

The Regular Meeting of the Board of Trustees of the Village of Albion was held Wednesday, July 10, 2024, at 6:00 PM, Village Hall, 35 East Bank Street, Albion New York.

Present were, Mayor Angel Javier Jr, Trustees Greg Bennett, and Tim McMurray

Absent: Deputy Mayor Joyce Riley, and Trustee William Gabalski

2 residents

Meeting audio was recorded and kept on file.

Mayor Javier opened the meeting with a pledge of allegiance at 6:00 PM.

**EMPLOYEE APPRICIATION LUNCHEON**

Letter received from Jeff Holler stating he'd like to donate his kitchen equipment to cook food for Village Employees, asked Board to pay the cost of food. Attorney will reach out to NYCOM to find the parameters if allowed, once that is determined, a date and time will be scheduled

**APPROVE MEETING MINUTES**

Moved by Trustee McMurray and seconded by Trustee Bennett approving the minutes for the following:

- June 26, 2024
- June 29, 2024

**CARRIED**

Mayor Javier	Aye
Trustee Riley	Absent
Trustee Bennett	Aye
Trustee Gabalski	Absent
Trustee McMurray	Aye

**PAYMENT OF VILLAGE BILLS**

Moved by Trustee Bennett and seconded by Trustee McMurray approving the monthly journal entries and the payment of the following Village bills: Vouchers #46325-46416

General	\$18,410.46
Water	\$11,299.41
Sewer	\$4,037.85

**CARRIED**

Mayor Javier	Aye
Trustee Riley	Absent
Trustee Bennett	Aye
Trustee Gabalski	Absent
Trustee McMurray	Aye

**APPROVED TREASURERS REPORT**

Moved by Trustee McMurray and seconded by Trustee Bennett approving the June 2024 treasurers report

**CARRIED**

Mayor Javier	Aye
Trustee Riley	Absent
Trustee Bennett	Aye
Trustee Gabalski	Absent
Trustee McMurray	Aye

**BUDGET ADJUSTMENTS/USE OF FUNDS/INVOICES**

Moved by Trustee Bennett and seconded by Trustee McMurray to approve the following use of funds, budget adjustments and payment of invoices

- Increase expense line H0.8320.0200.013 (WIIA 2) and Grant Writing \$44, 270.89 G&G Municipal Consulting
- Increase expense line H0.8320.0200.013 (WIIA 2) \$845.75 Donegan, May
- Increase expense line H0.8320.0200.010 (WIIA 1) \$1,094.50 Donegan, May
- Increase expense line H0.8320.0200.013 (WIIA 2) \$7,938.45-\$3M Bond services
- Increase expense line H0.8320.0200.010 (WIIA 1) \$1,156.16 Core & Main

**CARRIED**

Mayor Javier	Aye
Trustee Riley	Absent
Trustee Bennett	Aye
Trustee Gabalski	Absent
Trustee McMurray	Aye

**CORRECT PAY**

Moved by Trustee Bennett and seconded by Trustee McMurray to increase Code Enforcement Officer, Chris Kinter from \$28.00/hr. to \$30.00/hr. effective June 10<sup>th</sup>, 2024, retro pay from June 10, 2024, to July 13, 2024, for a total of \$400.00 per intermunicipal agreement with Town of Albion

**CARRIED**

Mayor Javier	Aye
Trustee Riley	Absent
Trustee Bennett	Aye
Trustee Gabalski	Absent
Trustee McMurray	Aye

**MEO POSTIONS**

Table until 7/24/24

**INGERSOL ST/BRIDGE**

Table until 7/24/24

**ADOPT RESOLUTION 2024-22**

RESOLUTION 2024-22

VILLAGE OF ALBION RESOLUTION PERTAINING TO THE  
SUPPORT OF THE 2024 CFA SMART GROWTH COMMUNITY PLANNING AND  
ZONING GRANT PROGRAM

At a meeting of the Village of Albion Board of Trustees held on the 10<sup>th</sup> of July 2024 at 6:00PM at 35-37 East Bank Street, Albion, New York at which the following were:

PRESENT: Angel Javier, Jr, Mayor  
Tim McMurray Trustee  
Greg Bennett, Trustee

Trustee McMurray moved the adoption of the following resolution, Trustee Bennett, seconded the motion.

