a town for a lifetime
IRONDEQUOIT New York

REGULAR TOWN BOARD MEETING

NOVEMBER 17, 2026

7:00 PM

FINAL AGENDA

11-16-26 9:30 A.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

SUPERVISOR'S REMARKS & ANNOUNCEMENTS

PUBLIC INPUT

FINANCIAL REPORT

APPROVAL OF MINUTES

October 13, 2026	Workshop Meeting Minutes
October 15, 2026	Budget Workshop Meeting Minutes
October 20, 2026	Regular Town Board Meeting Minutes

ITEM(S) FOR BOARD ACTION:

COMMUNITY DEVELOPMENT:

11A2026-1 Resolution Calling for a Public Hearing on the Matter of Granting a Special Use Permit for 4348-4350 Culver Road in a C – Business District

11A2026-2 Resolution Calling for a Public Hearing on the Matter of Granting a Special Use Permit for Premises 605 Titus Avenue in the Mixed-Use Commercial District

11A2026-3 Resolution Authorizing the Appointment of a Planning Board Member

11A2026-4 Resolution Authorizing the Appointment of a Planning Board Member

11A2026-5 Resolution Authorizing a Date and Time Change for the November Planning Board Workshop Meeting

11A2026-6 Resolution Authorizing the Adoption of the 2027 Irondequoit Planning Board Workshop and Public Hearing Meeting Schedule

11A2026-7 Resolution Authorizing the Adoption of the 2027 Irondequoit Zoning Board of Appeals Meeting Schedule

11A2026-8 Resolution Authorizing the Reappointment of a Zoning Board of Appeals Chairman

11A2026-9 Resolution to Reappoint a Zoning Board of Appeals Member

11A2026-10 Resolution Authorizing the Adoption of the 2027 Irondequoit Conservation Board Meeting Schedule

11A2026-11 Resolution Authorizing the Demolition and Removal of An Unsafe Building calling for a public hearing – 51-53 Nixon

11A2026-12 Resolution Authorizing the Demolition and Removal of An Unsafe Building calling for a public hearing – 246 Zuber

COMPTROLLER:

11A2026-13 Resolution Authorizing Adoption of the Annual Budget for the Year 2027

HUMAN RESOURCES:

11A2026-14 Resolution Authorizing the Appointment of Full-Time Office Clerk III in the Police Department

11A2026-15 Resolution Approving the 2027 Holiday Schedule for All Town of Irondequoit Employees

Public Works:

11A2026-16 Resolution Authorizing the Supervisor to Sign Supplemental Agreement for New York State Snow & Ice 2026-2027 Season

11A2026-17 Resolution Authorizing Supervisor to Execute Agreement for Monroe County Snow & Ice Control Services For 2026/2027 Season

11A2026-18 Resolution Authorizing the Supervisor to Execute an Agreement for Monroe County All Season's Work in Monroe County Rights of Way

11A2026-19 Resolution Concerning Award of Bid for Sanitary Lateral Replacement Project

11A2026-20 Resolution Concerning Award of Bid For 2026 Street Tree Pruning

Supervisor:

11A2026-21 Resolution Granting Permission for The American Red Cross to Hold Blood Drives at the Irondequoit Town Hall Campus

Town Clerk:

11A2026-22 Resolution Approving the Special Event License for The Sea Breeze Volunteer Fire Association, Inc

11A2026-23 Resolution Authorizing Surety, Form and Amount of Official Undertaking for the Faithful Performance of the Duties of The Town Clerk and Receiver of Taxes and Assessments

11A2026-24 Resolution Approving the Special Event License for The Irondequoit Professional Fire Fighters' Toys for Tots 5k

11A2026-25 Resolution Approving The 2027 Organizational, Workshop and Regular Town Board Meeting Dates

Upcoming Meetings:

Workshop Meeting	December 14, 2026	@ 4:00PM
Regular Town Board Meeting	December 22, 2026	@ 7:00PM

Workshop Meeting of the Town Board of the Town of Irondequoit, held in the Broderick Room at the Town Hall, 1280 Titus Avenue, in said Town of Irondequoit, on the 13th day of October 2026 at 4:00 P.M, there were:

PRESENT:	Supervisor	John Perticone
	Town Board Member	Steve Barz
	Town Board Member	Ann Cunningham
	Deputy Supervisor	Grant Malone
	Attorney for the Town	McConville Considine Cooman & Morin PC

Others in attendance included Commissioner of Public Works Erin Magee, Comptroller Diana Marsh, Chief Scott Peters, Director of Community Development, Bill Lang, and Town Clerk Courtney Zuniga

Supervisor Perticone called the meeting to order and the pledge was said. Town Clerk Zuniga, called Roll.

SUPERVISOR'S REMARKS: Supervisor thanked the Recreation Staff for their Spooktacular Event last Thursday and Friday night. They did a great job, and thanks to all who participated. Last Thursday, 10-8-26 was the last farmer's market of the season, Winter Markets to begin in January 2027. There will be no Town Hall Trick or Treating this year, due to Recreation holding their annual Trunk or Treat on Friday October 23rd from 5:30-7:30. A few reminders:

10-17 Paper Shredding @ DPW 9a.m -12p.m
10-21 Blood Drive @ Town Hall 9a.m-2p.m
10-23 Recreation Trunk or Treat 5:30p.m-7:30 p.m.
12-6 Annual Tree Lighting and Holiday Market 4p.m-7p.m.

