VILLAGE OF CHITTENANGO

222 Genesee Street

Chittenango, New York

Minutes

July 23, 2026

Meeting Call to Order/Pledge of Allegiance

At 6:00PM, the meeting was called to order by Mayor Cianfrocco. All stood and recited the Pledge of Allegiance. In addition to Mayor Cianfrocco, attending were Trustee Melinda Kopp, Trustee Russell Wehner. Trustee Dana Kent and Trustee Ed Gratien. Also in attendance were Village Attorney Nadine Bell, Village Administrator Robert Freunscht, Police Chief Shawn Broton, Village Clerk Karen Hawkins, Village Treasurer Caroline Brazeau, PB/ZBA Co-Chair Robert Salmon, PB/ZBA Co-Chair Bill Nickal, Chittenango Fire Chief John Morgan, Kevin Seltzer, Shayne McCullough, Louis Ferrara (CPP), Jon Wau (Power2), Paul Gloska, Kenneth Greene, John Regan, Tricia Gatewood, Kami Penoyer, Dan Penoyer, Mike Stewart, Pat Burdick and Matthew Burdick.

Honorariums/Memoriums/Proclamations

There were no Honorariums/Memoriums/Proclamations

Minutes

June 25, 2026 BOT Meeting Minutes – The Trustees advised Ms. Hawkins that the recommendation for a stop sign at the corner of Horizon Drive and Richmond Circle was made by Mike Schmidt not Mike Smith. Ms. Hawkins stated that she will amend the June 25, 2026 minutes accordingly. Trustee Kent made a motion to approve the minutes as amended. Trustee Gratien seconded. All in favor. Motion carried.

Monthly Reports

DPW/Village Administrator	Clerks	Police
Codes	Court Monthly Audit	WWTP Report
Clerk's Quarterly Audit		

- Mr. Freunscht advised that all street paving was finished today.
- Trustee Wehner had a question about the Poolsbrooke pumpstation. Mr. Freunscht advised that a flow study is being conducted to see if 12-15 more houses in Megnin Farms can be accommodated. Tom Oot wants to put 40 more houses in the Poolsbrooke area.
- Mr. Freunscht advised that a training session for the NY Forward small project fund is scheduled for July 28th.

Trustee Wehner made a motion to accept the reports as presented. Trustee Kopp seconded. All in favor. Motion carried.

New Business

Mayor – John Regan, Madison County – Update on Empire Access

USDA grant funded 12 million for the broadband project for the underserved or unserved homes in Madison County. The project accounts for 266 miles of cable to cover 6500 homes. The Municipal Infrastructure Project (MIP) invested another 12 million for coverage primarily in the southern part of the County connecting 2600 homes with 137 miles of cable. Syracuse Utilities has completed the splicing. Need the "green light" to turn on the switch. Service comes from Empire in Cortland County. Waiting for approval on the DOT permits. The #1 DOT permit has

been approved (Nelson Road across the creek underground to the corner where Lincklaen House is located). Chittenango fiber is complete. People need to call Empire and give them their address to find out when service will be available to them. Samantha Field is the Public Information Officer.

- **Introduction of Local Law E-2026 Imposing 6-month Moratorium on Battery Energy Storage Systems**

