



a town for a lifetime
IRONDEQUOIT *New York*

SPECIAL TOWN BOARD MEETING

MARCH 30, 2026

4:00 PM

AGENDA

PLEDGE OF ALLEGIANCE

ROLL CALL

ITEM(S) FOR BOARD ACTION

03STB2026-1 RESOLUTION Authorizing the Supervisor to Execute an Order to Abate Public Nuisance

03STB2026-2 RESOLUTION Adopting a Resolution Awarding a Bid for Town Hall Toilet Room Renovations (General)

03STB2026-3 RESOLUTION Adopting a Resolution Awarding a Bid for Town Hall Toilet Room Renovations (Mechanical)

03STB2026-4 RESOLUTION Adopting a Resolution Awarding a Bid for Town Hall Toilet Room Renovations (Plumbing)

03STB2026-5 RESOLUTION Adopting a Resolution Awarding a Bid for Town Hall Toilet Room Renovations (Electric)

****WORKSHOP MEETING ...April 13, 2026 @ 4:00PM****

****REGULAR TOWN BOARD MEETING...April 21, 2026 @ 7PM****

**EXTRACT OF MINUTES OF MEETING OF THE TOWN BOARD AUTHORIZING
EXECUTION OF AN ORDER TO ABATE PUBLIC NUISANCE**

At a special meeting of the Town Board of the Town of Irondequoit, Monroe County, New York held at the Town Hall, 1280 Titus Avenue, in said Town of Irondequoit, on the 30th day of March 2026, at 4:00 P.M. local time; there were:

PRESENT:

John Perticone
Steve Barz
Ann Cunningham
Grant Malone

Town Supervisor
Town Board Member
Town Board Member
Town Board Member

McConville Considine Cooman & Morin PC

Attorney for the Town

Town Board Member _____ offered the following resolution and moved its adoption:

WHEREAS, ZSL Realty, LLC (the “Owner”) is the owner of property located within the Town of Irondequoit at 511 and 521 East Ridge Road, Rochester, New York 14621, also known as 519 Plaza, and having Tax ID#s of 091.10-1-6 and 091.10-1-7, and encompassing addresses from 511 through 531 (odd numbers) of East Ridge Road, respectively (the “Premises”); and

WHEREAS, Town of Irondequoit (the “Town”) commenced an administrative proceeding against the Owner, seeking to have the Premises declared a “Public Nuisance” and imposing various remedies to abate the public nuisance pursuant to Chapter 173 of the Irondequoit Town Code (Public Nuisances); and

WHEREAS, a hearing was held at the Town Hall on March 13, 2026, before a hearing panel consisting of Bill Lang, Director of Community Development, Captain Jessica Franco, Irondequoit Police Department, and Maria Vecchio, Assistant to the Supervisor (the “Panel”); and

WHEREAS, the Panel received evidence and heard testimony from the Town, and various tenants occupying parts of the Premises, and thereafter duly made findings and recommendations to the Town Board pursuant to Town Code § 173-12(E); and

WHEREAS the Panel’s findings and recommendations are set forth in the Order to Abate Public nuisance attached hereto as ***Exhibit A***.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board hereby approves and adopts the Order to Abate Public Nuisance, dated March 18, 2026, in substantially such form annexed as **EXHIBIT A**, and in final form as approved by the Attorney for the Town, and further authorizes the Supervisor to accept and execute the same on behalf of the Board.

This resolution shall take effect immediately.

Seconded by Town Board Member _____ and duly put to vote,
which resulted as follows:

Town Board Member	Barz	voting	_____
Town Board Member	Malone	voting	_____
Town Board Member	Cunningham	voting	_____
Town Supervisor	Perticone	voting	_____

EXHIBIT A

IRONDEQUOIT TOWN BOARD
STATE OF NEW YORK

COUNTY OF MONROE

In the Matter of

ZSL REALTY, LLC,

As owner of premises alleged to be a Public Nuisance.

**ORDER TO ABATE
PUBLIC NUISANCE**

WHEREAS, ZSL Realty, LLC (the “Owner”) is the owner of property located within the Town of Irondequoit at 511 and 521 East Ridge Road, Rochester, New York 14621, also known as 519 Plaza, and having Tax ID#s of 091.10-1-6 and 091.10-1-7, and encompassing addresses from 511 through 531 (odd numbers) of East Ridge Road, respectively (the “Premises”); and

WHEREAS, the Town of Irondequoit (the “Town”) commenced an administrative proceeding against the Owner, seeking to have the Premises declared a “Public Nuisance” and imposing various remedies to abate the public nuisance pursuant to Chapter 173 of the Irondequoit Town Code (Public Nuisances); and

WHEREAS, a hearing was held at the Town Hall on March 13, 2026, before a hearing panel consisting of Bill Lang, the Director of Community Development, Captain Jessica Franco, Irondequoit Police Department, and Maria Vecchio, Assistant to the Supervisor (the “Panel”); and

WHEREAS, the Panel received evidence and heard testimony from the Town, and various tenants occupying parts of the Premises, and hereby makes the following findings and recommendations to the Town Board pursuant to Town Code §173-12(E).

NOW THEREFORE, AFTER DULY CONSIDERING ALL OF THE EVIDENCE AND TESTIMONY SUBMITTED AT THE HEARING, THE PANEL MAKES THE

**FOLLOWING DETERMINATIONS AND RECOMMENDS THAT THE TOWN BOARD
TAKE THE FOLLOWING ACTIONS:**

1. There is prima facie evidence of a public nuisance at the Premises, warranting imposition of administrative remedies to abate the public nuisance pursuant to Town Code §173-

13. The Panel makes the following findings:

- a. Between January 1, 2016 and January 25, 2026, the Irondequoit Police Department responded to the Premises 648 times.
- b. The Irondequoit Police Department responded to calls at the Premises that included homicide, burglary, prostitution, and criminal mischief, among other matters.
- c. The Town has cited the Premises for numerous violations of the Irondequoit Town Code and/or the Uniform Fire Prevention and Building Code, including operating without a valid certificate of occupancy, storage of junk vehicles illegally stored at the Premises, and unsafe structure, among other things.
- d. Based on the evidence submitted at the hearing, prima facie evidence of a public nuisance exists at the Premises on numerous grounds set forth in Town Code §713-1, including but not limited to the following paragraphs thereunder: B, F, G, I, and J.
- e. Although prima facie evidence of a public nuisance exists at the Premises, the owners of three businesses appeared at the administrative hearing and presented sufficient evidence demonstrating to the satisfaction of the Panel

that their businesses are not presently the source of the public nuisance that exists at the Premises. Those three businesses are:

- i. **Signature Cigar & Smoke Collective**, occupying units at the Premises with the addresses of 513 and 515 East Ridge Road, Rochester, New York 14621;
- ii. **The Oak Barrel Bar & Grill**, occupying the unit at the Premises with the address of 511 East Ridge Road, Rochester, New York 14621; and
- iii. **East Ridge Billiards**, occupying the unit at the Premises with the address of 529 East Ridge Road, Rochester, New York 14621.

2. The Panel recommends that the Town Board order the following actions to abate the public nuisance found to exist at the Premises:

- a. Each certificate of occupancy and/or operating permit issued by the Town for any occupancy or use at the Premises be and hereby is revoked and suspended pursuant to Town Code §173-13(A)(1), as of the effective date of this Order, with the exception of the following businesses/occupancies (the “Authorized Businesses”):
 - i. **Signature Cigar & Smoke Collective**, occupying units at the Premises with the addresses of 513 and 515 East Ridge Road, Rochester, New York 14621;

- ii. **The Oak Barrel Bar & Grill**, occupying the unit at the Premises with the address of 511 East Ridge Road, Rochester, New York 14621; and
 - iii. **East Ridge Billiards**, occupying the unit at the Premises with the address of 529 East Ridge Road, Rochester, New York 14621.
- b. Unless and until a new certificate of occupancy and/or operating permit is issued by the Town for any occupancy or use at the Premises other than the Authorized Businesses, each use and/or occupancy existing at the Premises as of the effective date of this Order be and hereby is closed, and the Town's Building Department, Code Enforcement Office, and Fire Marshal's Office be and hereby is authorized to close any business, occupancy or use existing on the Premises without a valid certificate of occupancy and/or operating permit as may be required.
- c. Each tenant and/or prospective tenant of any space at the Premises closed as a result of this Order may re-apply or apply as the case may be for a certificate of occupancy and/or operating permit that may be required by the Town to operate at the Premises. Such application shall provide details that the Town deems sufficient regarding the nature of the business to be provided at the Premises, including where applicable a business plan and a copy of the lease.
- d. Prior to issuance of any certificate of occupancy and/or operating permit, the Owner, and the tenant and/or prospective tenant shall permit the

Premises to be inspected by representatives of the Town's Building Department, Code Enforcement Office, and Fire Marshal's Office.

- e. A condition of any certificate of occupancy and/or operating certificate issued after the effective date of this Order shall be that the Owner and/or tenant shall permit the Town to conduct periodic inspections of the Premises by the Town's Building Department, Code Enforcement Office, and Fire Marshal's Office that are above and beyond the inspections otherwise required under applicable law and regulations.
- f. Pursuant to existing law and regulations, any change of use at the Premises requires an application for a new certificate of occupancy and/or operating certificate as the case may be.
- g. The Owner shall be responsible for ensuring that conduct defined to be a "Public Nuisance" under Town Code §173-1, does not occur at the Premises by conducting regular nightly inspections of the Premises and/or by having the Premises patrolled by private security for a period of two (2) years after the effective date of this Order. The Owner shall keep a log of inspections, which shall be made available to the Town upon request.
- h. In the event of a violation of this Order, and/or in the event that prima facie evidence of a Public Nuisance exists at the Premises after the effective date of this Order, the Town be and hereby is authorized to close any offending business at the Premises and order the Premises not to be occupied by notice delivered to the Owner and occupant(s) and posted at the Premises.

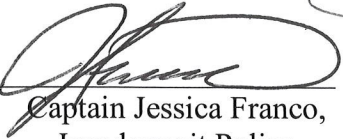
3. A certified copy of this Order shall be provided to the Owner and each occupant of the Premises, and a copy shall be posted at the Premises.