REVIEW OF AGENDA ITEMS FOR THE OCTOBER 20, 2026 REGULAR TOWN BOARD MEETING:

Each department that submitted resolutions for approval of the Town Board reviewed those resolutions with the Board.

Public Hearings:

7:35 On the matter of a text amendment to Irondequoit Town Code, Chapter 235 regarding Mixed-Use Commercial District Regulations of the Code of the Town of Irondequoit.

Discussion: Discussed last month regarding the changes to the mixed use and zoning codes, following along with the NY Forward Program and clarifying the language

7:36 On the matter of a text amendment to Irondequoit Town Code, Chapter 235 regarding Small-Cell and Microcell Wireless Telecommunications Facilities of the Code of the Town of Irondequoit.

Discussion: Discussed at the September 30th meeting, a number of residents have spoken before regarding this, could we let them know what we are doing in case they are not aware of this or what we are trying to do on their behalf

7:37 On the matter of a text amendment to Irondequoit Town Code, Chapter 177 regarding Long-Term Rental properties of the Code of the Town of Irondequoit

Discussion: Discussed at the September 30th meeting, no further questions

7:38 Upon the matter of request by Titus Wash n' Go, for a Special Use Permit, to operate a self-service laundromat within an existing commercial space, on premises 525 Titus Avenue, in the C- Business Zoning District.

Discussion: Discussed at the September 30th meeting, no further questions

7:39 Upon the Matter to extend Point Pleasant Fire District

Discussion: Seabreeze Fire District has endorsed a plan to dissolve, part of the plan includes Point Pleasant Fire District to be extended to cover the Seabreeze Fire District, Town Board has to approve extension after a public hearing is held, Point Pleasant has already passed a resolution and signed consent

Has Seabreeze Fire reached out to the community regarding this, some residents are surprised by this, its not changing any service

Representatives from both districts will be here for the public hearing, dissolution plan was filed in the Town Clerk's Office and included in the Town Board Packet, tax rates are virtually the same, Point Pleasant has already been providing service for the last 4 years. Seabreeze does have information posted on their website along with FAQ's,

10A2026-6 Adopting A Resolution Authorizing the Calling of a Public Hearing Concerning the 2027 Preliminary Budget

Discussion: part of the annual budget process and is required, Thursday, November 5th @ 7:35p.m.

10A2026-7 Resolution Authorizing the Update of Progressive Discipline Policy

Discussion: revisions clarify any documentation related to discipline of an employee be submitted to HR and kept in the employees file in HR office

10A2026-8 Resolution Authorizing the Acceptance of a Monetary Gift from Donna DePeters to the Irondequoit Police Department

Discussion: Chief-Annual donation for the 2nd year

10A2026-9 Resolution Authorizing the Supervisor to Enter into an Intermunicipal Agreement with the West Irondequoit Central School District

Discussion: Updated IMA renewal, school board already passed it this would execute it on the Town's end. This is for vehicle repairs, service repairs to the field, facilities, storm sewer, town is able to fix it.

10A2026-10 Adopting a Resolution Approving the Special Event License for the Run Like Hell 5k Run

Discussion: Annual Run that has been going on the past few years, all insurances are in and ready to go.

ITEMS FOR BOARD ACTION:

10WS2026-1 Resolution Concerning award of bid for Irondequoit Backyard Improvements

Discussion: Supervisor Perticone stated that this is for the foundation and sitework for the stage and pavilion for the backyard project. The playground is being delivered soon, lots of work to do and good things to come.

On a motion made by Councilmember **Malone** seconded by Councilmember **Cunningham,** the resolution was adopted Concerning Award of Bid for Irondequoit Backyard Improvements

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution 2026-200

UPCOMING MEETINGS*:*

Budget Meeting	October 15, 2026	@ 5:00 p.m.
Regular Town Board Meeting	October 20, 2026	@ 7:00 p.m.
Workshop Meeting	November 09, 2026	@ 4:00 p.m.

On a motion made by Councilmember Cunningham**,** seconded by Councilmember Barz, Executive session began at 415p.m.

***********EXECUTIVE SESSION*********

On a motion made by Councilmember Malone**,** seconded by Councilmember Barz, the Executive session ended at 5:02p.m.

On a motion made by Councilmember Cunningham, seconded by Councilmember Barz, the Workshop Meeting was adjourned at 5:03 p.m.

