

A Public Hearing Scheduled for the Town of East Bloomfield was held at the East Bloomfield Town Hall on Monday February 10, 2025 at 7:00 PM with the regularly scheduled Town Board Meeting to begin immediately following with Supervisor Frederick A. Wille presiding.

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

Present:	Supervisor Council Member Council Member Council Member	Frederick A. Wille Frank W. Fessner Kathleen M. Conradt Stephen C. Lester
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Absent:	Council Member	Michelle T. MacMillan
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Attending the meeting were Margaret Gochenaur (Town Clerk), Robert Torno (Highway Superintendent), Kimberly Rayburn (Code Enforcement Officer), Anthony Iacovangelo, Esq., Jill Bellenger, Andrew Dick, Esq., and Jay Mitchell.

Pledge of Allegiance led by Town Clerk Gochenaur.

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

Wille opened the Public Hearing at 7:01 PM and the Public Notice was read by Town Clerk Gochenaur Order Removal of Unsafe Structure. Andrew Dick stated he was there on behalf of North Star Mortgage AKA Mr. Cooper's behalf. He is asking for a 30-60 day stay on Resolution 2025-018 so that an assessment of the Code Enforcement Officer's report could be done along with a comprehensive study of the property. Andrew went on to say that the lean holder does not have possession of the property at this time because the homeowners are deceased. Discussion was held.

Wille closed the Public Hearing at 7:04 PM on the Order Removal of Unsafe Structure.

Wille opened the Public Hearing at 7:04 PM and the Public Notice was read by Town Clerk Gochenaur for Local Law No.1 of 2025 A Local Law to Increase Exemption for Military Veterans. No one wished to comment.

Wille closed the Public Hearing for Local Law No.1 of 2025 A Local Law to Increase Exemption for Military Veterans at 7:05 PM.

Wille opened the regular Town Board meeting at 7:05 PM.

**APPROVAL OF MINUTES:** Motion was made by Fessner, seconded by Conradt, to approve the January 27, 2025 minutes. No Discussion was held. Motion Approved: Ayes 4 (Fessner, Conradt, Lester, and Wille) Nays 0

**TOWN CLERK'S REPORT:** Motion was made by Fessner, seconded by Conradt, to approve the Town Clerk's report. No Discussion was held. Motion Approved: Ayes 4 (Fessner, Conradt, Lester, and Wille) Nays 0

**CODE ENFORCEMENT OFFICER'S REPORT:** Motion was made by Fessner, seconded by Conradt, to approve the Code Enforcement Officer's report. No Discussion was held. Motion Approved: Ayes 4 (Fessner, Conradt, Lester, and Wille) Nays 0

**SUPERVISOR'S REPORT:**

Motion was made by Lester, seconded by Fessner, to adopt Resolution 2025-018 Town of East Bloomfield Unsafe Structure Located at 7160 State RTS 5&20 Order and waive the reading of the Resolution. Discussion was held. Motion Defeated: Ayes 2 (Lester, and Wille) Nays 2 (Fessner, and Conradt)

**RESOLUTION 2025-018**

**TOWN OF EAST BLOOMFIELD  
UNSAFE STRUCTURE LOCATED AT 7160 STATE RTS 5&20 ORDER**

WHEREAS, pursuant to Town Code Chapter 64 regarding Buildings, Unsafe the Code Enforcement Officer investigated the condition of buildings at 7160 St Rts 5&20, Bloomfield, NY 14469 (the "Premises") and submitted a written report with her findings and recommendations to the Town of East Bloomfield.

Whereas, the Code Enforcement Officer recommended demolition and removal of the buildings at the Premises in a report dated November 15, 2024, which was presented to the Town Board on January 27, 2025

WHEREAS, The Town Board scheduled a public hearing to hear public comments, and comments from the owner or agent of the Premises concerning the question of an order requiring the buildings on the Premises to be demolished and removed, which hearing was scheduled for February 10, 2025.