4. This Order shall be effective upon the Town Board adopting a resolution authorizing the Supervisor to execute this Consent Order.

DATED: March 18, 2026



Bill Lang, Director of
Community Development



Captain Jessica Franco,
Irondequoit Police
Department



Maria Vecchio, Assistant to
the Supervisor

**PURSUANT TO RESOLUTION OF THE TOWN BOARD DATED MARCH 30, 2026, THE
FOREGOING IS SO ORDERED:**

DATED: March____, 2026
Irondequoit, New York

IRONDEQUOIT TOWN BOARD

By John Perticone, Supervisor

Administrative Hearing Meeting Minutes

March 13, 2026

10:00am

In Attendance: Maria Vecchio, Assistant to the Supervisor, Captain Jessica Franco, IPD, Bill Lang, Director of Community Development, Peter Weishaar, Town Attorney

Other Town Staff In Attendance: Jeffrey David, Fire Marshal, Lidia Shurn, Code Compliance Coordinator Captain Whitaker, IPD

The meeting was called to order at 10:00AM. All parties present, were instructed as to the procedure to be followed for the presentation and ground rules of the items for consideration. These meeting minutes are not intended to be a verbatim record but only to indicate the sum and substance of the proceedings.

Peter Weishaar briefly described the procedure for the Administrative Public Nuisance at the premises 519/521 E. Ridge Road, including what to be determined by the hearing panel, and what remedies should be recommended should they find that a public nuisance exists.

The Town will present its evidence, and then the owner or another interested parties can cross-examine the Town's evidence and witnesses and present their evidence and arguments and be cross-examined by the Town.

Mr. Weishaar

- started with providing the panel with the Town evidence. First half is regarding the notice of administrative hearing and supporting evidence submitted with the notice.
- Also included the letter that adjourned the public hearing.
- Affirmation of service where the Town obtained a process server to serve the owner and tenants.
- Acknowledged receipt of correspondence from the owner's counsel, Sammy Feldman, Esq., in opposition to the evidence submitted with the notice.

Capt. Whitaker, sworn in by Notary Michelle Nichols:

- Mr. Weishaar questioned Capt. Whitaker regarding the business records of the Irondequoit Police Department.
- Presented a documents indicating the number of calls from 2016 to 2021 where the police responded 648 times to the premises.
- This document included a recent event where IPD responded for "special attention" on 1.2.2026.
- This is where the IPD is aware of an issue.
- Code SUSPA which is a suspicious condition of criminal activity.
- May 28, 2024 IPD responded where an officer conducted an investigation.
- Reference 515 E. Ridge Road is the address of the smoke shop.
- The addresses encumbering the plaza are 511 to 521 E. Ridge Road.
- 2022 to 2026 showing the address 515 E. Ridge Road where IPD had responded.
- This spreadsheet address 511 E. Ridge Road which is the Oak Barrel.
- Capt. Whitaker explained that if the police receive a call these reports show how the dispatcher is relaying the call.
- These addresses encompass the 519 / 521 Plaza.
- Walking through the different reports
- The NYS Police indicated the report was for prostitution and two individuals were arrested.
- The next report indicates a vehicle fire where two individuals running away with gas cans.

- These suspects were not apprehended.
- Report ending 24509 where an officer responded to find individuals sitting in a car
- Report where an officer responded where an individual was thrown through a window and stabbed. This report has redacted information as this is an ongoing homicide investigation.
- Report where an officer was observing and responded to disperse a large crowd.
- The officer ended up pepper spraying individuals.
- IPD would have officers observe or check the premises at least once per shift.
- Email from NYS Trooper indicating individuals that were arrested due to prostitution.
- 03.14.2024 IPD received a tip that the owners were using the Cartel Palace as a place of prostitution.
- 02.12.2026 where an individual went into a massage the female offered sexual favors within the Happy Feet location.
- What business are located at 519 which is believed to be the smoke shop.
- Believe these premises would be abated as a public nuisance and shut down the businesses and start over to ensure the premises received the appropriate inspections.

Jeffrey David, Fire Marshal, Sworn in by Notary Michelle Nichols:

- Mr. David testified his office responded for code violations for activities not safe
- The FM's office conducted inspections depending on the level of hazard for the occupancy.
- The complaint action summary is the document to capture certain events happening.
- IPS is our Integrated Software.
- Complaint at 519 Plaza for the Foot Spa where it was found the business was operating without a C of O.
- Violations that were found during inspections were broken windows; people living in the building and determined the occupancy was unsafe.
- A notice of violation is then issued and posted not to occupy due to being unsafe.
- The notice of violation was issued to the owner of the plaza.
- Complaint 2025-1453 for Lush Lounge where there were electrical violations, obstruction of egress, missing tiles in the ceiling, front window was broken and a hot plate was being used.
- This premises was posted not to occupy and premises of homicide.
- 521 E. Ridge Road complaint was for junk vehicles
- 2026-0056 violation was a complaint of paint fumes within the occupancy of the 519 Plaza where a car repair business was operating.
- 2025-1453 with an order to remedy were a violation notice for the Lush Lounge to repair ceiling tiles, correct electrical issues, and maintain egress.
- Photos submitted were of the junk vehicles from November 2025.
- Letter indicating the Lush Lounge receiving the Certificate of Occupancy due to serving alcohol without a liquor license.
- Mr. David recommends starting over with thorough inspections and issuance of new Certificates of occupancies

Mr. Lang questioned Capt. Whitaker does the IPD correct the addresses initiated by the dispatcher. Capt. Whitaker indicated that yes, they do.

Sam Feldman, Esq. Representing the Owner:

- There is a difference between a public and private nuisance.
- The nuisance arrives as the landlord does not have the responsibility for a burglar alarm,
- All these incidents do not relate to the landlord.

- The violation the landlord had the responsibility of correcting the electrical repairs.
- The landlord has instructed each tenant to obtain a permit.
- The last two years the tenant was vacant.
- The tenant Lush Swigs has been removed.
- Don't know what more the landlord can do.
- These calls were from people visiting the plaza.
- Some of the calls emanated from the store next door.
- Is there liability for the landlord, these are private incidents.
- Submitted a letter to counsel dated 2/24/2026 during the last two years alleging services calls for burglary alarms [Included in the record].
- Understand that there was a shooting but this is not the landlord responsibility.

John Nacca, Esq., representing owner of business at 515 E. Eridge Rd and 513 E. Ridge Road (vape shop).

- My client entered into a lease.
- He did not open right away due to remodeling.
- My client is walking into a situation of several calls where a lot of these calls are factored through a security service.
- Important distinction is that these calls are from a cooler or door being shut.
- My client has received a C of O for the smoke shop.
- All of these calls or complaints are from he businesses doing illegal events.
- My client has been accused of selling cannabis and this is not the case.
- We have done nothing to violate the C of O.
- There is only one C of O that is in violation.
- My client has a C of O we don't sell drugs, we don't repair cars, we don't sell alcohol.
- There is nothing wrong within these two units.
- There are no outstanding repairs
- Why do you need to come and respect?
- Can't consent to my client giving up here C of O.
- You can't point to a violation on my client.
- Come and inspect and point to a town code my client is in violation of.
- The vast majority of calls are for the other locations in this plaza.
- The owner's responsibility is to rent the plaza.
- Someone tell us of what my client is in violation of.

Quis Qadiri, Owner of the Oak Barrel, 511 E. Ridge Road:

- Mentioned the car catching fire, individual walked into the bar and then his car was on fire.
- This was a lie
- A lot of people come through the plaza, drug addicts falls down and calls 911. This doesn't mean we are doing something wrong.

Chris Briaman, Owner of E. Ridge Billiards, 529 E. Ridge Road:

- We don't have problems.
- After the pandemic we chose to close at 10pm.
- We have a good crowd that comes in.
- My business is community based.
- Live in Irondequoit, my wife is a Firefighter with St. Paul Fire District.

- We do everything we can to make it a safe place.
- Abdul runs a fine business.

Mr. Weishaar:

- 2024-76121 report completed at 515 E. Ridge Road on 04.28.2024 where some CI's were sent into purchase evidence and ended up collecting evidence and turned it over to the IPD.
- This is evidence of what.

Mr. Nacca,

- So what was confiscated was hemp and not cannabis.

Capt. Whitaker:

- The state police confiscated and can't comment as it is an open investigation.

Mr. Feldman:

- By this last dialogue how does the landlord display this property as a public nuisance.
- You may take action as to individual tenants.
- If there is a liability, the landlord takes action.
- These are all private incidents.
- A lot of these tenants do not even know about all these calls.
- Do notices even go to the tenants?
- You have blindsided all of these tenants.
- They each have C of O's and they each have inspections and if there is violations they take action.

Mr. Nacca:

- My client stated that he has never received notice of this ongoing investigation.
- How do we defend ourselves if there is an investigation.
- Didn't know there was a penalty for being investigated.
- Find it hard to believe that if cannabis was found that it would be sooner than two years.
- No one has ever said a word to my client.
- How can you propose to shut down a business with no evidence.
- What's going to happen if we don't have a C of O?
- How is this due process.
- Sound like we are being blindsided for another reason.
- This is not right.
- If there is a problem by all means sit us down and tell us what it is.

The hearing is closed.

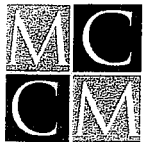
This panel has five business days to submit a response.

Respectfully submitted,

Michelle Nichols

Michelle Nichols

Recording Secretary



**MCCONVILLE CONSIDINE
COOMAN & MORIN PC**
ATTORNEYS & COUNSELORS AT LAW

Peter J. Weishaar, Partner
Direct Dial: (585) 512-3542
Office Fax: (585) 546-7218
E-Mail: pweishaar@mccmlaw.com
Respond to the Rochester Office

February 9, 2026

NOTICE OF ADMINISTRATIVE HEARING

BY CPLR SERVICE

ZSL Realty, LLC
630 Bonnie Brae Avenue
Rochester, New York 14618

**RE: Public Nuisance Hearing
Pursuant to Irondequoit Town Code §173-12**

Dear Sir or Madam:

THIS NOTICE is hereby given to you as the owners, tenants, lessees, and/or occupants of property located at **511 and 521 East Ridge Road, Rochester, New York 14621, also known as 519 Plaza, and having Tax ID#s of 091.10-1-6 and 091.10-1-7, respectively (the "Premises")**.