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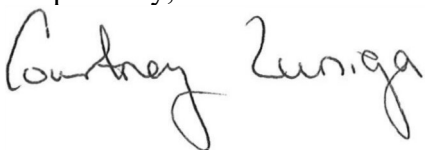
UPON VOTING MOTION WAS UNANIMOUSLY APPROVED

Respectfully,



Courtney Zuniga, Town Clerk

Budget Workshop Meeting of the Town Board of the Town of Irondequoit, held in the Broderick Room at the Town Hall, 1280 Titus Avenue, in said Town of Irondequoit, on the **15th day of October 2026,** at 5:00 P.M., local time, there were:

PRESENT:

Supervisor	John Perticone
Town Board Member	Steve Barz
Town Board Member	Ann Cunningham
Deputy Supervisor	Grant Malone
Attorney for the Town	McConville Considine Cooman & Morin PC

Others in attendance included Comptroller Diana Marsh, Assistant to Supervisor Maria Vecchio, Irondequoit Police Chief Scott Peters, Director of Community Development Bill Lang, Commissioner of Public Works Erin Magee, Library Director Greg Benoit and Assistant Rachael Snyder, Director of Recreation Shannon Grieve, Court Administrator Kim Kimble and Town Justices, IT Director Kevin LaBarr, Assessor Dan Stanford, and Town Clerk Courtney Zuniga.

Supervisor Perticone called the meeting to order, and the Pledge was said. Town Clerk Courtney Zuniga called Roll.

SUPERVISOR'S REMARKS AND ANNOUNCEMENTS:
Supervisor Perticone thanked everyone for their efforts and discussions on the 2027 tentative budget. Town is below the tax cap, still have an A1 credit rating for Moody's and NYS Comptroller and no fiscal stress. The current proposed tax rate is 4.84 per thousand assessed value, less than 2% increase.

11-5 Budget Public Hearing
11-17 RTB – Adopt Budget
11-20 Budget Delivered to County

Parks, Cemetery, DPW, Building Maintenance:
Commissioner Magee spoke on the above departments. McAvoy, turf to be inspected, has a limited warranty on the turf, but still needs to be inspected for safety reasons. Cemetery, we are running out of room to expand. Columbariums have become very popular. Councilmember Cunningham inquired about grants for the cemetery, more space. Looked at a fee increase for refuse companies, staffing changes to make sure employees were coded to their correct home department. Hwy I is the normal road program, oil & stoning, upkeep, most highway revenue comes into this budget. Supervisor- Chips 1.6 allotment, just under 40,000 left funding is through NYS. Malone- Fiscal year for Chips funding, Becky is working on the 1st draw for reimbursement, Barz, salt increase, did we factor this in, yes salt did increase, probably about 100 per ton, use fire rocks or treated salt, works better, use less, good for environment, placed 1st salt order already NYS may limit the amount

depending on lane miles, cost of fuel has increased and may affect County SNI Agreements. **Councilmember Cunningham** big increase for serial bond and premiums. This is due to the repayment schedule, and we do look into refinancing when possible. Diesel costs have increased. Traffic department includes signage. **Councilmember Barz** – any equipment purchase? None for this budget using CIP from 2026. Building Maintenance-budget for each building, contracted services, Johnson Controls, tools/mats/ HVAC, Steve Pfluke has been doing a good job maintaining the buildings, have some really good cleaners right now, and still have room for another part-time.

Library:
Library director Greg Benoit and Rachael Snyder (Library Board) – worked hard to keep fees flat, pursued outside funding, changed staffing, using $25,000 of Library Fund Balance to offset costs, will be voted on by Library Board. Library fully acknowledges the tough situation of the budget and would like to be a team player. Made some difficult decisions but continue to adapt services to be able to continue to provide free activities for families. Provide job seeking on demand through Rochester Works, library usage has increased. Library also receives money through NYS, County, fundraising, Irondequoit Library Foundation and Friends of the Irondequoit Library. Reduced program budget to 0 for 2027 as these funds (approx., $37,000-39,000) will be from NYS Senator Brouk's office, Library is the 2nd highest performing in the suburban areas. Bookstore brings in a good amount of money as well, 4th year with record setting profits which goes to operating expenses. Thank you to the library board, library finance assistant, town Comptroller and Supervisor for their help and input on this budget. Continue to pursue other funding for updates of the Maker's Lab next year and teen library

Supervisor: Library is well used, gets a lot of foot traffic, have done a great job for the past 11 years

Councilmember Cunningham: impressed with the creativity of the staff, board, library helps make the town loveable and appreciates the understanding of the budget constraints and the ability to work with the Town on the budget

Councilmember Barz: inquired about the Maker's Lab. – used for crafters/ DIY, digitization, archival film, sewing machines, cricket, laser etcher, 3D printer- can submit through the web, you can check out items and use at home, also have a seed program you can take and replenish, please come by the library for a tour! Maker Monday can learn about the tools or do a craft.

Supervisor asked about the AARP tax prep - yes, they will be back, great service to the senior community and generates a lot of foot traffic.

Supervisor Remarks: Thank you, Diana, for all your time and effort, nights, weekends, it's a hard time of the year, lot of work.

