

VILLAGE OF LEROY BOARD OF TRUSTEES

Minutes of Regular Meeting held on

December 17, 2025

Village Hall, 3 West Main Street, LeRoy, NY

PRESENT: Mayor Gregory Rogers
Trustee William Kettle
Trustee James Bonacquisti
Trustee Richard Tetrault
Trustee Raymond Yacuzzo

Chief of Police Greg Kellogg
Clerk-Treasurer Eileen Carmel
Municipal Historian Lynne Belluscio
DPW Sup. Robert Lathan
WWTF Supt. Steven Carroll
Deputy Clerk-Treasurer Arna Tygart

OTHERS PRESENT: Liam Grayson, Sharon Brant, Dawn & Gary Wahl, Anthony Locastro, Susan & Kevin Dowd, Joe Spadaro, Dan Vanderhoof, Rich Stoney

Mayor Greg Rogers called the meeting to order at 7:00 PM, followed by the Pledge to the Flag.

APPROVAL OF MINUTES: Trustee Bonacquisti made a Motion to Approve the Minutes of the Board of Trustees Regular Meeting on 11/19/25. It was seconded by Trustee Kettle and passed unanimously.

DEPARTMENT CONSIDERATIONS:

LPD:

- Chief Kellogg said he and the Mayor sent a letter to the state DOT requesting that the use of Jake Brakes be illegal in the Village. The Village cannot make a local law concerning a state highway.

STP:

- Supt. Carroll said the STP is continuing to finish up the capital project.
- Mayor Rogers congratulated Supt. Carroll on a job well done keeping everyone on task during the \$14 million project and helping to save the Village money.

DPW:

- Sup. Lathan informed the board that all was quiet with the DPW

CLERK-TREASURER:

- The next scheduled meetings, which everyone is invited to attend:
 - 1/21/26 – Regular Board meeting at Village Hall at 7:00pm
 - 2/18/26 – Regular Board meeting at Village Hall at 7:00pm
- Clerk-Treasurer Carmel explained that the Clerk's Office is working on the following:
 - Gathering info for Phase 1 of the payroll system update, scheduled to go into effect for the January 15th payroll.
 - Finishing up benefit hours tracking to be included in the payroll update
 - Working with Mike Tucci at Tompkins Insurance for the Village renewal
- Mayor Rogers added that employee health care options would be considered as well.

MUNICIPAL HISTORIAN:

- Municipal Historian Belluscio informed the Board that Lapp Insulators received recognition from the state for being in continuous business for over 50 years. Mayor Rogers stated he attended the ceremony, along with

Assemblyman Steve Hawley. Lapp has actually been in business for over 120 years. New York State recognizes long-standing businesses (50+ years) through the NYS Historic Business Preservation Registry, managed by NYS Office of Parks, Recreation and Historic Preservation.

OLD BUSINESS:

1 Church Street: Joe Spadaro, who is buying the property, attended the meeting, asking Board permission to build 10 apartments in the existing building. He said he met with Leslie Delooze of St. Mark's Church and Attorney Paul Boylan and there is a 20-year agreement for a parking plan allowing 1 Church Street residents a total of 6 designated parking spots in the church's parking lot. Combined with the parking spaces available next to the building, this should be enough to cover the code requirements for parking in the Village.

Several Church Street residents attended the meeting and voiced their concerns about the project, particularly about extra traffic down an already-busy street and congested parking, including during church and school events.

Mayor Rogers and Chief Kellogg both stated that despite owning over 40 properties in the Village, Mr. Spadaro's properties rarely involve a police presence and when it does, he is responsive and the situation is quickly resolved. The same can't be said about several other landlords in the Village. Mr. Spadaro utilizes background checks of potential renters and that seems to result in better clientele.

The Board voiced their understanding of the residents' concerns but felt that Mr. Spadaro's track record spoke for itself. Each Board member agreed to the project. Mr. Spadaro still needs to go back to the Planning Board and the Village Board will need to have another Public Hearing for the Special Use Permit for the property.

