abs. #504 - Vouchers - 78,90,91	\$	133.01
Water Dist. #2	- Abs. #504 - Vouchers - 78,90	\$	22.87
Water Dist. #2 Ext.#2	- Abs. #504 - Vouchers - 90	\$	23.99
Water Dist. #2 Ext.#6	- Abs. #504 - Vouchers - 78,90	\$	2.27
Payroll Account (T/A)	- Abs. #504 - Vouchers - 3	\$	1,528.84

ADJOURNMENT: Motion was made by Fessner, seconded by MacMillan, to adjourn the meeting at 7:39 PM. Motion Approved: Ayes 4 (Fessner, Conradt, Lester, and MacMillan) Nays 0

Respectfully Submitted,

Margaret M. Gochenaur
Town Clerk