WHEREAS, Notice of the Hearing Pursuant to Town Code Chapter 64 (the "Notice") was posted pursuant to Town Code and served on Mortgage Bank Mr. Cooper 8950 Cypress Waters Blvd, Coppell, TX 75019 Attn: caleb.sandlin@mrcooper.com, which notice required the Mortgage Company Mr. Cooper to show cause why an order should not be entered compelling the Owner to make the Premises safe by demolishing and removing all derelict buildings located at the Premises and removing all debris resulting from the demolition of those buildings, and all other debris and items on the ground at the Premises, requiring demolition and removal to commence within thirty days of its entry;

WHEREAS, the Town Board considered and approved a motion to issue an order, with language substantially similar to that set forth in the Notice, compelling Mortgage Company to make the Premises safe by demolishing and removing all derelict buildings located at the Premises and removing all debris resulting from the demolition of those buildings, and all other debris and items on the ground at the Premises, requiring demolition and removal to commence within thirty days of its entry; it is hereby

ORDERED that the Mortgage Company Mr. Cooper, owner of 7160 State Rts 5&20, Bloomfield, NY 14469 (the "Premises"), must make the Premises safe by demolishing and removing all derelict buildings located at the Premises and removing all debris resulting from the demolition of those buildings, and all other debris and items on the ground at the Premises; and it is further

ORDERED that demolition and removal commence within thirty (30) days of service of notice of entry of this Order; and it is further

ORDERED that if demolition and removal have not commenced within thirty (30) days of notice of entry of this Order, the Town will solicit bids, retain a contractor, and undertake demolition and removal of buildings and debris from the Premises, the cost of which, including legal costs and fees, will be assessed against the Premises or collected through a special proceeding pursuant to Gen. Mun. Law § 78-b.

Motion was made by Conratt, seconded by Fessner to allow 30 days and then re-visit Resolution 2025-018. Discussion was held. Motion Adopted: Ayes 3 (Fessner, Conratt, and Wille)  
Nays 1 (Lester)

Motion was made by Fessner, seconded by Conratt, to adopt Resolution 2025-019 Authorizing Expenditure from Highway Equipment Repair Reserve Fund and waive the reading of the Resolution. Discussion was held. Motion Adopted: Ayes 4 (Fessner, Conratt, Lester, and Wille) Nays 0

## **RESOLUTION 2025-019**

### **AUTHORIZING EXPENDITURE FROM HIGHWAY EQUIPMENT REPAIR RESERVE FUND**

**WHEREAS**, the Town Board of the Town of East Bloomfield (the "Town Board") previously established a Highway Equipment Repair Reserve Fund (hereinafter, the "Reserve Fund") to accumulate monies in a financially prudent manner to fund the cost of heavy equipment repairs.

#### **NOW, THEREFORE, BE RESOLVED BY THE TOWN BOARD AS FOLLOWS:**

The Town Board of the Town of East Bloomfield, duly convened in regular session, does hereby resolve pursuant to the provisions of section 6-c of the General Municipal Law of the State of New York that the Town of East Bloomfield's Supervisor be and hereby is authorized and directed to transfer from the Reserve Fund the sum of Twelve Thousand Nine Hundred Dollars (\$12,900.00), said sum to be utilized for payment of equipment repairs to Truck #5 and Truck #7, located at the East Bloomfield Highway Department, 7229 Routes 5 & 20, Bloomfield, New York.

This resolution shall be subject to a permissive referendum.

Motion was made by Fessner, seconded by Conradt, to adopt Resolution 2025-020 Resolution to Propose Local Law No. 1 of 2025 Military Veterans Exemptions Increase and waive the reading of the Resolution. Discussion was held. Motion Adopted: Ayes 4 (Fessner, Conradt, Lester, and Wille) Nays 0

**Resolution 2025-020**

**Resolution to Propose Local Law No. 1 of 2025  
Military Veterans Exemptions Increase**

**WHEREAS**, the Town of East Bloomfield been approached by a resident who served our country during the Cold War, and

**WHEREAS**, Ontario County has passed legislation providing an assessment exemption of \$4,000 for each Cold War veteran owning property in Ontario County, and

**WHEREAS**, the Town of East Bloomfield wishes to recognize the sacrifice made by these Cold War veterans during their service, and

**WHEREAS**, implementation of this exemption would take effect with the 2025 assessment, therefore, be it

**RESOLVED**, that this East Bloomfield Town Board proposes local legislation to incorporate the Cold War Veterans exemptions to the Town's assessment regulations, and be it

**RESOLVED**, that the Town attorney prepares the local law for a public hearing to be set by the Town Board as soon as the legislation is available, and be it

**RESOLVED**, copies of this resolution be sent to the Ontario County Office of Real Property and the Ontario County Board of Supervisors.