Recreation:

Director Shannon Grieve presented her budget: 3 sections, recreation, nutrition, aging. Decrease in membership revenue due to using health insurance- smaller return on investment for that. $5000 increase for CE with the addition of a new Ontario cabin. Day Camps- largest revenue about $20,000 increase due to success and be able to provide more camps. Community room rentals- novelty has worn out, more places to host parties and gatherings etc., minor sales- merchandise such as t-shirts, sweatshirts, coffee mugs etc., expenses- no major changes, spending little less money where possible. **Nutrition**- lunch club 60 program with County and food link. M-F lunch for adult, slight decrease due to cut in federal aid, suggested contribution but can be waived, just want everyone to be fed. **Aging** moved some program lines around so some will have increase, slight increase for supplies due to increase in costs. Overall, changing hours in 2027, No Sundays in Summer (July and August) Saturdays to close earlier year-round.

Cunningham: does appreciate the staff and everything that is available for families in the area, the # of programs for all age levels, friendly staff, The board appreciates you and your staff for trying to make adjustments to your budgets.

Supervisor: – Camp Eastman cabins busy in the winter? - yes, all year round.

Courts:

Judge Valentino: Reviewed the budget and has concerns with eliminating a FT position, morale will go down, staff is already underpaid and is one of the busier courts, Appreciates the open, honest, fair budget process, and listening to the complaints and concerns of the courts, decisions were made after concessions and the judges do approve

Judge Camp: Shared the same concerns of the court's budget, reductions should be weighed specifically, they are not fun like the library or recreation but help keep the residents safe. The court clerks are the backbone of the department and having 1 less person makes a big impact. Court handles lots of cases each year, and the clerks have a wealth of knowledge and keep the office running

Councilmember Cunningham: inquired about the misc. revenue in 2026 versus 2027, not one department is more important than another

Judge Valentino: administrator/collection fines, part of a bigger process that does generate revenue, revenue has been down since Covid, but is coming back up, criminal cases remain steady.

Kim Kimble: Expense is the same as the previous year

Supervisor Perticone: Had lots of respectful dialogs, thoughts with the courts and appreciates all under the circumstances. The board takes all into consideration

Barz: Cap Court?

Valentino: been some changes to the process and paperwork, our staff is organized and knowledgeable.

Malone: Not and easy process this year and every department has been asked to make cuts.

Police:
Chief Peters: understands some positions will be cut, but taking away one is rough. Would like to keep at least 1 part-time clerk to help with the grants. The impound lot brings in money instead of paying it out, writing tickets aren't for collecting money but helps to keep streets safe, nightstick club has a contract, clerks keep the place running with FOI's / evidence to DA office in timely manner. Losing a position affects everyone but will accept the budget. May have to buy some led free ammo, try to keep cars in good shape there are unfunded mandates such as the kennel with animal control, more expensive as the state requires us to immunizations, if dog is here longer than 3 days, DCJS – optimal # of officers, will be doing a study to see if more are needed due to increased call volume. Wegmans is 7 days a week unless something else is pressing.

Councilmember Cunningham: send email regarding the kennels, can reach out to representatives with this issue, cuts are not personal, do have a grant writer, maybe they can help too, thank you for all your and your department do.

IT:
Kevin LaBarr: came up with a long-term strategy for replacement costs over the next 15 years. IT is a department of 2 and it's a 24/7 job. Garret keeps things running, thank you! New website will be up next week. Taking a minimalist approach, offering more digital services, will be able to apply and pay for things online. All ADA compliant

Assessor:
Dan Stanford: no real property appraiser since Feb 2026, staff has been great, questioned what his training budget is. There is state-mandated training that needs to be done. Asking for 2027 to recognize the staff and compensate fairly,

Diana: Training is part of the HR budget, talk to her if needed, have policies in place if travel is needed for conferences. Better understanding of training needs if monitored by one department

Community Development
Bill Lang: work volume, # of permits, #of code complaints, # of inspections have all increased in 2026. Continuing to take on more responsibility, such as short-term rentals, and driveway permits (mainly for convenience of taxpayers), DPW still reviews the

permit, long term rentals and small cells in 2027. Doing more work with less, proposed elimination of assistant which reviews permit apps, codes and inspections. Does appreciate the complexity of the budget due to the town's financial situation, hopes that this presents a clear picture of the work the department does.

Ann: driveway permit change- reflected in DPW budget – Supervisor-yes, makes it more of a one stop shop for all permits.

Town Clerk:
Courtney Zuniga: Not much change in the budget. Trying to keep track of the budget. Don't have a lot of control over some of the revenue and fees. Possible thoughts of doing a passport day a couple of times next year. Bingo, GOC license, only have a few that come in on a yearly basis, amusement center licenses will increase a little due to new arcade that opened as well as a new kid play center, expenses are based on how many legal notices, code books, code updates

Supervisor: online payments – less traffic in the office? Taxes? Clerk's office does a good job down there with customer service.