  Before any discussion regarding a proposed moratorium, Louis Ferrara, Senior Director of Facilities Operations for Consolidated Precision Products (CPP)/Superior Metals Manufacturing (SMM) was given an opportunity to present CPP's plan for installation of a battery energy storage system (BESS). He advised that CPP is experiencing huge revenue loss because the generators cannot ramp up fast enough to handle production. CPP has lost 7.5 million in equipment over the years. They need to add another furnace and change power supply to add a battery energy storage system to equalize the power. In addition to adding a new furnace in 2027, a third furnace will be needed in 2029/2030. CPP is investing 50 million dollars. CPP plans to add 35 positions and SMM to add 40 positions to keep up with the demand. Mr. Ferrara advised that the batteries are scheduled to be delivered in September/October – an investment of 8.6 million dollars. CPP needs to expand to alleviate the need to go to outside sources. Power2 is supplying the batteries. To date, they have had no failures in the field. The batteries are self-contained and have a self-suppression fire system. They are dry cell batteries, don't leak and have an extremely low flash point. Mr. Ferrara said that CPP already has a special permit which includes use of solar and battery power. Mr. Ferrara said that he had approached Codes to get on the Planning Board/Zoning Board agenda several times to discuss BESS and was denied. Bob Salmon said that he remembers the original CPP special use permit which included solar and battery power and that the Village used EDR for an engineering review at that time. Bob Freunscht said that he would check the original special use permit file in order to set up consideration of the application for CPP to amend the existing special use permit and site plan.

  The Village Attorney advised that the Board had two options: (1) introduce the moratorium and set a public hearing for the August Board meeting or (2) table discussion of a moratorium at this time.

  Trustee Wehner made a motion to table a moratorium in order to gather information and become more knowledgeable about BESS. Trustee Kopp seconded the motion. All in favor. Motion carried.

Village Administrator – Motion Approving Transfer of Appropriations

Mr. Freunscht requested approval to transfer money from Account A232 Accrued Employees Benefit Reserve to Account A9089.8 Compensated Absences. Trustee Kopp made a motion to approve transfer of money from Account A232 Accrued Employees Benefit Reserve to Account A9089.8 Compensated Absences. Trustee Kent seconded the motion. All in favor Motion carried.

– Adjustments to Longevity Pay

Mr. Freunscht explained to the Board that he recommends adjusting employee longevity pay to be the same in all departments. Currently, it is not. Going forward, he recommends longevity pay as follows (which will paid out July 1st):

5 years of service	$750.00
10 years of service	$1,250.00
15 years of service	$1,750.00
20 years of service	$2,250.00

Trustee Gratien made a motion to approve the longevity pay amounts as recommended by Mr. Freunscht. Trustee Wehner seconded the motion. All in favor. Motion carried.

– Nelson Smith Retirement

Mr. Freunscht announced that Nelson Smith will be retiring effective July 31, 2026 after serving over 40 years with the Chittenango DPW. Best of luck to Nelson in his retirement!

Codes – 427 Falls Boulevard Chapter 59 Hearing

Tricia Gatewood appeared on behalf of the owners. She advised that the structure has been vacant for 5 years. Can't afford to take it down. She said that she has been in contact with Mr. Geer almost every day. There was discussion that the structure is considered a motor vehicle with a data plate dated 1972. Law requires that an asbestos report be done if the structure is dated before 1974. Ms Gatewood said that she is not going to pay for an asbestos report. After some discussion Ms. Gatewood said that she will take down the structure but that she needed some time to accomplish that. Attorney Bell asked Ms. Gatewood how long she would need. Six months was the agreed upon time frame. Please refer to Board Resolution below:

VILLAGE OF CHITTENANGO
RESOLUTION

The following resolution was offered by Trustee Kopp who moved its adoption, seconded by Trustee Gratien, to wit:

WHEREAS, the Village of Chittenango Code Enforcement Office determined that dangerous conditions exist on real property located at 427 Falls Boulevard, Tax Map No. 49.15-1-53, in the Village of Chittenango ("Property"); and

WHEREAS, Chapter 59 of the Village of Chittenango Village Code ("Village Code") regulates unsafe buildings and structures situated within the Village; and

WHEREAS, pursuant to the provisions set forth in Section 59-6 of the Village Code, Village of Chittenango Code Enforcement Officer Jeff Geer submitted to the Village of Chittenango Village Board for consideration during a regularly scheduled Village Board meeting on May 28, 2026, an Unsafe Structure Report, dated April 1, 2026, pertaining to the dangerous conditions existing on the Property which, in the opinion of the Code Enforcement Officer, presented an imminent danger to human life or health; and