**COMMITTEE REPORTS:**

**Audit:** Conradt reported the 2024 town books should be closed within the next few weeks. Discussion was held.

**Buildings and Grounds:** Motion was made by Fessner, seconded by Conradt, to authorize the expenditure of \$19,592.98 to Alliance Door & Hardware, Inc. for the work described in Sales Proposal #16254 dated 12/09/2024. Discussion was held. Motion Approved: Ayes 3 (Fessner, Conradt, and Wille) Nays 1 (Lester) Motion was made by Fessner, seconded by Conradt, to authorize the expenditure of \$10,800.00 to Tambe Electric Incorporated for the work described in Estimate #3147 dated 11/27/2024. Discussion was held. Motion Approved: Ayes 3 (Fessner, Conradt, and Wille) Nays 1 (Lester) Fessner noted regarding the thermostats in the buildings that it is better to set it and leave it. Discussion was held.

**HIGHWAY:** Nothing to report.

**IT/TECHNOLOGY:** Nothing to report.

**INSURANCE:** Nothing to report.

**PARKS and RECREATION:** Wille reported he received an email from Claudia Walsh on behalf of the Boughton Park Commission advising him that Rokhsanna Sadeghi has been chosen to fill the vacant seat for East Bloomfield on their board. Motion was made by Lester, seconded by Fessner, to approve the recommendation for Rokhsanna Sadeghi by resolution at the next town board meeting on February 24, 2025. Discussion was held. Motion Approved: Ayes 4 (Fessner, Conradt, Lester, and Wille) Nays 0

**WATER/SEWER VILLAGE OF BLOOMFIELD:** Nothing to report.

**PERSONNEL:** Nothing to report.

**COMMUNICATIONS:** None.

**ROUND TABLE – OTHER BUSINESS:** Lester reminded everyone about the Grow Bloomfield Presentation this Wednesday at 6:30 PM at Veterans Park. Lester reported that New York Municipal

Insurance Reciprocal (NYMIR) also offers software like the FMX Software we are currently using. Discussion was held. Motion was made by Conradt, seconded by Fessner, to pre-approve paying of a bill to Regional Distributors in the amount of \$549.14 for cleaning supplies that will appear on the next abstract. Discussion was held. Motion Approved: Ayes 4 (Fessner, Conradt, Lester, and Wille) Nays 0

**PAYMENT OF BILLS:** Motion was made by Fessner, seconded by Conradt, to approve paying of the bills as submitted. Discussion was held. Motion Approved: Ayes 4 (Fessner, Conradt, Lester, and Wille) Nays 0

General Fund A	- Abs. #503- Vouchers - 51,53-60,63,65-67,69-75,7563	\$ 479,031.06
General Fund B	- Abs. #503 - Vouchers - 52,61,66,67,7560	\$ 1,202.58
Highway DA	- Abs. #503 - Vouchers - 7557,7558,7564,7567,7568	\$ 55,426.85
Highway DB	- Abs. #503 - Vouchers - 60,7555,7556,7558-7566	\$ 41,932.63
VP Annex Bldg.	- Abs. #503 - Vouchers - 56,59,62,68,75	\$ 173.32
Water Dist. #1	- Abs. #503 - Vouchers - 64	\$ 81.00
Water Dist. #2	- Abs. #503 - Vouchers - 64	\$ 194.00
Water Dist. #2 Ext.#2	- Abs. #503 - Vouchers - 64	\$ 22.00
Water Dist. #2 Ext.#6	- Abs. #503 - Vouchers - 64	\$ 31.00

**ADJOURNMENT:** Motion was made by Lester, seconded by Wille, to adjourn the meeting at 7:38PM. Motion Approved: Ayes 4 (Fessner, Conradt, Lester, and Wille) Nays 0

Respectfully Submitted,

Margaret M. Gochenaur  
Town Clerk