Maybe a little less traffic, dog licenses, tried to get that going, but ran into issues, marriages- no, passports-no, permits- not sure how that will work, taxes – link on our website to the Monroe County website for payments, SBW – already take online but also cash or check in person

Human Resources/Comptroller/Unallocated/Attorney/Supervisor/Town Board:
Diana Marsh: overall HR budget going down due to consolidation with the comptroller, eliminated 1 FT position, training is a big part of the budget as it is for the whole town, except Library, IPD, Seabreeze Water. Comptroller decreasing, eliminated 2 positions, contracted services increase due to the grant writers. Auditing- Contract with Bonadio, add a little extra for additional services as needed. Unallocated expense- central items that the town uses- postage, mailings, insurance, phone, RG & E, IVA contract, Unallocated Revenue- general to the town- sales tax mortgage tax, pilot payments, cannabis sales tax, street lighting 28 districts each has its own district tax some have fund balance from refunds from RGE, Attorney-general service to the town, labor, planning and zoning, assessor attorney in assessor budget. , Supervisor/town board-stable year over year, eliminated 1 pt staff, minimal expense, primarily salaries and benefits for the board

Supervisor: tough budget, Diana worked hard, we will look over, discuss and changes need to be in by Monday in order to adopt the prelim budget at the RTB on Tues. October 20. Thank you to everyone and Maria for all the hard work and effort.

Councilmembers Malone & Barz: Thanked supervisor for transparency throughout this process

UPCOMING MEETINGS:

Regular Town Board Meeting	October 20, 2026	@ 7:00PM
2027 Budget Public Hearing	November 05, 2026	@ 7:35PM
Workshop Meeting	November 09, 2026	@ 4:00PM

On a motion made by Councilmember **Malone,** seconded by Councilmember **Barz,** the Budget Workshop was adjourned at 7:25 pm

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED

Respectfully submitted,



Courtney Zuniga, Town Clerk

Regular Town Board Meeting of the Town Board of the Town of Irondequoit, held in the Broderick Room at the Town Hall, 1280 Titus Avenue, in said Town of Irondequoit, on the **20th day of October 2026,** at 7:00 P.M., local time, there were:

PRESENT:

Supervisor	John Perticone
Town Board Member	Steve Barz
Town Board Member	Ann Cunningham
Deputy Supervisor	Grant Malone
Attorney for the Town	McConville Considine Cooman & Morin PC

Others in attendance included Comptroller Diana Marsh, Assistant to Supervisor Maria Vecchio, Irondequoit Police Chief Scott Peters, Director of Community Development Bill Lang, Commissioner of Public Works Erin Magee, and Town Clerk Courtney Zuniga.

Supervisor Perticone called the meeting to order, and the Pledge was said. Town Clerk Courtney Zuniga called Roll.

SUPERVISOR'S REMARKS AND ANNOUNCEMENTS:
Reminder of the rules of public input and speak into the microphone. Five (5) public hearings scheduled for this evening, sign-up sheets are on the table. Town had a groundbreaking ceremony for the Backyard Project and construction to begin on 10/21.

10-21 Blood Drive, 11-4 @ Town hall
10-23 Trunk or Treat, 5:30-7:30 @ ICC
11-4 NY Local Planning #4, Town Hall @ 4pm
11-11 Veterans Day Ceremony, Town Hall Flagpole @ 11 a.m.
12-6 Holiday Market & Tree Lighting, 5:30-7:30 p.m.

PUBLIC INPUT:
Jim Ferrari – expressed his disappointment of the Town Board regarding his pigeon problems. He spoke with the health department and they had no information, was told to call the Irondequoit code enforcement, the property was rented earlier this year, but a child was scared of the pigeons and the family left, has not been able to rent again. Pigeons can do a lot of damage to gutters, roofs, etc. Town has not done anything, and not sure what else to do. Supervisor stated the health department was contacted, and they were supposed to talk with the neighbor- will follow up on this

Drew Herzog: -spoke regarding public input, that this is the only time for public comments, not required to stay for the meeting, use their own time to participate, don't expect thanks or to be insulted, participation in a meeting should not be discounted because a resident chooses not to stay in an environment that does not accommodate needs

MaryJo Newcomb: comes from a family of helping professions, appreciates the hard work of public servants, member of PIN -Protecting Irondequoit Neighbors, have been asking the Town Board to state that they will not facilitate, participate in any illegal sweeps or detentions, Ice Watch Patroller with Rock Watch, their presence has helped to avert 23 abductions, 39 people since Sept. 10th have been taken by ICE in Rochester, of which 37 are still detained, encouraged to join the City of Rochester and make Irondequoit a sanctuary town.

Jean-Paul Klem: Lifelong Irondequoit resident, appreciates PIN, not a member, Rapid Response Network, this is a volunteer group, reported 39 abductions in the last month. Works with immigrants and does not want the Town to mean any harm, does not like what is going on with ICE, and appreciates the hard work the Town Board does, just does not want to see anyone else get hurt

Peter Klem: spoke regarding ICE and the red hat is meant to be a protest against ICE, no adequate due process as stated in the Constitution and basic human rights. People are being detained in inhumane conditions and sent to other countries in some cases. Without due process cannot confirm they are immigrants that ICE seeks to get rid of. Compared the detention facilities to those of the concentration camps

Xanthe: spoke on issues of public safety, lifelong resident, read a statement from a friend regarding the incident at ESL on sept 15th. Multiple black out vehicles circling the parking lot, occasionally parked across the street, intimidated those inside and in the parking lot, same friend helped at another place in Gates, was unable to prevent property and personal damages, ICE had forced their way onto the property without a warrant, this was reported by WHEC as well. Also stated that Papa Omar (Omar Ramos), who founded La Casa and has been in the Rochester area for 20 years, is still detained in the Batavia Detention Center. This center is currently adding a tent to hold women. Gave suggestions as to how the Town Board could help protect our neighbors or a culture of safety.