Our firm serves as Attorneys for the Town of Irondequoit, and we are hereby initiating an administrative hearing (the "Hearing") pursuant to Irondequoit Town Code §173-12, to determine whether a public nuisance exists at the Premises, and if so, to determine the appropriate administrative remedies under Irondequoit Code §173-13.

The Hearing will be held before a hearing panel consisting of a member to be appointed by the Director of Community Development, a member to be appointed by the Chief of Police, and a member to be appointed by the Fire Marshal. The Hearing will take place on **March 6, 2026, at 10:00 AM in the Broderick Room of the Irondequoit Town Hall, 1280 Titus Avenue, Rochester, New York 14617.**

At the Hearing, we will present all relevant evidence and/or witnesses demonstrating the existence of a public nuisance at the Premises and as to any appropriate remedies. The owners, or their representatives, shall have the right to examine such evidence and to cross-examine any witnesses presented by the Attorney to the Town. The owners, or their representatives, shall have the right to present any relevant evidence and/or witnesses in their defense. The Attorney to the Town shall have the right to examine such evidence and to cross-examine any witnesses presented by the owners, or their representatives.

Within five business days of the hearing, the panel shall provide written findings of fact to the Town Board. Such written findings shall state whether prima facie evidence exists of a public nuisance at the Premises and shall further provide a written recommendation of remedies to abate

NOTICE OF ADMINISTRATIVE HEARING

Page 2

the public nuisance. Thereafter, the Town Board will issue a decision and order imposing one or more appropriate remedies, which may include an order directing the closing of the Premises.

We believe a public nuisance exists at the Premises for the following reasons:

1. From the beginning of 2022 through February 5, 2026, Irondequoit Police have received 516 calls for service. A chart illustrating the number of calls for each address associated with the Premises for each year from 2022 through February 5, 2026, is attached hereto as *Exhibit A*.
2. The nature of the calls received by Irondequoit Police include burglary, criminal mischief, grand larceny, operating an illegal cannabis retail operation, prostitution, and homicide.
3. There have also been numerous violations of the Irondequoit Town Code, including the following:
 - a. Complaint #2026-0056 – Violation #25224 – Operation of a business without obtaining proper C of O or Renovation Permit – Violation of Chapter 235-3 (Zoning Compliance) Zoning Compliance Required: No building or structure shall be erected, moved, altered or extended and no land, building or structure or part thereof shall be occupied or used unless in conformity with the regulations specified for the district in which it is located. All uses not specifically permitted in a district or permitted after obtaining a special permit shall be deemed prohibited.
 - b. Complaint #2025-1575 – Violation #25143 – Junk Vehicle illegally being stored at location. – Violation of Chapter 225-4 (Unlicensed Junked Vehicles) – Code enforcement received a complaint relative to storage of vehicles in the rear parking lot of the location. Several vehicles were found and ordered to be removed. It is believed that the landlord had authorized a tow company to operate at the location where it would not be permitted to do so.
 - c. Complaint #2024-1182 – Violation's #23384, 23383 & 23377 – Operation of a spa business with prostitution – Violations were issued as part of a joint investigation with IPD & NYS Police regarding complaints of prostitution and possible human trafficking at location. Town Code violations listed were relative to the condition of the tenant space and included issues with Town Code Section 107.1.1 (Unsafe Structure), 604.3 (Electrical System Hazards) and 906.2 (NYS Fire Code Requirements).
 - d. Change in Occupancy #BP2025-0306-5707 – Change in Occupancy to Lush Swigs Resto Lounge – See letter attached as *Exhibit B* – During business operations a homicide occurred at this location. During the police investigation it was found that occupant was furnishing alcohol without a liquor license. The C of O was revoked at that time and the business marked NTBO.

NOTICE OF ADMINISTRATIVE HEARING

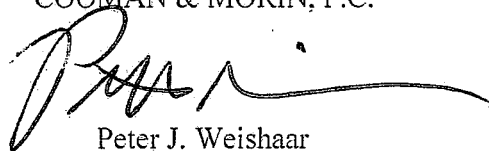
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The foregoing facts demonstrate that the Premises is a public nuisance as that term is defined under Chapter 173 of the Irondequoit Town Code. We believe that the evidence presented at the Hearing will show both that a public nuisance exists at the Premises, and that there is a presumption of knowledge under Irondequoit Town Code §§ 173-3, 173-4, and 173-5.

If you have any questions regarding the contents of this Notice, please feel free to contact me. You may also contact Bill Lang, the Director of Development for the Town of Irondequoit.

Very truly yours,

McCONVILLE, CONSIDINE,
COOMAN & MORIN, P.C.



Peter J. Weishaar

PJW/

Exhibits Attached

xc: John Perticone, Supervisor (*by email only*)
Bill Lang, Director of Development (*by email only*)
Chief Scott Peters, Irondequoit Police Department (*by email only*)

xc: **BY CPLR SERVICE**
ALL TENANTS, LESSEES, OCCUPANTS OF 519 PLAZA

EXHIBIT A

Calls for Service 01/01/2022-02/03/2026

Location	2022	2023	2024	2025	2026	Total
511 E. Ridge	3	7	7	11	0	28
513 E. Ridge	36	11	3	0	0	50
515 E. Ridge	4	12	4	0	1	21
519 E. Ridge	86	162	45	42	9	344
521 E. Ridge	0	9	3	0	1	13
523 E. Ridge	0	0	0	0	0	0
525 E. Ridge	6	0	2	0	0	8
527 E. Ridge	0	2	1	8	0	11
529 E. Ridge	17	10	4	4	0	35
531 E. Ridge	0	0	5	1	0	6

EXHIBIT B

TOWN OF IRONDEQUOIT

Office of the Fire Marshal



Date: 10/28/2025

[REDACTED]
[REDACTED]
[REDACTED]

Re: 521 E Ridge Road – Lush Swigs

This letter is to inform you that the Town of Irondequoit, Office of the Fire Marshal, is revoking the Occupancy Permit (BP #2025-0306-5707) for a change of occupancy from MBT Beauty to Lush Swigs Restaurant and Lounge effective immediately.

During a criminal investigation, it was brought to our office's attention that you had failed to secure a NYS Liquor License while furnishing alcohol.

Due to the information above, your application was issued "in conflict with the requirements of any applicable law, code, ordinance, policy, procedure, rule or regulation and, accordingly should not have been issued."

Questions related to this action can be answered by consulting Irondequoit Town Code 98-14.

As this revocation has immediate effect there is no means of appeal to this decision via our office. Any operation of the business will result in further enforcement action.

Thank you for your attention to this matter,

Bill Lang

Director of Development
Town of Irondequoit

AFFIRMATION OF SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):
Town of Irondequoit
vs

Respondent(s):
ZSL Realty. LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

BRUCE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, herby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of NEW YORK.

On **2/13/2026** at **2:28 PM**, deponent served the within **NOTICE OF ADMINISTRATIVE HEARING, EXHIBITS** on **ALEXIS CRUZ VAZQUEZ** at **1629 SPENCERPORT ROAD, ROCHESTER, NY 14606** by affixing the aforementioned documents to the door of **ALEXIS CRUZ VAZQUEZ**'s said residence, since admittance could not be obtained upon reasonable application or a person of suitable age and discretion found who would receive same.

Deponent made prior effort to effect personal service upon **ALEXIS CRUZ VAZQUEZ** at the aforementioned address to wit:

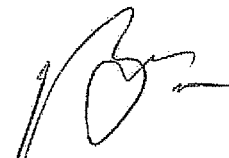
02/11/2026 8:45 AM 1629 SPENCERPORT ROAD, ROCHESTER, NY 14606 NO ANSWER AT DOOR. VEHICLE IN DRIVEWAY (NY-KGK2493)
02/12/2026 7:28 PM 1629 SPENCERPORT ROAD, ROCHESTER, NY 14606 NO ANSWER AT DOOR.
02/13/2026 2:28 PM 1629 SPENCERPORT ROAD, ROCHESTER, NY 14606 NO ANSWER AT DOOR.

On 02/13/2026 Deponent also deposited a copy of same in one first-class envelope bearing the words "Personal & Confidential" properly addressed to **ALEXIS CRUZ VAZQUEZ** at 1629 SPENCERPORT ROAD, ROCHESTER, NY 14606 in an official depository under exclusive care and custody of the United States Postal Service within the State of NEW YORK. The envelopes did not indicate on the outside thereof, by return address or otherwise, that the communication was from an attorney or concerned an action against the respondent.

Served at following GPS coordinates, Lat: 43.174407 Long: -77.734105

I affirm on **02/13/2026**, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



X 

BRUCE BLUE

Job #: 185603

AFFIRMATION OF SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):

Town of Irondequoit

vs

Respondent(s):

ZSL Realty, LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

BRUCE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, herby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of **NEW YORK**.

On **2/13/2026 at 2:08 PM**, deponent served the within **NOTICE OF ADMINISTRATIVE HEARING, EXHIBITS** on **MALEK MOHAMMAD ALIREZA** at **271 CURLEW STREET, ROCHESTER, NY 14613** in the manner indicated below:

INDIVIDUAL: by delivering thereat a true copy of each to said recipient personally; deponent knew the person so served to be the person described herein by deponent asking the person if he or she is the named Recipient and the person responding that he or she is in fact the person named in this action as the Recipient.

Perceived Description:

Gender: **Male** Race: **MIDDLE-EASTERN** Age: **46 - 55 Yrs.** Weight: **201-250 Lbs.** Height: **5ft 4in - 5ft 8in** Hair: **COVERED**
Other:

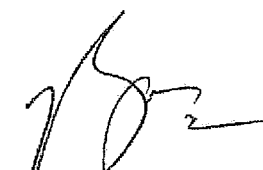
I asked the person spoken to whether the Respondent(s) was in active military duty or dependent on anyone in active military duty of the United States or the State of NEW YORK and received a negative reply. The source of my information and the grounds of my belief are the conversations and observations above narrated.