RESOLUTION TO APPROVE ADJUSTMENTS TO THE NYS DOT SNOW AND ICE AGREEMENT, CONTRACT NO. D014780 WITH NEW YORK STATE

MOTION BY: Trustee Kettle

WHEREAS the present New York State Department of Transportation Snow and Ice Agreement needs to be adjusted based on new calculations; NOW THEREFORE

BE IT RESOLVED that the Village of LeRoy Board of Trustees approves the 2025-26 Supplemental Agreement and Adjustments to the Snow and Ice Agreement – Contract #D014780 between the State of New York and the Village of LeRoy for snow and ice control; and

BE IT FURTHER RESOLVED that the Village of LeRoy Board of Trustees hereby authorizes the Mayor to sign any paperwork between the New York State Department of Transportation and the Village of LeRoy regarding this agreement.

SECONDED BY: Trustee Yacuzzo

Ayes: Trustee Tetrault, Trustee Yacuzzo, Trustee Kettle, Trustee Bonacquisti, Mayor Rogers
Motion carried.

WWTF Certificate of Substantial Completion, General Construction, 11/19/2025: Trustee Yacuzzo made a Motion to approve and authorize the Mayor to sign the Certificate of Substantial Completion for the General Construction Contract of the WWTF Improvements, Phase 3, dated 11/19/2025. It was seconded by Trustee Bonacquisti and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti - Aye, Mayor Rogers – Aye.

WWTF Certificate of Substantial Completion, Electrical Construction, 11/19/2025: Trustee Yacuzzo made a Motion to approve and authorize the Mayor to sign the Certificate of Substantial Completion for the Electrical Construction

Contract of the WWTF Improvements, Phase 3, dated 11/19/2025. It was seconded by Trustee Bonacquisti and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti - Aye, Mayor Rogers – Aye.

NEW BUSINESS:

Resignation Planning Board: Trustee Yacuzzo made a Motion to accept, with regrets and thanks from the Village, the resignation of Tom Frew from his position as Village representative on the Town/Village Planning Board. It was seconded by Trustee Kettle and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti - Aye, Mayor Rogers – Aye.

Appointment Planning Board: Trustee Bonacquisti made a Motion to approve and ratify the Mayor's appointment of Dan Vanderhoof to the position of Village representative on the Town/Village Planning Board. It was seconded by Trustee Kettle and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti - Aye, Mayor Rogers – Aye.

Appointment Crossing Guard: Trustee Yacuzzo made a Motion to approve and ratify the Mayor's appointment of Robert Stack to the position of PT School Crossing Guard. It was seconded by Trustee Tetrault and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti - Aye, Mayor Rogers – Aye.

BOUNDARY LINE AGREEMENT

MOTION by Trustee Tetrault

Agreement made on December 17, 2025 by and between:

Dray Enterprises, Inc., of 8769 Route 237, Stafford, NY 14143, party of the first part, and
Village of LeRoy, of 3 West Main Street, LeRoy, NY 14482, party of the second part.

WHEREAS, the party of the first part is the owner of premises commonly known as 1 Church Street, LeRoy, County of Genesee and State of New York as shown by deeds recorded in the Genesee County Clerk's Office in Liber 453 at page 870 and Liber 576 at page 183, and

WHEREAS, the party of the second part is the owner of premises commonly known as tax map #17.-2- 28, 10 Mill St., LeRoy, County of Genesee and State of New York as shown by a deed recorded in the Genesee County Clerk's Office in Liber 270 at page 136, and

WHEREAS, a survey of the premises owned by the party of the first part prepared by Gregory Townsend, dated December 4, 2025; Job No. 25-588 (a copy is attached) shows common boundary lines between the premises of the party of the first part and the premises of the party of the second part that, and

WHEREAS, the two story brick building which encroaches up to 2.1' west of the property line onto the property owned by the party of the second party, and

WHEREAS, the parties desire to express their respective rights and obligations regarding the fence and stone drive encroachment, and

Now therefore in consideration in exchange for the mutual covenants contained herein together with other good and valuable consideration the parties do hereby agree as follows:

1. The parties recognize the boundary lines between their respective properties as shown on the Townsend survey.
2. The parties agree that said portion of the building may remain in its present location. If the building is ever removed, the parties of the first part agree that the building shall be placed wholly within the bounds of the property owned by the parties of the first part.
3. The parties of the first part quitclaim to the party of the second part all lands lying west of the west boundary line as shown on the Townsend survey. The party of the second part quitclaims to the parties of the first part all lands lying east of the west boundary line as shown on the Townsend survey.
4. The party of the first part claims no right, title or interest in or to any portion of the premises lying west of the common boundary line as shown on said survey.
5. The party of the second part claims no right, title or interest in and to any portion of the premises lying east of the common boundary line as shown on said survey.