WHEREAS, thereafter, in accordance with Chapter 59 of the Village Code, a hearing was conducted on July 23, 2026, for purposes of receiving and considering evidence to determine whether the residential structure situated on the Property is unsafe; and

WHEREAS, legal counsel for the Village of Chittenango confirmed the issuance of the Notice of Unsafe Building/ Structure, and such Notice having been duly filed in accordance with Section 59-7(C) of the Village of Chittenango Village Code with the Madison County Clerk's Office; and

WHEREAS, in addition to posting notice of the due process hearing in a conspicuous location on the Property, an affidavit of service evidenced service of the notice of the hearing upon the owner of the Property, by means of first-class mail and certified mail/ return receipt requested; and

WHEREAS, during the hearing conducted on July 23, 2026, a detailed description of the condition of the Property with photographic evidence, secured by the Village of Chittenango Code Enforcement Office, documenting the condition of the Property was provided; and

WHEREAS, the photographic evidence presented documented that the structure was not secure, as well as the extensive exterior damage and deterioration; and

WHEREAS, in his report, Code Enforcement Officer Geer concluded that the Property violated Sections 304.2, 304.10, 304.13, 307.1 and 311.2.1 of the 2020 NYS Property Maintenance Code of the New York State Property Maintenance Code and constitutes an "unsafe structure" under the terms of Chapter 59 of the Village of Chittenango Village Code; and

WHEREAS, Code Enforcement Officer Geer concluded that the condition of the structure poses a serious hazard to the health, safety and wellbeing of the public, as well as to first responders, and that, pursuant to the terms of the Village Code, the condition of the Property is unsafe; on this basis, Code Enforcement Officer Geer recommended demolition of the residential garage structure on the Property; and

WHEREAS, a representative of the owner of the Property appeared at the hearing and, upon acknowledging the unsafe condition of the structure, agreed to its removal; and

WHEREAS, the Village Board closed the public hearing; and

WHEREAS, it is the desire of the Village Board to undertake any and all measures permitted in the Village Code that are necessary to protect the public's health, safety and welfare.

NOW THEREFORE, BE IT RESOLVED that the Village Board, having duly considered the documentary evidence presented by Code Enforcement Officer Geer, as well as the oral testimony of the property owner's representative, does hereby declare the property located at 427 Falls Boulevard, Tax Map No. 49.15-1-53, in the Village of Chittenango, to be unsafe; be it further

RESOLVED, that, having declared the Property to be unsafe, the Village Board hereby orders the owner of the Property, or persons with an interest in such Property, to either remediate the violations or demolish the residential structure, to clear the land upon which such structure is located of debris, and to fill and grade all such excavations; be it further

RESOLVED, that such corrective action must be completed on or before February 1, 2027; be it further

RESOLVED, that in the event that the corrective action does not occur within the time provided, the Village Board does hereby authorize the Village of Chittenango Code Enforcement Office to undertake any and all such measures as are necessary to effectuate the corrective action contemplated herein and assess the cost of same against the Property; be it further

RESOLVED, that the cost of such demolition, if undertaken by the Village, shall thereupon become a lien against the Property and shall be collectible in the same manner as taxes levied thereon.

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Russell Wehner	**Trustee**	**Abstained**	
Dana Kent	**Trustee**	**Voted**	**Yes**
Ed Gratien	**Trustee**	**Voted**	**Yes**
Melinda Kopp	**Trustee**	**Voted**	**Yes**
Louis Cianfrocco	**Mayor**	**Voted**	**Yes**

The foregoing resolution was thereupon declared duly adopted.

DATED: July 23, 2026

– **Commencement of Chapter 59 Unsafe Buildings Action – 623 Oneida Street**
Pat Burdick and Matthew Burdick appeared to address the unsafe structure notices Patrick and Susan Burdick received regarding the house located at 623 Oneida Street. They are in the process of making repairs and remodeling the house. A public hearing will be scheduled for Thursday, September 24, 2026 at 6:00PM to address the status of the work being done or whether to proceed with a Chapter 59 Unsafe Buildings Action.