Served at following GPS coordinates, Lat: 43.176712 Long: -77.648080

I affirm on **02/13/2026**, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



X



BRUCE BLUE

Job #: 185601

AFFIRMATION OF NON SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):

Town of Irondequoit

vs

Respondent(s):

ZSL Realty. LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

BRUCE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, herby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of NEW YORK.

NON-SERVED the **NOTICE OF ADMINISTRATIVE HEARING,, EXHIBITS** for the reason that I failed to find **The Oak Barrel Bar & Gril** or any information to allow further search. Read the comments below for further details.

Attempts

2/10/2026 11:15 AM 511 E RIDGE ROAD, ROCHESTER, NY 14621 BUSINESS CURRENTLY CLOSED. MONROE COUNTY HEALTH DEPT. NOTICE OF CLOSURE ON DOOR FOR 2/20/26.

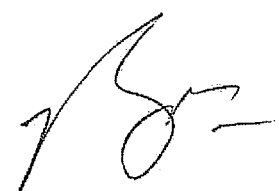
Comments:

OWNER OF BUSINESS WAS SERVED AT HIS RESIDENCE.

I affirm on **02/12/2026**, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



X



BRUCE BLUE

Job #: 185338

AFFIRMATION OF SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):

Town of Irondequoit

vs

Respondent(s):

ZSL Realty. LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

BRUCE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, herby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of NEW YORK.

On **2/13/2026** at **8:13 AM**, deponent served the within **NOTICE OF ADMINISTRATIVE HEARING, EXHIBITS** on **JOHN DOE / JANE DOE #2 NKA ROC A FIT APPAREL & FOOTWEAR** at **521 E RIDGE ROAD, ROCHESTER, NY 14621** by affixing the aforementioned documents to the door of **JOHN DOE / JANE DOE #2 NKA ROC A FIT APPAREL & FOOTWEAR** 's said residence, since admittance could not be obtained upon reasonable application or a person of suitable age and discretion found who would receive same.

Deponent made prior effort to effect personal service upon **JOHN DOE / JANE DOE #2 NKA ROC A FIT APPAREL & FOOTWEAR** at the aforementioned address to wit:

02/10/2026 12:19 PM 521 E RIDGE ROAD, ROCHESTER, NY 14621 NO ANSWER AT DOOR

02/12/2026 5:35 PM 521 E RIDGE ROAD, ROCHESTER, NY 14621 BUSINESS NOT OPEN, RENOVATIONS BEING MADE. ROC A FIT APPAREL AND FOOTWEAR. LEFT CONTACT INFO WITH CONTRACTOR TO PROVIDE TO OWNER.

02/13/2026 8:13 AM 521 E RIDGE ROAD, ROCHESTER, NY 14621 SEE COMMENTS

On Deponent also deposited a copy of same in one first-class envelope bearing the words "Personal & Confidential" properly addressed to **JOHN DOE / JANE DOE #2 NKA ROC A FIT APPAREL & FOOTWEAR** at **521 E RIDGE ROAD, ROCHESTER, NY 14621** in an official depository under exclusive care and custody of the United States Postal Service within the State of NEW YORK. The envelopes did not indicate on the outside thereof, by return address or otherwise, that the communication was from an attorney or concerned an action against the respondent.

Comments:

No answer at business. No contact info on building.

Served at following GPS coordinates, Lat: 43.195153 Long: -77.604609

I affirm on **02/13/2026**, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



X

BRUCE BLUE

Job #: 185509

AFFIRMATION OF SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):

Town of Irondequoit

vs

Respondent(s):

ZSL Realty. LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

BRUCE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, herby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of NEW YORK.

On **2/13/2026** at **8:11 AM**, deponent served the within **NOTICE OF ADMINISTRATIVE HEARING, EXHIBITS** on **JOHN DOE/ JANE DOE #3 NKA 6 STAR INC** at **519 E RIDGE ROAD, ROCHESTER, NY 14621** by affixing the aforementioned documents to the door of **JOHN DOE/ JANE DOE #3 NKA 6 STAR INC's** said residence, since admittance could not be obtained upon reasonable application or a person of suitable age and discretion found who would receive same.

Deponent made prior effort to effect personal service upon **JOHN DOE/ JANE DOE #3 NKA 6 STAR INC** at the aforementioned address to wit:

02/10/2026 12:15 PM 519 E RIDGE ROAD, ROCHESTER, NY 14621 NO ANSWER AT DOOR

02/12/2026 5:30 PM 519 E RIDGE ROAD, ROCHESTER, NY 14621 BUSINESS APPEARS TO BE CLOSED. THE BUSINESS NAME IS 6 STARS INC. (COMMERCIAL ROOFING) 585-500-0907.

02/13/2026 8:11 AM 519 E RIDGE ROAD, ROCHESTER, NY 14621 SEE COMMENTS

On 02/13/2026 Deponent also deposited a copy of same in one first-class envelope bearing the words "Personal & Confidential" properly addressed to **JOHN DOE/ JANE DOE #3 NKA 6 STAR INC** at **519 E RIDGE ROAD, ROCHESTER, NY 14621** in an official depository under exclusive care and custody of the United States Postal Service within the State of NEW YORK. The envelopes did not indicate on the outside thereof, by return address or otherwise, that the communication was from an attorney or concerned an action against the respondent.

Comments:

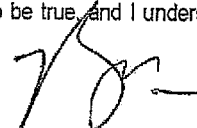
No answer at business. Attempted number that is on business received no answer.. 585-500-0907

Served at following GPS coordinates, Lat: 43.195140 Long: -77.604622

I affirm on **02/13/2026**, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



X



BRUCE BLUE

Job #: 185513

AFFIRMATION OF SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):
Town of Irondequoit
vs

Respondent(s):
ZSL Realty. LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

BRUCE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, herby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of NEW YORK.

On 2/13/2026 at 8:17 AM, deponent served the within **NOTICE OF ADMINISTRATIVE HEARING, EXHIBITS** on **JOHN DOE / JANE DOE #1 NKA KANG XIN FOOT SPA** at **531 E RIDGE ROAD, ROCHESTER, NY 14621** by affixing the aforementioned documents to the door of **JOHN DOE / JANE DOE #1 NKA KANG XIN FOOT SPA**'s said residence, since admittance could not be obtained upon reasonable application or a person of suitable age and discretion found who would receive same.

Deponent made prior effort to effect personal service upon **JOHN DOE / JANE DOE #1 NKA KANG XIN FOOT SPA** at the aforementioned address to wit:

2/10/2026 11:51 AM 531 E RIDGE ROAD, ROCHESTER, NY 14621 KANGXIN FOOT SPA IS BUSINESS LOCATED AT 531 EAST RIDGE RD.
02/12/2026 5:49 PM 531 E RIDGE ROAD, ROCHESTER, NY 14621 NO ANSWER AT DOOR. SIGN STATES BUSINESS IS OPEN. 585-435-400
OCCUPANT INSIDE REFUSED TO OPEN DOOR. LANGUAGE BARRIER DID NOT UNDERSTAND SERVER.
02/13/2026 8:17 AM 531 E RIDGE ROAD, ROCHESTER, NY 14621 SEE COMMENTS

On 02/13/2026 Deponent also deposited a copy of same in one first-class envelope bearing the words "Personal & Confidential" properly addressed to **JOHN DOE / JANE DOE #1 NKA KANG XIN FOOT SPA** at **531 E RIDGE ROAD, ROCHESTER, NY 14621** in an official depository under exclusive care and custody of the United States Postal Service within the State of NEW YORK. The envelopes did not indicate on the outside thereof, by return address or otherwise, that the communication was from an attorney or concerned an action against the respondent.

Comments:

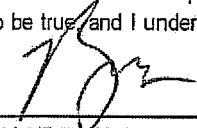
No answer at business. Contact information on building however no answer.

Served at following GPS coordinates, Lat: 43.195318 Long: -77.604758

I affirm on **02/13/2026**, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true and I understand that this document may be filed in an action or proceeding in a court of law.



X



BRUCE BLUE

Job #: 185345

AFFIRMATION OF SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):

Town of Irondequoit

vs

Respondent(s):

ZSL Realty, LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

BRUCE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, hereby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of NEW YORK.

On 2/13/2026 at 8:15 AM, deponent served the within **NOTICE OF ADMINISTRATIVE HEARING, EXHIBITS** on **LUSH SWIGS RESTO LOUNGE** at **521 E RIDGE ROAD , ROCHESTER, NY 14621** by affixing the aforementioned documents to the door of **LUSH SWIGS RESTO LOUNGE** 's said residence, since admittance could not be obtained upon reasonable application or a person of suitable age and discretion found who would receive same.

Deponent made prior effort to effect personal service upon **LUSH SWIGS RESTO LOUNGE** at the aforementioned address to wit:

2/10/2026 11:36 AM 521 E RIDGE ROAD, ROCHESTER, NY 14621 BUSINESS CLOSED. BOARDED FRONT WINDOW

2/10/2026 11:36 AM 521 E RIDGE ROAD, ROCHESTER, NY 14621 ADDRESS IS ACTUALLY 527 FOR LUSH SWIGS RESTO LOUNGE.

02/12/2026 5:41 PM 527 E RIDGE ROAD, ROCHESTER, NY 14621 BUSINESS CLOSED. NO OWNER CONTACT CONFIRMATION.

On 02/13/2026 Deponent also deposited a copy of same in one first-class envelope bearing the words "Personal & Confidential" properly addressed to **LUSH SWIGS RESTO LOUNGE** at **521 E RIDGE ROAD , ROCHESTER, NY 14621** in an official depository under exclusive care and custody of the United States Postal Service within the State of NEW YORK. The envelopes did not indicate on the outside thereof, by return address or otherwise, that the communication was from an attorney or concerned an action against the respondent.

Comments:

No answer at business. No business hours or contact information.

Served at following GPS coordinates, Lat: 43.195772 Long: -77.604231

I affirm on **02/13/2026**, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



X

BRUCE BLUE

Job #: 185342

AFFIRMATION OF SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):

Town of Irondequoit

vs

Respondent(s):

ZSL Realty, LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

BRUCE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, hereby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of **NEW YORK**.