FINANCIAL REPORT:

The 2026 financial results for the Town as of September 30th: 75% of the year has elapsed and the Town's total expenses are lower than budget at 67.1%. The equivalent expenses are $30,600k and break down in this manner: encumbrances $1,818k and actual expenses $28,782k.

The General Fund expenses are $19,140k or 65.3%. The Breakdown is: actual expenditures $17,988k; encumbrances of $1,152k.

Overall, the expenses in the highway funds are $5,778k or 87.9% of budget and encumbrances total $503k. Expenses within the highway funds include equipment parts, fuel, paving materials & services and salt.

Expenditures in the Library are $2,048k or 67.1%.

The Sewer Fund expenses of $2,127k or 51.7% of budget.
Stormwater Drainage is 40.2% or a total of $416k,

The General Fund has received revenue of $25,242k—87% of budget. Real estate tax has been collected in full. Five months of Sales Tax revenue of $2,822k (39.7%) has been received. Franchise cable fees in the amount of $221k was received in September and Mortgage Tax for the first quarter of $217k has been received,

Regarding the entire Town: $39,291k or 87.2% of revenue and appropriated fund balance has been recorded to date.

At month-end, the Library had received $3,074k – 101% of its budgeted revenue. 80.4% or $5,236k has been verified by the Highway. $3,967k is in for the Sewer Fund—97.5% of that fund's budget. Stormwater Drainage has received 98.7% of its budgeted revenue—$1,018k. This concludes my financial report for the month of August 2026.

On a motion made by Councilmember **Malone,** seconded by Councilmember **Cunningham,** the financial report was approved.

APPROVAL OF MINUTES:

On a motion made by Councilmember **Barz,** seconded by Councilmember **Cunningham,** September 14, 2026, Workshop Meeting minutes were approved.

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED

On a motion made by Councilmember **Cunningham,** seconded by Councilmember **Malone,** September 30,2026, Regular Town Board Meeting minutes were approved.

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED

10PH2026-1 On the matter of a text amendment to Irondequoit Town Code, Chapter 235 regarding Mixed-Use Commercial District Regulations of the Code of the Town of Irondequoit.

Discussion: Director of Community Development Bill Lang reflections of the conversations and applications for the NY Forward Project. Areas of this code need to be cleaned up and defined. Town Board will be able to authorize special use permits for childcare facilities, defines the parking and walking requirements

Jean-Paul Klem: mixed use is good for this Town, can be troubling when walking to go through intersections, competing with cars. By including mixed use, it makes it easier for residents to get to businesses, more public safety, communal sense to the Town

Xanthe: Excited to hear there are updates being made, hoping to make the whole corridor more walkable, especially on Hudson, supports mixed use.

Chris Brandt: Applauds the change in the code and eliminations of parking requirements

On a motion made by Councilmember **Cunningham,** seconded by Councilmember **Barz,** the resolution was adopted Amending Irondequoit Town Code, Chapter 235 regarding Mixed-Use Commercial District Regulations of the Code of the Town of Irondequoit.

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-208

10PH2026-2 On the matter of a text amendment to Irondequoit Town Code, Chapter 235 regarding Small-Cell and Microcell Wireless Telecommunications Facilities of the Code of the Town of Irondequoit.

Discussion: Attorney for the Town spoke regarding this. Currently in a moratorium to enable the town to look at the code and make changes. Applications will go through the planning board first, rather than allow administrative approvals

Councilmember Cunningham: stated it has been a concern for a while, thank you for the work on this and for being responsive to the concerns of the residents. Hoping the Town Board and community will do some advocacy with the federal legislators looking at the controls around cell towers

On a motion made by Councilmember **Malone,** seconded by Councilmember **Cunningham** the resolution was adopted Amending Irondequoit Town Code, Chapter 235 regarding Small-Cell and Microcell Wireless Telecommunications Facilities of the Code of the Town of Irondequoit.

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-209

10PH2026-3 On the matter of a text amendment to Irondequoit Town Code, Chapter 177 regarding Long-Term Rental properties of the Code of the Town of Irondequoit

Discussion: Bill Lang- these changes came about after looking at the short-term rentals, this will give more power to the code enforcement division to inspect properly and enforce the landlords into maintain their properties and a safe place for people to live

Chris Brandt: appreciates giving the code enforcement more power, it's always a challenge and hope the landlords pay attention to their properties

Jean-Paul Klem: appreciates the code enforcement, has lived in apartments before that were less than satisfactory, thanked everyone for their hard work on this

Councilmember Cunningham: stated this is not just for the landlords, but the renters to and thank Bill Lang and his department for their work on this

On a motion made by Councilmember **Barz,** seconded by Councilmember C**unningham,** the resolution was adopted Amending Irondequoit Town Code, Chapter 177 regarding Long-Term Rental properties of the Code of the Town of Irondequoit

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-210

10PH2026-4 Upon the matter of request by Titus Wash n' Go, for a Special Use Permit, to operate a self-service laundromat within an existing commercial space, on premises 525 Titus Avenue, in the C- Business Zoning District.

