

April 22, 2021

The Town Board of the Town of Lyons met for a workshop on Thurs. April 22, 2021 at 4:00 p.m. at the Lyons Town Hall.

Present: Jake Emmel, Supervisor
Jim Brady, Councilman
Joanne Greco, Councilwoman
Ralph D'Amato, Councilman
John Paliotti, Councilman

Absent: Sal Colatarci, Town Clerk

Also Present: Dani Thorn, Dep. Town Clerk, Town Atty. Tony Villani, Code Enforcement officer, Richard Bogan, Deputy Town Clerk Maureen Paliotti, Glenn Wasman

This workshop was duly noticed by contacting the Times of Wayne newspaper, as well as posting a notice on the Town bulletin board and on the Town's web site.

All stood for the Pledge of Allegiance.

The purpose of the workshop was to address various items in a proposed landlord licensing local law for the Town of Lyons. Supervisor Emmel turned the workshop over to Town Attorney Villani who reviewed the highlights of the proposal. Board members asked several questions as well as reviewed many of the items contained in the proposed local law.

- Attorney Tony Villani state the registration would be yearly for landlords. And explained that Richard Bogan would not be able to handle the full spectrum of this operation alone. He would need help, so this should be something to possible put in the 2022 budget.
- The landlord licensing system would work via a point system. Points are based on codes and tenant activity. If the landlord gains too many points, their license would be revoked, and tenants evicted. It makes the landlords more responsible for tenant conduct.
- Councilmen Ralph D'Amato asked how the landlords would receive the notices, to which Attorney Villani responded, it would be published, advertised, filed etc. It would help pick up areas in which some ordinances are weak. May also help with long term rentals vs. short term rentals.
- Council men Jim Brady, asked "How would we have access to Police files for tenant or landlord issues?" to which Richard Bogan responded " It has been very difficult to obtain records of activity."
- Attorney Villani advised the board to look through the proposal, and to discuss it at the April board meeting. Richard Bogan asked if the new landlord license would need approval via the Department of State, to which Attorney Villani state it does not, but it does have to be filed with them.

The Board discussed new ideas for the historical district of Lyons ordinance. Attorney Villani advised the new ordinance would show where the district begins and ends. It would be able to show what changes can be made, and what has to stay the same within the district.

- Within the district what buildings or areas could be modernized, versus what needs to maintain a similar original structure. The Board would have to discuss where the funding would come for this project, and funding of who would be in charge of the guidelines and maintaining the ordinances.

Attorney Anthony Villani brought up current issue demolished buildings.

-123 Board Street. The current owner is Heather Cruise. After Richard Bogan had found her current address and phone number he had a conversation with her. Mrs. Cruise was under the impression that she no longer was the owner of the property since it had gone Section 8 housing. Mr. Bogan suggested looking into her housing insurance to re-coop some of the money that was spent in demolishing

the property. He also stated the state police have 3 families involved of juveniles who are suspected of starting the fire. Attorney Villani would look the standing of the Town and if we are able to peruse action against the families for repayment of the costs involved for demolition.

- Councilmen Jim Brady started a discussion of an older building/old landfill on Cole Road. He was unsure of what is in the building, but suggested something be done about it as it is unsafe. He asked Attorney Villani if we need DEC approval for an outside buyer to purchase the land or the land next to the old landfill, since it is owned by the town. The purchaser is concerned if the land was not closed off properly, back in the 1970's the DEC could shut down the transaction and it could be costly to fix. Glenn Wasman said he would look into finding details on the land. Mr. Wasman owns the old village offices and has some files hanging on the wall that have details about it. Attorney Villani advised if the land sells there would need to be several releases signed to cover the Town so it cannot come back on us. Ensure everything is in order before full sale. Jake Emmel motioned to sell the land if possible without consequences from DEC. Motion seconded by Councilwoman Greco. Vote:

Councilman Brady voting aye

Councilman D'Amato voting aye

Councilman Paliotti voting aye

Councilwoman Greco voting aye

Supervisor Emmel voting aye

The Board discussed permit requirements for Canal Side Mobile Home Park. CEO Richard Bogan discussed the permit requirements and was given a small plan from the owner. He has also gone over ordinances and needs to pull permits to make changes for new lot variances. Mr. Bogan explained each new mobile home needs to pull permits and HUD regulations. The main concern is sewage and the town picking up trash. This should be the owner's responsibilities. The new owner, plans to move out the old mobile homes, so each lot would also need a new permit. Councilmen Jim Brady, stated the town needs to review plans, which CEO Richard Bogan has.

- The new owner of the lot needs to find the old owners of the homes in order to move them.
- Councilmen John Paliotti asked if the park is off the tax rolls, would the town be responsible for removing the units? He suggested getting the new owner moving, so it is less expense for the town. Attorney Villani stated first the issue of the abandoned trailers needs to be resolved in order to move forward.

The Board moved to discuss a Town wide spring cleanup event in order to help with some of the trash that is piling up in front of homes, and on the streets, etc. At a current ZBA meeting Mr. Perry brought up the issue of the abundant garbage that has acclimated in the area. Fines and possible jail time threats are not working. He suggested the Town sponsoring a cleanup day. CEO Bogan asked how it would be monitored, what can go in it/what cannot not in it? Should we have someone monitor it? How long would people have for disposal? Who would monitor it? Deputy Clerk Dani Thorn, suggested from speaking with Sal Colatarci, that it should be advertised 2-3 weeks before hand, and possibly the weekend after mother' day would be the best time to start. Deputy Clerk Maureen Paliotti suggested getting the schools or groups involved for credits. Councilwoman Joanne Greco would like to thank Mr. Perry and his family for suggesting this to the town.

The Board discussed where to use the money that Town will receive from the State as part of the American Rescue Plan, approved by the Feds last month. It's expected the Town will receive about \$600,000.00, though it's reported that money will be given to the Town over a two year period. No decision needs to be made at this time.

The Board then discussed the quote received for the replacement of the Leach Road lift station, costing \$54,809.86 from Colacino Industries. Larsen Engineers has determined this is the worst of the lift stations and should be the first one replaced. Money to cover the cost will come from capital charges assessed to all former Village residents on the water bill they receive quarterly. After discussion and review, Councilman Brady moved to go along with the project at the quoted cost. Motion seconded by Councilman D'Amato. Vote:

Councilman Brady voting aye
Councilman D'Amato voting aye
Councilman Paliotti voting aye
Councilwoman Greco voting aye
Supervisor Emmel voting aye

Councilmen Jim Brady wanted to discuss a few project's that he is looking into at the moment.

- Legion monuments. Jim is getting a quote from masonry for work. Hoping to have this project done before Memorial Day.
- Highway Superintend Tim Moore is working on getting quotes to fix two parking lots. The county parking lot and the one behind Dobbins Drugs.
- Quotes to fix the water street stone wall.
- Behind the firehouse the wall has a lot of erosion. Mr. Brady would like to get information on how to fix it, as well as quote. The steps behind the Pour House Tavern also need to be fixed, as the bottom half is owned by the Canal Corporation.
- Water Street/Hill Street fence. It is currently falling down. Mr. Brady would like to provide a guard rail as a replacement of the fence.

As there was no further business, the workshop was adjourned at 6:15p.m.

Dani Thorn

Dep. Town Clerk