6. This agreement shall run with the land and shall be binding on the parties hereto as well as their successor in interest.

SECONDED by Trustee Yacuzzo

Ayes: Trustee Tetrault, Trustee Yacuzzo, Trustee Kettle, Trustee Bonacquisti, Mayor Rogers
Motion carried.

Festival Permit: Trustee Yacuzzo made a Motion to Approve the Festival Permit for LeRoy Business Council, First Night Fireworks on the creekbank, 12/31/25. It was seconded by Trustee Bonacquisti and passed unanimously.

CITIZEN PARTICIPATION:

- Anthony Locastro asked the Board for help with a difficult situation involving a neighbor. The individual, known to the Board, has repeatedly violated Village Code concerning vehicles parked on Village property, and is often in conflict with his neighbors, police, and code enforcement. Chief Kellogg stated that there needs to be a united front initiated by Code Enforcement. Mayor Rogers said he'd work with Chief Kellogg and Code Enforcement Officers to follow up on this situation.
- Mayor Rogers and the Board spoke with LeRoy High School Senior, Liam Grayson, who attended the meeting for school credit.

OFFICIAL CONSIDERATION:

Trustee Bonacquisti wished everyone a Merry Christmas! He really enjoyed Winterfest located in Trigon Park this year and the trees looked fantastic. He suggested a parade for next year.

Trustee Kettle also wished everyone Happy Holidays and thanked all those who attended the LBC fundraiser for the First Night Fireworks.

Trustee Tetrault asked about the old, non-working phone lines in Village Hall. The clerks stated it's a mess and they are waiting for the electricians to come back. He also asked what happened with the D&R Depot and a resident said she had heard it had been sold. Someone else mentioned they heard the new owner was going to knock down the depot and Trustee Yacuzzo said Code Enforcement should check on whether it's a historical property.

Trustee Yacuzzo wished everyone a Merry Christmas. He also said he wanted to move forward with the award he's suggested for the recognition of beautification and preservation of properties in the village and named after Tom Spadaro. He would like the first one to go to 44 Lake Street. He planned to meet with the other members of the Historic Preservation Board to move forward with this award.

Mayor Rogers wished a Merry Christmas to everyone and thanked the other board members and Village staff.

ADDED:

EXECUTIVE SESSION:

Trustee Tetrault made a Motion to Go Into Executive Session for the medical, financial, credit, or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal, or removal of a particular person or corporation. It was seconded by Trustee Kettle and passed with voting as follows: Trustee Tetrault – Aye, Trustee Bonacquisti – Aye, and Mayor Rogers – Aye. Mayor Rogers said he would like Department Heads to stay. Session entered at 8:05pm.

RETURN TO REGULAR SESSION:

Trustee Kettle made a Motion to Return to Regular Session. It was seconded by Trustee Yacuzzo and passed with voting as follows: Trustee Tetrault – Aye, Trustee Yacuzzo – Aye, Trustee Kettle – Aye, Trustee Bonacquisti - Aye, Mayor Rogers – Aye. Session entered at 8:27pm. Mayor Rogers said no business was conducted during the session.

AUTHORIZATION TO PAY BILLS:

Trustee Bonacquisti made a motion to pay bills retroactive to 11/05/25. It was seconded by Trustee Yacuzzo and passed unanimously. Payment is as follows:

General Fund: Auto Pays, Wire Transfers, and Check numbers 28244-28268, 28270-28277, 28279-28306, 28308, 28310 totaling \$605,184.93.

Cap#2: Check number 1280-1281, totaling \$64,939.77.

ADJOURNMENT:

There being no further business before the Board, **Trustee Yacuzzo made a Motion to Adjourn**, seconded by Trustee Tetrault and passed unanimously. Meeting adjourned at 8:32pm.

Respectfully submitted,
Eileen Carmel, Clerk-Treasurer