Discussion: Bill Lang- Permit is required by Zoning Code, space was a dry cleaner before, but now will be laundry, Planning Board issued a positive referral, follows the Town's Master Plan, uses existing empty space, would like the hours to reflect the rest of the plaza, the owners are available for questions

Cunningham: if granting the special use permit, agree with the considerations the planning board made. Supportive of 6a.m - midnight

Micah Paxton: currently owns a 24/7 laundromat in Gates, would like to have the same here in Irondequoit, board would like to have the hours be 6a.m – midnight. It could work, there are low-income people who work late, and this would help keep their laundry schedule. This is a self-service laundry with 20 washers and 20 dryers, coin machine, lounge area, video surveillance

Malone: one of the concerns is no staff, the nature of that area, hours

Mike Cotsworth: lost cleaning facilities over the last few years, one was demolished and one had a fire, residents now have to go over to East Ridge Rd, this is a business that would be beneficial to the area

Jean-Paul Klem: Wegmans used to work on 24-hour basis and has used 24/7 laundromats and has no concern, believes it would be helpful, his brother agrees.

On a motion made by Councilmember **Malone,** seconded by Councilmember **Cunningham,** the resolution was adopted Authorizing a Special Use Permit to operate a self-service laundromat within and existing commercial space on premises 525 Titus Ave, in the C-Business Zoning District

On a motion made by Councilmember **Malone, seconded by Councilmember **Barz,** the Amended resolution was adopted to include that as a condition of the special use permit the hours of operation will be 6a.m - midnight**

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-211

10PH2026-5 Upon the Matter to extend Point Pleasant Fire District

Discussion: Town Attny: Part of the Seabreeze Fire dissolution plan is to have Point Pleasant take over their territory, Pt Pleasant needs to have a resolution and the Town Board has to have a public hearing regarding this, in order to make the taxes work, this needs to be done by October 31, 2026.

Sarah Clarq: Commissioner for SBFD, due to declining number of volunteer firefighters, SBF entered into a 24/7 mutual aid agreement with Point Pleasant to allow taxpayer the continued fire protection and emergency services. Point Pleasant also oversees training efforts and recruitment, despite their attempts to increase volunteers, SBFD still could not meet the needs of the community. September 22, 2026, SBF Board of Fire Commissioners signed a resolution do Dissolve the SBFD, allowing Point Pleasant district to expand to the SBFD. This will bring long-term stability to the taxpayers. From a financial perspective, tax rates are similar. 2026 tax levies were $1,446,176 for Pt. Pleasant and $297,033 for SBF. 2027 Proposed Pt. Pleasant tax levy is $1,505,727, less than if separate. Seabreeze residents are familiar with Pt. Pleasant services.

Kyle Viccaro: Chief of PPFD: Long standing mutual aid and expanded that agreement in October 2022. 2022-2025 256 responses to Sea Breeze assignments and another 89 this year, average 9 firefighters per Sea Breeze incident, average time from alarm to arrival on scene was 4 min, 51 seconds. July 1, 2026 Point Pleasant began automatically responding to medical calls in the Sea Breeze area. November 1, 2026, Point Pleasant is set to expand their territory to include Sea Breeze District, will work out of two buildings, one on Kings Hwy and the other on Ewer Ave. Recognized the service provided by the members of the Seabreeze Fire Department, dedication deserves recognition.

Malone: 8 current Seabreeze Firefighters, are they able to join Pt Pleasant

Kyle Vicarro: Yes, have to go through their parameters

Supervisor: It will be a smooth transition and will be in good hands

Cunningham: bittersweet, lots of tradition, thank you for your service to the Town and this decision is really for the community, which is appreciated. Tough decision to make, thank you to both fire departments for the work

On a motion made by Councilmember **Barz,** seconded by Councilmember **Cunningham,** the resolution was adopted to extend Point Pleasant Fire District

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-2012

ITEMS FOR BOARD ACTION:

Comptroller:
10A2026-6 Adopting a Resolution Approving the 2027 Preliminary Budget

Discussion: Thank you, Diana, for all your hard work. After approval, call for public hearing, to be held on November 5th, 2026, revisions, if any, could be made by the Town Board, final budget presented to the Board on November 17th, RTB for approval

On a motion made by Councilmember **Barz,** seconded by Councilmember **Malone,** the resolution was adopted Approving the 2027 Preliminary Budget

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-201

10A2026-7 Adopting A Resolution Authorizing the Calling of a Public Hearing Concerning the 2027 Preliminary Budget