On **2/10/2026** at **11:44 AM**, deponent served the within **NOTICE OF ADMINISTRATIVE HEARING, EXHIBITS** on **East Ridge Billiards Bar and Grill at 529 E RIDGE ROAD, ROCHESTER, NY 14621** in the manner indicated below:

By delivering a true copy of each to and leaving with **CHRIS BRAIMEN**, **OWNER**, who stated he/she is authorized to accept service on behalf of the corporation/government entity.

Perceived Description:

Gender: **MALE** Race: **WHITE** Age: **46 - 55 Yrs.** Weight: **161-200 Lbs.** Height: **5ft 9in - 6ft 0in** Hair: **COVERED** Other:

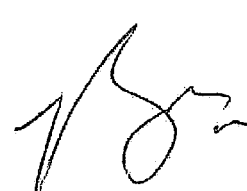
I asked the person spoken to whether the Respondent(s) was in active military duty or dependent on anyone in active military duty of the United States or the State of **NEW YORK** and received a negative reply. The source of my information and the grounds of my belief are the conversations and observations above narrated.

Served at following GPS coordinates, Lat: 43.194541 Long: -77.604391

I affirm on **02/11/2026**, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



X



BRUCE BLUE

Job #: 185344

AFFIRMATION OF SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):

Town of Irondequoit

vs

Respondent(s):

ZSL Realty, LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

BRUCE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, herby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of **NEW YORK**.

On **2/10/2026** at **10:17 AM**, deponent served the within **NOTICE OF ADMINISTRATIVE HEARING, EXHIBITS** on **ZSL REALTY, LLC** at **630 BONNIE BRAE AVENUE, ROCHESTER, NY 14618** in the manner indicated below:

By delivering a true copy of each to and leaving with **ZHEN LIN, OWNER**, who stated he/she is authorized to accept service on behalf of the corporation/government entity.

Comments:

ZHEN ACCEPTED DOCUMENTS STATING THAT HE IS OWNER OF ZSL REALTY LLC.

Perceived Description:

Gender: **MALE** Race: **ASIAN** Age: **56 - 65 Yrs.** Weight: **201-250 Lbs.** Height: **5ft 9in - 6ft 0in** Hair: **COVERED** Other:

I asked the person spoken to whether the Respondent(s) was in active military duty or dependent on anyone in active military duty of the United States or the State of **NEW YORK** and received a negative reply. The source of my information and the grounds of my belief are the conversations and observations above narrated.

Served at following GPS coordinates, Lat: 43.116483 Long: -77.574737

I affirm on **02/11/2026**, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



X



BRUCE BLUE

Job #: 185335

AFFIRMATION OF SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):

Town of Irondequoit

vs

Respondent(s):

ZSL Realty, LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

NICHOLE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, herby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of NEW YORK.

On 2/11/2026 at 10:40:34 AM, deponent served the within NOTICE OF ADMINISTRATIVE HEARING, EXHIBITS on QAIS QADIRI at 140 NORTH RIDGELAWN DRIVE, ROCHESTER, NY 14617 in the manner indicated below:

SUITABLE AGE: by delivering thereat a true copy of each to MS QADIRI, MOTHER (CO-OCCUPANT), of QAIS QADIRI, a person of suitable age and discretion. Said premises is QAIS QADIRI's usual place of residence within the State of New York.

On 02/11/2026 Deponent also deposited a copy of same in one first-class envelope bearing the words "Personal & Confidential" properly addressed to QAIS QADIRI at 140 NORTH RIDGELAWN DRIVE, ROCHESTER, NY 14617 in an official depository under exclusive care and custody of the United States Postal Service within the State of NEW YORK. The envelopes did not indicate on the outside thereof, by return address or otherwise, that the communication was from an attorney or concerned an action against the respondent.

Perceived Description:

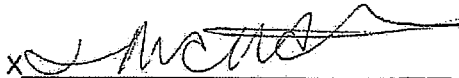
Gender: FEMALE Race: MIDDLE-EASTERN Age: 50-60 Weight: 161-200 Lbs. Height: 5ft 4in - 5ft 8in Hair: BLACK
Other:

I asked the person spoken to whether the Respondent(s) was in active military duty or dependent on anyone in active military duty of the United States or the State of NEW YORK and received a negative reply. The source of my information and the grounds of my belief are the conversations and observations above narrated.

Served at following GPS coordinates, Lat: 43.211916 Long: -77.586893

I affirm on 02/11/2026, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.




NICHOLE BLUE

Job #: 185602

AFFIRMATION OF SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):

Town of Irondequoit

vs

Respondent(s):

ZSL Realty, LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

BRUCE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, herby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of **NEW YORK**.

On **2/10/2026** at **11:20 AM**, deponent served the within **NOTICE OF ADMINISTRATIVE HEARING, EXHIBITS** on **Signature Cigar & Smoke Collective** at **515 E RIDGE ROAD, ROCHESTER, NY 14621** in the manner indicated below:

By delivering a true copy of each to and leaving with **KEELY LYONS, CASHIER (AUTHORIZED AGENT)**, who stated he/she is authorized to accept service on behalf of the corporation/government entity.

Comments:

OWNER WAS CALLED VIA. PHONE AND AUTHORIZED KEELY TO ACCEPT DOCUMENTS.

Perceived Description:

Gender: **FEMALE** Race: **WHITE** Age: **26 - 35 Yrs.** Weight: **131-160 Lbs.** Height: **5ft 4in - 5ft 8in** Hair: **BROWN** Other:

I asked the person spoken to whether the Respondent(s) was in active military duty or dependent on anyone in active military duty of the United States or the State of **NEW YORK** and received a negative reply. The source of my information and the grounds of my belief are the conversations and observations above narrated.

Served at following GPS coordinates, Lat: 43.195433 Long: -77.605012

I affirm on **02/11/2026**, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



X



BRUCE BLUE

Job #: 185339

AFFIRMATION OF SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):

Town of Irondequoit

vs

Respondent(s):

ZSL Realty, LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

BRUCE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, hereby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of **NEW YORK**.

On 2/10/2026 at 12:06:12 PM, deponent served the within **NOTICE OF ADMINISTRATIVE HEARING, EXHIBITS** on **VAST VARIETY SALON** at **523 E. RIDGE ROAD, ROCHESTER, NY 14621** in the manner indicated below:

By delivering a true copy of each to and leaving with **JOSLIN MCCOY, OWNER**, who stated he/she is authorized to accept service on behalf of the corporation/government entity.

Perceived Description:

Gender: **FEMALE** Race: **BLACK** Age: **36 -45 Yrs.** Weight: **201-250 Lbs.** Height: **5ft 4in - 5ft 8in** Hair: **BLACK** Other:

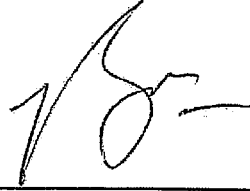
I asked the person spoken to whether the Respondent(s) was in active military duty or dependent on anyone in active military duty of the United States or the State of **NEW YORK** and received a negative reply. The source of my information and the grounds of my belief are the conversations and observations above narrated.

Served at following GPS coordinates, Lat: 43.195068 Long: -77.604681

I affirm on **02/11/2026**, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



X



BRUCE BLUE

Job #: 185341

AFFIRMATION OF SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):

Town of Irondequoit

vs

Respondent(s):

ZSL Realty, LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

BRUCE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, hereby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of **NEW YORK**.

On **2/10/2026** at **9:55 AM**, deponent served the within **NOTICE OF ADMINISTRATIVE HEARING, EXHIBITS** on **SAMMY FELDMAN** at **3445 WINTON PLACE, SUITE 228, ROCHESTER, NY 14623** in the manner indicated below:

INDIVIDUAL: by delivering thereat a true copy of each to said recipient personally; deponent knew the person so served to be the person described herein by deponent asking the person if he or she is the named Recipient and the person responding that he or she is in fact the person named in this action as the Recipient.

Perceived Description:

Gender: **MALE** Race: **WHITE** Age: **over 65 Yrs** Weight: **131-160 Lbs.** Height: **5ft 4in - 5ft 8in** Hair: **GRAY** Other:

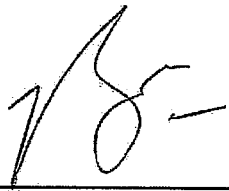
I asked the person spoken to whether the Respondent(s) was in active military duty or dependent on anyone in active military duty of the United States or the State of **NEW YORK** and received a negative reply. The source of my information and the grounds of my belief are the conversations and observations above narrated.

Served at following GPS coordinates, Lat: 43.094902 Long: -77.579382

I affirm on **02/11/2026**, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



X



BRUCE BLUE

Job #: 185336

AFFIRMATION OF SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):

Town of Irondequoit

vs

Respondent(s):

ZSL Realty, LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

BRUCE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, herby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of **NEW YORK**.

On **2/10/2026 at 12:04 PM**, deponent served the within **NOTICE OF ADMINISTRATIVE HEARING, EXHIBITS** on **HALAL-YEMEN RESTAURANT** at **525 E RIDGE ROAD, ROCHESTER, NY 14621** in the manner indicated below:

By delivering a true copy of each to and leaving with **RASHID SALIM, OWNER**, who stated he/she is authorized to accept service on behalf of the corporation/government entity.

Perceived Description:

Gender: **MALE** Race: **MIDDLE-EASTERN** Age: **over 65 Yrs** Weight: **201-250 Lbs.** Height: **5ft 9in - 6ft 0in** Hair: **COVERED**
Other:

I asked the person spoken to whether the Respondent(s) was in active military duty or dependent on anyone in active military duty of the United States or the State of **NEW YORK** and received a negative reply. The source of my information and the grounds of my belief are the conversations and observations above narrated.

Served at following GPS coordinates, Lat: 43.195364 Long: -77.604518

I affirm on **02/11/2026**, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



X

BRUCE BLUE

Job #: 185340

AFFIRMATION OF SERVICE

Index Number: Court Date: 03/06/2026 10:00 AM
Date Filed:

Petitioner(s):

Town of Irondequoit

vs

Respondent(s):

ZSL Realty, LLC, AS WELL AS ALL TENANTS, LESSEES, AND OCCUPANTS OF PROPERTY LOCATED AT 511 AND 521 EAST RIDGE ROAD.