– **Commencement of Chapter 59 Unsafe Buildings Action – 620 Lakeport Road**
Pat Burdick and Matthew Burdick appeared to address the unsafe structure notices Patrick and Susan Burdick received regarding the house located at 620 Lakeport Road. They are in the process of making repairs and remodeling the house. A public hearing will be scheduled for Thursday, September 24, 2026 at 6:00PM to address the status of the work being done or whether to proceed with a Chapter 59 Unsafe Buildings Action

Clerks – Sewer Reduction Request for 110 Jay Street

The Board discussed having any sewer reduction request go before the Board for consideration. Appropriate information was provided by 110 Jay Street. A letter will be sent explaining the calculation for the sewer adjustment and advising that this would be a one-time adjustment on the bill to be sent in October.

- **Approve Charles Albee's Attendance at 2026 Annual Conference of Association of Public Historians of NYS – Utica, NY**

  Trustee Kopp made a motion to approve Mr. Albee's attendance at the 2026 Annual Conference of Association of Public Historians of NYS – Utica, NY. Trustee Kent seconded the motion. All in favor. Motion carried

Old Business

Recommendation for Stop Sign at the Corner of Horizon Drive and Richmond Circle

Matter tabled pending investigation by Chittenango Police Department as to the need for such sign.

Any Other Business That May Come Before the Board

None

Abstracts

General Abstract #002 Vouchers #037-090 in the amount of $127,821.58; Sewer Abstract #002 Vouchers #007-024 in the amount of $44,943.59; and Trust and Agency Abstract #002 Voucher #004-005 in the amount 616.80.

Trustee Wehner made a motion to approve the abstracts as presented. Trustee Gratien seconded. All in favor. Motion carried.

Next Month's Audit Team: Dana Kent and Russell Wehner

Events

August 4, American Red Cross Blood Drive, 11AM-3:30PM @ Chittenango Parks and Rec.
August 4, Tuesdays in the Park, 5-8PM @ Dr. West Park, Custom Taylor Band
August 6, CLCBM Summer Kids Program, 8-9AM @ Chittenango Landing Canal Boat Museum
August 8, Free Kid/Baby Clothing Exchange 8AM-2PM @St. Paul's Episcopal Church
August 11, Tuesdays in the Park, 5-8PM @ Dr. West Park, Todd Hobin & Letizia, The Band!
August 13, CLCBM Summer Kids Program, 8-9AM @ Chittenango Landing Canal Boat Museum
August 18, Madison County Drive Thru Rabies Clinic, 5-8 PM @ Cazenovia Highway Garage
August 18, Tuesdays in the Park, 5-8PM @ Dr. West Park, The Barndogs
August 20, CLCBM Summer Kids Program, 8-9AM @ Chittenango Landing Canal Boat Museum
August 25, American Red Cross Blood Drive, 1:30-6:30PM @ St. Patrick's Church
August 25, Tuesdays in the Park, 5-8PM @ Dr. West Park, Time Trax
August 25, Family Movie Night, 7:45-9:30PM @Sullivan Park
August 27, CLCBM Summer Kids Program, 8-9AM @ Chittenango Landing Canal Boat Museum
August 29, Junior Ranger Program 10AM-4PM @Chittenango Landing Canal Boat Museum

Executive Session

At 7:54PM Trustee Wehner made a motion to go into Executive Session. Trustee Gratien seconded. No action was taken.

At 8:05PM Trustee Kopp made a motion to come out of Executive Session. Trustee Kent seconded. All in favor. Motion carried.

Next Monthly BOT Meeting is August 27, 2026 at 6:00PM .

Adjournment

Meeting adjourned at 8:06PM.

Respectfully submitted,
Karen Hawkins
Village Clerk