WHEREAS, The Village of Albion has indicated interest in applying to be a Pro-Housing Community. This designation will also give priority to communities for certain funding programs that the Village of Albion may wish to pursue in the future. The purpose of this is to outline what the qualification options are as well as what the submission requirements and the next steps may be for the Village of Albion.

Qualification Options:

Option 1. Municipalities need to demonstrate that they have seen housing growth. The program is looking to see documentation that they have approved either permits increasing their housing stock by 1% over the past year or 3% over the past three years. We do not believe the Village will be able to demonstrate compliance with this. According to the New York State Housing Dashboard, there has been an increase of 0.57% of units since 2022 and 1.63% since 2020.

Option 2. For municipalities that have not seen housing growth, the municipal governing body has to pass a Pro-Housing Resolution, following the format attached to this document.

Submission Requirements:

1. The Village of Albion first step will be to submit a letter of intent from an authorized official to HCR at [prohousing@hcr.ny.gov](mailto:prohousing@hcr.ny.gov). (See the attached letter suggestion)
2. The Village of Albion must then provide key background information in the form of:
  - Zoning map file in a format readable by standard GIS software (shapefile, etc.)
  - Zoning Code Summary, using the template attached.

- Housing Planning and Building Permit information from prior five years (2018-2022), using the template attached.

We can aid the Village of Albion in compiling this data.

3. If the Village of Albion is not compliant with the requirements for Option 1, the Village of Albion must still submit a Letter of Intent and provide all key background information. In addition, the Village of Albion must also pass the aforementioned Pro-Housing Resolution and submit it.

4. Once certified, the Village of Albion will have to resubmit housing permit data and any updates to the zoning on an annual basis.

This resolution shall take effect immediately.

UPON being put to a vote, the following “AYE” in favor of the foregoing resolution:

- Mayor, Angel Javier Jr-AYE
- Deputy Mayor, Joyce Riley-ABSENT
- Trustee, William Gabalski-ABSENT
- Trustee, Greg Bennett-AYE
- Trustee, Timothy McMurray-AYE

**CARRIED**

Mayor Javier	Aye
Trustee Riley	Absent
Trustee Bennett	Aye
Trustee Gabalski	Absent
Trustee McMurray	Aye

**REQUEST CHANGE OF ZONING**

John Fitzak addressed the board on changing his property located on E Bank St, parcel’s 73.6-3-21 and 73.6-3-23 from R-2 to GC.

**43 BROWN ST UPDATE**

Code Office Kinter gave update on 43 Brown St.

The Board is recognizing the C of O has been lost, special use permit is potentially no longer valid, they would have to go through the entire process again, if they want to have the same Adult Day Care again

**BUDGET ADJUSTMENTS/USE OF FUNDS/INVOICES**

Moved by Trustee McMurray and seconded by Trustee Bennett to approve the following use of funds, budget adjustments and payment of invoices

\$500.00 donation from Joyce O’Connor & Donna Boyce to Police Department equipment reserves

Increase expense line H0.8320.0200.010 (WIIA 1) \$2257.50  
Increase expense line H0.8320.0200.013 (WIIA 2) \$4931.67

**CARRIED**

Mayor Javier	Aye
Trustee Riley	Absent
Trustee Bennett	Aye
Trustee Gabalski	Absent
Trustee McMurray	Aye

**ADOPT RESOLUTION 2024-21**

RESOLUTION 2024-21

**VILLAGE OF ALBION RESOLUTION PERTAINING TO THE  
SUPPORT FOR PRO-HOUSING IN OUR COMMUNITY**

At a meeting of the Village of Albion Board of Trustees held on the 10<sup>th</sup> of July 2024 at 6:00PM at 35-37 East Bank Street, Albion, New York at which the following were:

**PRESENT:** Angel Javier, Jr, Mayor  
Tim McMurray Trustee  
Greg Bennett, Trustee

Trustee McMurray moved the adoption of the following resolution, Trustee Bennett, seconded the motion.