BRUCE BLUE, the undersigned, pursuant to CPLR 2106, and under the penalties of perjury, herby affirms as follows that I was at the time of service over the age of eighteen and not a party to this action. I reside in the State of NEW YORK.

On **2/13/2026** at **8:15 AM**, deponent served the within **NOTICE OF ADMINISTRATIVE HEARING, EXHIBITS** on **LUSH SWIGS RESTO LOUNGE** at **527 E RIDGE ROAD, ROCHESTER, NY 14621** by affixing the aforementioned documents to the door of **LUSH SWIGS RESTO LOUNGE** 's said residence, since admittance could not be obtained upon reasonable application or a person of suitable age and discretion found who would receive same.

Deponent made prior effort to effect personal service upon **LUSH SWIGS RESTO LOUNGE** at the aforementioned address to wit:

2/10/2026 11:36 AM 521 E RIDGE ROAD, ROCHESTER, NY 14621 BUSINESS CLOSED. BOARDED FRONT WINDOW

2/10/2026 11:36 AM 521 E RIDGE ROAD, ROCHESTER, NY 14621 ADDRESS IS ACTUALLY 527 FOR LUSH SWIGS RESTO LOUNGE.

02/12/2026 5:41 PM 527 E RIDGE ROAD, ROCHESTER, NY 14621 BUSINESS CLOSED. NO OWNER CONTACT CONFIRMATION.

On 02/13/2026 Deponent also deposited a copy of same in one first-class envelope bearing the words "Personal & Confidential" properly addressed to **LUSH SWIGS RESTO LOUNGE** at 527 E RIDGE ROAD, ROCHESTER, NY 14621 in an official depository under exclusive care and custody of the United States Postal Service within the State of NEW YORK. The envelopes did not indicate on the outside thereof, by return address or otherwise, that the communication was from an attorney or concerned an action against the respondent.

Comments:

No answer at business. No business hours or contact information.

Served at following GPS coordinates, Lat: 43.195772 Long: -77.604231

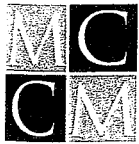
I affirm on **02/13/2026**, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



X

BRUCE BLUE

Job #: 185342



**McCONVILLE CONSIDINE
COOMAN & MORIN P.C.**

ATTORNEYS & COUNSELORS AT LAW

Peter J. Weishaar, Partner
Direct Dial: (585) 512-3542
Office Fax: (585) 546-7218
E-Mail: pweishaar@mccmlaw.com
Respond to the Rochester Office

March 4, 2026

ZSL Realty LLC
c/o Silver & Feldman
3445 Winton Place, Suite 228
Rochester, New York 14623

RE: Public Nuisance Hearing Pursuant to Irondequoit Town Code §173-12

Dear Sir/Madam:

THIS NOTICE is hereby given to you as the owners, tenants, lessees, and/or occupants of property located at **511 and 521 East Ridge Road, Rochester, New York 14621**, also known as **519 Plaza**, and having Tax ID#s of **091.10-1-6 and 091.10-1-7**, respectively (the "Premises").

The hearing scheduled for March 6, 2026 has been adjourned to **March 13, 2026 at 10:00 AM in the Broderick Room of the Irondequoit Town Hall, 1280 Titus Avenue, Rochester, New York 14617**.

The Town is negotiating with the owner of the Premises and hopes to resolve the matter without a hearing. However, for now, the hearing is adjourned as noted above.

Very truly yours,

McCONVILLE, CONSIDINE,
COOMAN & MORIN, P.C.

Peter J. Weishaar

PJW/tcf

xc: John Perticone, Supervisor (*by email only*)
Bill Lang, Director of Development (*by email only*)
Chief Scott Peters, Irondequoit Police Department (*by email only*)
ALL TENANTS, LESSEES, OCCUPANTS OF 519 PLAZA (*First-Class Mail*)

IRONDEQUOIT TOWN BOARD
STATE OF NEW YORK

COUNTY OF MONROE

In the Matter of

ZSL REALTY, LLC,

As owner of premises alleged to be a Public Nuisance.

**AFFIDAVIT OF
SERVICE BY MAIL**

STATE OF NEW YORK)
COUNTY OF MONROE) SS:

Tara C. Fusco, being duly sworn, deposes and says:

1. I am not a party to the action, am over 18 years of age, am employed by the attorneys for the Town of Irondequoit in the above-entitled action, and reside in Penfield, New York.

2. That on March 4, 2026, your deponent served the annexed Public Nuisance Hearing notice on:

Lush Swigs Resto Lounge
527 E. Ridge Road
Rochester, NY 14621

Lush Swigs Resto Lounge
521 E. Ridge Road
Rochester, NY 14621

Kang Xin Foot Spa
531 E. Ridge Road
Rochester, NY 14621

Alexis Cruz Vazquez
1629 Spenderport Road
Rochester, NY 14606

6 Star Inc.
519 E. Ridge Road
Rochester, NY 14621

Malek Mohammad Alireza
271 Curlew Street
Rochester, NY 14613

Roc A Fit Apparel & Footwear
521 E. Ridge Road
Rochester, NY 14621

East Ridge Billiards Bar and Grill
529 E. Ridge Road
Rochester, NY 14621

ZSL Realty, LLC
630 Bonnie Brae Avenue
Rochester, NY 14618

Qais Qadiri
140 North Ridgelawn Drive
Rochester, NY 14617

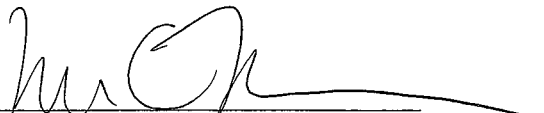
Signature Cigar & Smoke Collective
515 E. Ridge Road
Rochester, NY 14621

Vast Variety Salon
523 E. Ridge Road
Rochester, NY 14621

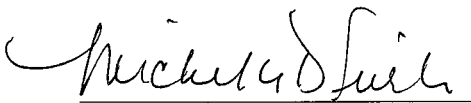
ZSL Realty LLC
c/o Silver & Feldman
3445 Winton Place, Suite 228
Rochester, New York 14623

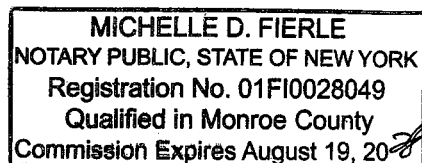
Halal-Yemen Restaurant
525 E. Ridge Road
Rochester, NY 14621

by depositing true copies of the same in a first class, postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.


Tara C. Fusco

Sworn to before me this 4
day of March, 2026.


Notary Public



SILVER & FELDMAN
Attorneys at Law
3445 Winton Place, Suite 228
Rochester, NY 14623
585.424.4760
Fax 585.213.2939

Sammy Feldman, Esq.
sfeldman@silverfeldman.com

February 24, 2026

Peter J. Weishaar, Esq.
McConville, Considine, Cooman & Morin, P.C.
300 Meridian Centre Blvd., Suite 110
Rochester, New York 14618

RE: Town of Irondequoit and 511 and 521 East Ridge Road, Town of Irondequoit – Claim of Public Nuisance

Dear Mr. Weishaar Esq.:

On behalf of the ZSL Realty LLC, the owner of the plaza covering 511-531 East Ridge Road and commonly known as the 519 Plaza the following is submitted in response to your letter dated February 9, 2026 in which the Town of Irondequoit is alleging that the Landlord has created a public nuisance and has scheduled a hearing for March 6, 2026.

In general, the Landlord has complied with every request that the Town of Irondequoit has made, from removing any junk vehicles, to correcting municipal violations, all completed in a timely manner. Secondly, many of the service calls that are recited and also shown on the exhibit for the period of 2/1/2022 to 2/3/2026 are calls that the Landlord was unaware of and had no control over.

It is the Landlord's belief that most service calls to the plaza were by individuals who did not frequent the plaza. For instance, if someone made a 911 call, they would state that their location is at 519 East Ridge Road, primarily due to the fact that there is a large sign identifying the plaza as "519 Plaza." In addition, the Landlord did not have any knowledge that a customer of one of the tenants would murder someone at the plaza. The tenant was operating with a certificate of occupancy and under a lease. In addition, the Landlord had no knowledge of any illegal activity in the Foot Spa location. These events and many others are out of control of the Landlord. The Landlord does have control over removing Tenants from his plaza and has done so in a timely manner.

From your letter of February 9, 2026, it appears that your main focus is on the addresses and tenancies at 519, 527, and 531 East Ridge Road. As to 519 East Ridge Road, it

appears that for the period of 2022 to 2026 there were a total of 344 calls. The tenant at 519 East Ridge Road was 6 Stars Roofing. This Tenant moved in 2020 and moved out in January 2024. The space was vacant until November 2025 when a retail store moved in and left on February 1, 2026. While the tenant moved in on November 2025 there was a citation to move the junk vehicles out of the property. On November 18, 2025, the Landlord removed 3 junk vehicles from the plaza. Since February 1, 2026, the store at 519 East Ridge Road has been vacant. If there were violations affecting 519 East Ridge Road, those violations were directly caused by the Tenant. During the period of January 2024 thru November 2025, when the store was vacant there were 87 service calls. These calls cannot be related to 519 East Ridge Road. With respect to 519 East Ridge Road, the Landlord does not believe that all 344 service calls were related to the tenant at 519 East Ridge Road. In fact, there is a Hollywood Trading, which is located next door at 535 East Ridge Road and operates as a pawn shop and is not part of the Plaza. It is believed that the calls related to 535 East Ridge Road were mistakenly noted as 519 East Ridge Road, since its customers parked at the 519 Plaza and if there was an issue and were asked their location, they would state that they are at 519 Plaza. Also, if there were any incidents on the Ridge near the plaza, they would call the police and identify their location at 519 East Ridge Road because they saw the sign "519 Plaza." I am assuming that a bulk of the service calls had nothing to do with the plaza, especially when 519 East Ridge Road was vacant for almost 2 years.

Next as to 527 East Ridge Road, there was a tenant known as Lush Swigs Resto Lounge in which a homicide occurred in 2025. This tenant opened for business on July 12, 2025. Apparently, the tenant illegally served alcohol without a liquor license. The Tenant moved out of the plaza on 12/31/25. This store remains vacant. I am assuming that the 8 service calls to this location were due to the illegal selling of alcohol and the homicide. The Landlord has no control over the patrons that visited the tenant's business nor has any control over whether the tenant was required to obtain a liquor license to operate. These things are under the tenant's control. This tenant has moved out and is no longer a tenant. In any event outside of the 2025 service calls, which were probably related to the homicide and lack of a liquor license, there were only 3 service calls during the period of 2022-2026.

Next as to 531 East Ridge Road, there is a tenant operating under the name of Foot Spa and there are alleged complaints of prostitution and possible human trafficking. This Tenant continues to occupy the premises. As to the code violations of Unsafe Structure and electrical system hazards, these violations were remedied on 10/8/24 and passed inspection on 11/12/24.

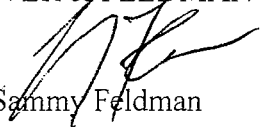
As to 521 East Ridge Road, there were between 2022 and 2024 a total of 12 service calls. Prior to July 2023 there was a printing shop located at this site and the tenant moved out on July 1, 2023. In December 2023 a clothing store moved in and between 2024 and 2026 there were only 4 service calls, and the Landlord does not know what they were for.

In summary, the Landlord has caused several of the tenants that had most of the service calls, removed from the premises. Since the tenants have been removed the number of service calls has dramatically been reduced.

The Landlord would entertain any suggestions that the Town would have as to reducing the amount of service calls to the Plaza.

Very Truly Yours,

SILVER & FELDMAN



Sammy Feldman

**EXTRACT OF MINUTES OF MEETING OF THE TOWN BOARD ADOPTING A
RESOLUTION AWARDDING A BID FOR TOWN HALL TOILET ROOM
RENOVATIONS**

At a special meeting of the Town Board of the Town of Irondequoit, Monroe County, New York held at the Town Hall, 1280 Titus Avenue, in said Town of Irondequoit, on the 30th day of March 2026, at 4:00 P.M. local time; there were:

PRESENT:

John Perticone

Town Supervisor

Steve Barz

Town Board Member

Ann Cunningham

Town Board Member

Grant Malone

Town Board Member

McConville Considine Cooman & Morin PC Attorney for the Town

Town Board Member _____ offered the following resolution and moved its adoption:

WHEREAS, it is desirable to upgrade and renovate four restrooms at the Town Hall location (collectively, the “Project”); and

WHEREAS, the Town of Irondequoit (the “Town”) issued an Invitation to Bid and caused the Notice to Bid to be published in the *Daily Record* on February 24, 2026, as well as publishing the Invitation to Bid on the Town website in compliance with General Municipal Law § 103 and Chapter 51 of the Irondequoit Town Code, requesting bids for Town Hall Toilet Room Renovations (Town Bid No. 2026-2) , in order to ascertain the best value to the Town; and

WHEREAS, sealed bids were received and publicly opened and read on March 16, 2026; and

WHEREAS, the only and apparent lowest responsible bidder for “Contract 1 – General Construction” was Loyal Nine Development in the amount of \$406,215 (includes Base Bid + Alternate 1 in the amount of \$120,315.00 and Alternate 2 in the amount of \$10,000.00); and

WHEREAS, Christa Construction has provided a letter (Exhibit A) to the Town of Irondequoit dated March 26, 2026 recommending that the Town accept and award the contract noted above; and

WHEREAS, funding for this expense will be available in Account No _____ ; and

WHEREAS, the Town Board declares the upgrades to the Town Hall Toilet Room renovations to be Type II for SEQRA purposes and therefore are not subject to SEQRA review.

NOW THEREFORE BE IT RESOLVED, that the Town Board awards the bid for Town Hall Toilet Room Renovations “Contract 1 – General Construction” to Loyal Nine Development in the amount of \$406,215.00.

BE IT FURTHER RESOLVED, that said award is subject to submission and approvals of appropriate Bonds and Insurance documents, and Town required contractual documents, which will be subject to the Town Attorney’s approval. Once all Town reviews and approvals associated with the contract have been completed the Supervisor is authorized to execute the Contract on behalf of the Town, and the contractor will be given Notice to Proceed with this contract

This resolution shall take effect immediately upon its adoption.

Seconded by Town Board Member _____ and duly put to vote, which resulted as follows:

Town Board Member	Barz	voting	_____
Town Board Member	Malone	voting	_____
Town Board Member	Cunningham	voting	_____
Town Supervisor	Perticone	voting	_____

EXHIBIT A



64 Commercial Street, Suite 401
Rochester, NY 14614
(585) 924-3050
(585) 924-4320 Fax
www.christa.com

March 26, 2025

Town of Irondequoit
1280 Titus Avenue
Rochester, NY 14617

RE: **Town of Irondequoit Town Hall Toilet Room Renovations
Contract 1 – General Construction**

Dear Supervisor John Perticone,

On Monday, March 16th, 2025, the Town of Irondequoit closed bidding for the project referenced above. The received bid was publicly read aloud. One (1) bid proposal was received. The bidder was cross-referenced to the New York State Department of Labor's Debarment List – the "List of Employers Ineligible to Bid On or Be Awarded Any Public Work Contract" – and it was verified that the bidder is currently not on that list.

The apparent low bidder, Loyal Nine Development, was descoped on Thursday, March 26th, 2025, by Christa Construction. Representatives from Loyal Nine Development were present at the virtual conference. It was verified and stated by Loyal Nine Development that their bid included all the project requirements and addendums.

Loyal Nine Development confirmed verbally that their bid included all general conditions and schedule related requirements of the project.

Summary

Based upon the information presented at the conference and other relevant data obtained, Christa Construction finds that the above-mentioned entity will be awarded the contract in the total amount of **\$406,215.00 (Base Bid + Alt 1 + Alt2)**. The total base bid value includes the allowance as indicated in the contract documents. Loyal Nine was the only bid received for this contract, and their bid summary is below.

Company Name	5% Bid Bond	Executed non-collusion	Add. 1	Alternate 1	Alternate 2	Total Base Bid Amount
Loyal Nine Dev. Corp.	X	X	X	\$120,315	\$10,000	\$275,900.00

Please feel free to contact me regarding the submitted bid and our recommendation should any questions arise.

Sincerely,

Jason Kuberka
Senior Project Manager

**EXTRACT OF MINUTES OF MEETING OF THE TOWN BOARD ADOPTING A
RESOLUTION AWARDING A BID FOR TOWN HALL TOILET ROOM
RENOVATIONS**

At a special meeting of the Town Board of the Town of Irondequoit, Monroe County, New York held at the Town Hall, 1280 Titus Avenue, in said Town of Irondequoit, on the 30th day of March 2026, at 4:00 P.M. local time; there were:

PRESENT:

John Perticone

Town Supervisor

Steve Barz

Town Board Member

Ann Cunningham

Town Board Member

Grant Malone

Town Board Member

McConville Considine Cooman & Morin PC Attorney for the Town

Town Board Member _____ offered the following resolution and moved its adoption:

WHEREAS, it is desirable to upgrade and renovate four restrooms at the Town Hall location (collectively, the “Project”); and

WHEREAS, the Town of Irondequoit (the “Town”) issued an Invitation to Bid and caused the Notice to Bid to be published in the *Daily Record* on February 24, 2026, as well as publishing the Invitation to Bid on the Town website in compliance with General Municipal Law § 103 and Chapter 51 of the Irondequoit Town Code, requesting bids for Town Hall Toilet Room Renovations (Town Bid No. 2026-2) , in order to ascertain the best value to the Town; and

WHEREAS, sealed bids were received and publicly opened and read on March 16, 2026; and

WHEREAS, the lowest responsible bidder for “Contract – Mechanical” was Pipitone Enterprises in the amount of \$29,000 (includes Base Bid + Alt 1); and

WHEREAS, Christa Construction has provided a letter to the Town of Irondequoit (Exhibit A) dated March 26, 2026 recommending that the Town accept and award the contract noted above; and

WHEREAS, funding for this expense will be available in Account No _____ ; and

WHEREAS, the Town Board declares the upgrades to the Town Hall Toilet Room renovations to be Type II for SEQRA purposes and therefore are not subject to SEQRA review.

NOW THEREFORE BE IT RESOLVED, that the Town Board awards the bid for Town Hall Toilet Room Renovations “Contract 2 – Mechanical” to Pipitone Enterprises in the amount of \$29,000.00.

BE IT FURTHER RESOLVED, that said award is subject to submission and approvals of appropriate Bonds and Insurance documents, and Town required contractual documents, which will be subject to the Town Attorney's approval. Once all Town reviews and approvals associated with the contract have been completed the Supervisor is authorized to execute the Contract on behalf of the Town, and the contractor will be given Notice to Proceed with this contract

This resolution shall take effect immediately upon its adoption.

Seconded by Town Board Member _____ and duly put to vote, which resulted as follows:

Town Board Member	Barz	voting	_____
Town Board Member	Malone	voting	_____
Town Board Member	Cunningham	voting	_____
Town Supervisor	Perticone	voting	_____

EXHIBIT A



64 Commercial Street, Suite 401
Rochester, NY 14614
(585) 924-3050
(585) 924-4320 Fax
www.christa.com

March 26, 2025

Town of Irondequoit
1280 Titus Avenue
Rochester, NY 14617

RE: **Town of Irondequoit Town Hall Toilet Room Renovations
Contract 2 – Mechanical**

Dear Supervisor John Perticone,

On Monday, March 16th, 2025, the Town of Irondequoit closed bidding for the project referenced above. The received bid was publicly read aloud. Four (4) bid proposals were received. The bidder was cross-referenced to the New York State Department of Labor's Debarment List – the "List of Employers Ineligible to Bid On or Be Awarded Any Public Work Contract" – and it was verified that the bidder is currently not on that list.

The apparent low bidder, Pipitone Enterprises, was descoped on Wednesday, March 25th, 2025, by Christa Construction. Representatives from Pipitone Enterprises were present at the virtual conference. It was verified and stated by Pipitone Enterprises that their bid included all the project requirements and addendums.