WHEREAS, the Village of Albion believes that the lack of housing for New York residents of all ages and income levels negatively impacts the future of New York State’s economic growth and community well-being;

WHEREAS, the housing crisis has negative effects at regional and local levels, we believe that every community must do their part to contribute to housing growth and benefit from the positive impacts a healthy housing market brings to communities;

WHEREAS, we believe that supporting housing production of all kinds in our community will bring multiple benefits, including increasing housing access and choices for current and future residents, providing integrated accessible housing options that meet the needs of people with sensory and mobility disabilities, bringing economic opportunities and vitality to our communities, and allowing workers at all levels to improve their quality of life through living closer to their employment opportunities;

WHEREAS, we believe that evidence showing that infill development that reduces sprawl and supports walkable communities has significant environmental and public health benefits; and

WHEREAS, we believe that affirmatively furthering fair housing and reducing segregation is not only required by law, but is essential for keeping our community strong and vibrant;

**NOW, THEREFORE, IT IS HEREBY RESOLVED**

that Village of Albion, in order to take positive steps to alleviate the housing crisis, adopts the Pro-Housing Communities pledge, which will have us endeavor to take the following important steps:

1. Streamlining permitting for multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.
2. Adopting policies that affirmatively further fair housing.
3. Incorporating regional housing needs into planning decisions.
4. Increasing development capacity for residential uses.
5. Enacting policies that encourage a broad range of housing development, including multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.
6. This Resolution shall take effect upon the execution of the same.

This resolution shall take effect immediately.

UPON being put to a vote, the following "AYE" in favor of the foregoing resolution:

Mayor, Angel Javier Jr-AYE  
 Deputy Mayor, Joyce Riley-ABSENT  
 Trustee, William Gabalski-ABSENT  
 Trustee, Greg Bennett-AYE  
 Trustee, Timothy McMurray-AYE

**CARRIED**

Mayor Javier	Aye
Trustee Riley	Absent
Trustee Bennett	Aye
Trustee Gabalski	Absent
Trustee McMurray	Aye

**CEMETERY DEEDS**

Moved by Trustee McMurray and seconded by Trustee Bennett to approve the cemetery deed:

John Sample	S.G. 798 Deerfield Avenue
Tracey Lunn & Kevin Ryder	S.G. 236 & 237 Deerfield Avenue
Johnathan James	S.G. 229 Deerfield Avenue
Constance V. Dunlap	S.G. 416 Deerfield Avenue

**CARRIED**

Mayor Javier	Aye
Trustee Riley	Absent
Trustee Bennett	Aye
Trustee Gabalski	Absent
Trustee McMurray	Aye

**CHANGE IN SPECIAL EVENTS PERMIT**

Advised Board of special events permit already approved for Family Funday to allow for set up Friday 8/9/2024 at 7am, also added a 20x30 tent that will go across the Amphitheater and bounce houses

**SEND TO PLANNING BOARD**

Moved by Trustee McMurray and seconded by Trustee Bennett to send letter of intent from John Fitzak regarding zoning change for his property located on E Bank St, parcel's 73.6-3-21 and 73.6-3-23 from R-2 to GC to planning board for review

**CARRIED**

Mayor Javier	Aye
Trustee Riley	Absent
Trustee Bennett	Aye
Trustee Gabalski	Absent
Trustee McMurray	Aye

**ENTER EXECUTIVE**

Moved by Trustee McMurray and seconded by Trustee Bennett to go into executive session for personnel and contract matters at 6:44pm

**CARRIED**

Mayor Javier	Aye
Trustee Riley	Absent
Trustee Bennett	Aye
Trustee Gabalski	Absent
Trustee McMurray	Aye

**EXIT EXECUTIVE**

Moved by Trustee McMurray and seconded by Trustee Bennett to exit executive session at 7:43pm

**CARRIED**

Mayor Javier	Aye
Trustee Riley	Absent
Trustee Bennett	Aye
Trustee Gabalski	Absent
Trustee McMurray	Aye

**MEETING ADJOURNED**

Moved by Trustee McMurray and seconded by Trustee Bennett that there being no further business, meeting is hereby adjourned at 7:44pm

**CARRIED**

Mayor Javier	Aye
Trustee Riley	Absent

Trustee Bennett	Aye
Trustee Gabalski	Absent
Trustee McMurray	Aye

Respectfully submitted,

Tracy A. VanSkiver  
Clerk-Treasurer