Pipitone Enterprises confirmed verbally that their bid included all general conditions and schedule related requirements of the project.

Summary

Based upon the information presented at the conference and other relevant data obtained, Christa Construction finds that the above-referenced entity be awarded the contract in the amount total amount of **\$29,000 (Base Bid + Alt 1)**. The total base bid value includes the allowance as indicated in the contract documents. The lowest (3) bids received are shown in the table below.

Company Name	5% Bid Bond	Executed non-collusion	Add. 1	Alternate	Total Base Bid Amount
Landry Mechanical	X	X	X	\$7,100	\$29,600
LMC Industrial	X	X	X	\$11,700	\$30,000
Pipitone Enterprises	X	X	X	\$500	\$28,500

Please feel free to contact me regarding the submitted bid and our recommendation should any questions arise.

Sincerely,

Jason Kuberka
Senior Project Manager

**EXTRACT OF MINUTES OF MEETING OF THE TOWN BOARD ADOPTING A
RESOLUTION AWARDING A BID FOR TOWN HALL TOILET ROOM
RENOVATIONS**

At a special meeting of the Town Board of the Town of Irondequoit, Monroe County, New York held at the Town Hall, 1280 Titus Avenue, in said Town of Irondequoit, on the 30th day of March 2026, at 4:00 P.M. local time; there were:

PRESENT:

John Perticone

Town Supervisor

Steve Barz

Town Board Member

Ann Cunningham

Town Board Member

Grant Malone

Town Board Member

McConville Considine Cooman & Morin PC Attorney for the Town

Town Board Member _____ offered the following resolution and moved its adoption:

WHEREAS, it is desirable to upgrade and renovate four restrooms at the Town Hall location (collectively, the “Project”); and

WHEREAS, the Town of Irondequoit (the “Town”) issued an Invitation to Bid and caused the Notice to Bid to be published in the *Daily Record* on February 24, 2026, as well as publishing the Invitation to Bid on the Town website in compliance with General Municipal Law § 103 and Chapter 51 of the Irondequoit Town Code, requesting bids for Town Hall Toilet Room Renovations (Town Bid No. 2026-2) , in order to ascertain the best value to the Town; and

WHEREAS, sealed bids were received and publicly opened and read on March 16, 2026; and

WHEREAS, the lowest responsible bidder for “Contract 3 –Plumbing” was DG Messmer in the amount of \$86,000 (includes Base Bid + Alt) 1; and

WHEREAS, Christa Construction has provided a letter (Exhibit A) to the Town of Irondequoit dated March 26, 2026 recommending that the Town accept and award the contract noted above; and

WHEREAS, funding for this expense will be available in Account No _____ ; and

WHEREAS, the Town Board declares the upgrades to the Town Hall Toilet Room renovations to be Type II for SEQRA purposes and therefore are not subject to SEQRA review.

NOW THEREFORE BE IT RESOLVED, that the Town Board awards the bid for Town Hall Toilet Room Renovations “Contract 3 – Plumbing” to DG Messmer in the amount of \$86,000.00.

BE IT FURTHER RESOLVED, that said award is subject to submission and approvals of appropriate Bonds and Insurance documents, and Town required contractual documents, which will be subject to the Town Attorney's approval. Once all Town reviews and approvals associated with the contract have been completed the Supervisor is authorized to execute the Contract on behalf of the Town, and the contractor will be given Notice to Proceed with this contract

This resolution shall take effect immediately upon its adoption.

Seconded by Town Board Member _____ and duly put to vote, which resulted as follows:

Town Board Member	Barz	voting	_____
Town Board Member	Malone	voting	_____
Town Board Member	Cunningham	voting	_____
Town Supervisor	Perticone	voting	_____

EXHIBIT A



64 Commercial Street, Suite 401
Rochester, NY 14614
(585) 924-3050
(585) 924-4320 Fax
www.christa.com

March 26, 2025

Town of Irondequoit
1280 Titus Avenue
Rochester, NY 14617

RE: **Town of Irondequoit Town Hall Toilet Room Renovations
Contract 3 – Plumbing**

Dear Supervisor John Perticone,

On Monday, March 16th, 2025, the Town of Irondequoit closed bidding for the project referenced above. The received bid was publicly read aloud. Six (6) bid proposals were received. The bidder was cross-referenced to the New York State Department of Labor's Debarment List – the "List of Employers Ineligible to Bid On or Be Awarded Any Public Work Contract" – and it was verified that the bidder is currently not on that list.

The apparent low bidder, DG Messmer Corp., was descoped on Wednesday, March 25th, 2025, by Christa Construction. Representatives from DG Messmer Corp., were present at the virtual conference. It was verified and stated by DG Messmer Corp. that their bid included all the project requirements and addendums.

DG Messmer Corp. confirmed verbally that their bid included all general conditions and schedule-related requirements of the project.

Summary

Based upon the information presented at the conference and other relevant data obtained, Christa Construction finds that the above-referenced entity be awarded the contract in the total amount of **\$86,000.00 (Base Bid + Alt 1)**. The base bid value includes the allowance as indicated in the contract documents. The lowest (3) bids received are shown below.

Company Name	5% Bid Bond	Executed non-collusion	Add. 1	Alternate	Total Base Bid Amount
Landry Mechanical	X	X	X	\$14,600	\$89,300
DG Messmer	X	X	X	\$14,000	\$72,000
Pipitone Enterprises	X	X	X	\$14,200	\$78,900

Please feel free to contact me regarding the submitted bid and our recommendation should any questions arise.

Sincerely,

Jason Kuberka
Senior Project Manager

**EXTRACT OF MINUTES OF MEETING OF THE TOWN BOARD ADOPTING A
RESOLUTION AWARDING A BID FOR TOWN HALL TOILET ROOM
RENOVATIONS**

At a special meeting of the Town Board of the Town of Irondequoit, Monroe County, New York held at the Town Hall, 1280 Titus Avenue, in said Town of Irondequoit, on the 30th day of March 2026, at 4:00 P.M. local time; there were:

PRESENT:

John Perticone

Town Supervisor

Steve Barz

Town Board Member

Ann Cunningham

Town Board Member

Grant Malone

Town Board Member

McConville Considine Cooman & Morin PC Attorney for the Town

Town Board Member _____ offered the following resolution and moved its adoption:

WHEREAS, it is desirable to upgrade and renovate four restrooms at the Town Hall location (collectively, the “Project”); and

WHEREAS, the Town of Irondequoit (the “Town”) issued an Invitation to Bid and caused the Notice to Bid to be published in the *Daily Record* on February 24, 2026, as well as publishing the Invitation to Bid on the Town website in compliance with General Municipal Law § 103 and Chapter 51 of the Irondequoit Town Code, requesting bids for Town Hall Toilet Room Renovations (Town Bid No. 2026-2) , in order to ascertain the best value to the Town; and

WHEREAS, sealed bids were received and publicly opened and read on March 16, 2026; and

WHEREAS, the lowest responsible bidder for “Contract 4 – Electric” was Kaplan-Schmidt in the amount of \$59,000, which is inclusive of Base Bid only and excludes Alternate 1; and

WHEREAS, Christa Construction has provided a letter (Exhibit A) to the Town of Irondequoit dated March 26, 2026, recommending that the Town accept and award the contract noted above; and

WHEREAS, funding for this expense will be available in Account No _____ ; and

WHEREAS, the Town Board declares the upgrades to the Town Hall Toilet Room renovations to be Type II for SEQRA purposes and therefore are not subject to SEQRA review.

NOW THEREFORE BE IT RESOLVED, that the Town Board awards the bid for Town Hall Toilet Room Renovations “Contract 4 – Electric” to Kaplan-Schmidt in the amount of \$59,000.00.

BE IT FURTHER RESOLVED, that said award is subject to submission and approvals of appropriate Bonds and Insurance documents, and Town required contractual documents, which will be subject to the Town Attorney's approval. Once all Town reviews and approvals associated with the contract have been completed the Supervisor is authorized to execute the Contract on behalf of the Town, and the contractor will be given Notice to Proceed with this contract

This resolution shall take effect immediately upon its adoption.

Seconded by Town Board Member _____ and duly put to vote, which resulted as follows:

Town Board Member	Barz	voting	_____
Town Board Member	Malone	voting	_____
Town Board Member	Cunningham	voting	_____
Town Supervisor	Perticone	voting	_____

EXHIBIT A



64 Commercial Street, Suite 401
Rochester, NY 14614
(585) 924-3050
(585) 924-4320 Fax
www.christa.com

March 26, 2025

Town of Irondequoit
1280 Titus Avenue
Rochester, NY 14617

RE: **Town of Irondequoit Town Hall Toilet Room Renovations
Contract 4 – Electric**

Dear Supervisor John Perticone,

On Monday, March 16th, 2025, the Town of Irondequoit closed bidding for the project referenced above. The received bid was publicly read aloud. Two (2) bid proposals were received. The bidder was cross-referenced to the New York State Department of Labor's Debarment List – the "List of Employers Ineligible to Bid-on or Be Awarded Any Public Work Contract" – and it was verified that the bidder is currently not on that list.

The apparent low bidder Kaplan-Schmidt Electric was descoped on Wednesday, March 25th, 2025, by Christa Construction. Representatives from Kaplan-Schmidt Electric were present at the virtual conference. It was verified and stated by Kaplan-Schmidt Electric that their bid included all the project requirements and addendums.

Kaplan-Schmidt Electric confirmed verbally that their bid included all general conditions and schedule related requirements of the project.

Summary

Based upon the information presented at the conference and other relevant data obtained, Christa Construction finds that the above-referenced entity be awarded the contract in the amount of **\$59,000** which is inclusive of Base Bid only and excludes Alternate 1. This bid value includes the allowance as indicated in the contract documents.

Company Name	5% Bid Bond	Executed non-collusion	Add. 1	Alternate 1	Total Base Bid Amount
Upstate Companies	X	X	X	\$2,000	\$65,500
Kaplan- Schmidt	X	X	X	\$21,000	\$59,000

Please feel free to contact me regarding the submitted bid and our recommendation should any questions arise.

Sincerely,

Jason Kuberka
Senior Project Manager