Discussion: No discussion

On a motion made by Councilmember **Barz,** seconded by Councilmember **Cunningham,** the resolution was adopted Calling for a Public Hearing Concerning the 2027 Preliminary Budget

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-202

Human Resources:
10A2026-8 Resolution Authorizing the Update of Progressive Discipline Policy

Discussion: This cleans up the Town's Policy and requires any communication regarding discipline be sent to HR

On a motion made by Councilmember **Malone,** seconded by Councilmember **Barz,** the resolution was adopted Authorizing the Update of Progressive Discipline Policy

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-203

10A2026-9 Resolution Authorizing the Supervisor to Enter into an Agreement with Occupational Safety on Site

Discussion: this company will be performing drug testing in accordance will NYS

On a motion made by Councilmember **Cunningham,** seconded by Councilmember **Barz,** the resolution was adopted Authorizing the Supervisor to Enter into an Agreement with Occupational Safety on Site

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-204

10A2026-10 Resolution Authorizing the Appointment of a Police Officer

Discussion: IPD Chief stated that this officer is a 2-and-a-half-year veteran of the Genesse County Sheriff's office, did an extensive background check, one of the most proactive deputies, will make a good addition to the department

On a motion made by Councilmember **Malone,** seconded by Councilmember **Barz,** the resolution was adopted Authorizing the Appointment of a Police Officer

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-205

10A2026-11 Resolution Authorizing the Appointment of a Second Police Officer

Discussion: IPD Chief stated that this officer is a 10-year veteran and comes from Wyoming County, certified in crash scene management, firearms instructor, DT instructor, will be a welcome addition to the IPD

On a motion made by Councilmember **Barz,** seconded by Councilmember **Malone,** the resolution was adopted Authorizing the Appointment of a Second Police Officer

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-206

Police:

10A2026-12 Resolution Authorizing the Acceptance of a Monetary Gift from Donna DePeters to the Irondequoit Police Department

Discussion: Chief Peters- Annual $1000 gift, Councilmember Cunningham expressed her thanks to Mrs. DePeters

On a motion made by Councilmember **Cunningham,** seconded by Councilmember **Barz,** the resolution was adopted Authorizing the Attendance to the New York Women in Law Enforcement 15th Annual Training Conference

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-207

Public Works:

10A2026-13 Resolution Authorizing the Supervisor to Enter into an Intermunicipal Agreement with the West Irondequoit Central School District

Discussion: No Discussion

On a motion made by Councilmember **Malone,** seconded by Councilmember **Cunningham,** the resolution was adopted Authorizing the

Supervisor to Enter into an Intermunicipal Agreement with the West Irondequoit Central School District

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-213

10A2026-14 Resolution Concerning the First Amendment to the Playground Installation Contract

Discussion: Commissioner Magee: amendment would allow the inclusive surface addition at the playground on Rudman Rd.

On a motion made by Councilmember **Malone,** seconded by Councilmember **Cunningham,** the resolution was adopted Authorizing First Amendment to the Playground Installation Contract

UPON VOTING
Resolution Number 2026-214

Supervisor:

10A2026-15 Adopting a Resolution Designating Councilman Barz to Hear Certain Foil Appeals

Discussion: Attorney**:** code requires FOIL denials to go to supervisor, series of appeals that arose out of existing litigation, Councilman Barz is not part of the litigation, therefore it would be appropriate person to avoid any impropriety

On a motion made by Councilmember **Cunningham,** seconded by Councilmember **Malone,** the resolution was adopted Authorizing Councilman Barz to Hear Certain Foil Appeals

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-215

10A2026 -16 Resolution Authorizing the Grant Application from the New York State Parks, Recreation and Historic Preservation FY2026 Certified Local Government Grant Application

Discussion: Occurs annually, but it's a competitive grant application, 3rd time applying, 1st was for historic resource survey, this pursues funding for a potential large national register district along the St. Paul corridor. Town currently has one historic district on the national register which allows thirty-three homeowners to apply for NYS tax credits, if the grant is

approved, thousands more homeowners could apply for these tax credits. The district would start at the southern border of the Town on St. Paul Blvd, 3 to 4 blocks East of St. Paul, West to the park, up to just South of Pinegrove Ave. about 3500-4000 properties

On a motion made by Councilmember **Cunningham,** seconded by Councilmember **Barz,** the resolution was adopted Authorizing the Grant Application from the New York State Parks, Recreation and Historic Preservation FY2026 Certified Local Government Grant Application

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-216

Town Clerk:
10A2026-17 Adopting a Resolution Approving the Special Event License for the Run Like Hell 5k Run

Discussion: everything is in and complete for the annual run

On a motion made by Councilmember **Malone** seconded by Councilmember **Barz,** the resolution was adopted Approving the Special Event License for the Run Like Hell 5k Run

UPON VOTING MOTION WAS UNANIMOUSLY APPROVED
Resolution Number 2026-217

UPCOMING MEETINGS:

2027 Budget Public Hearing	November 05, 2026	@ 7:35PM
Workshop Meeting	November 09, 2026	@ 4:00PM
Regular Town Board Meeting	November 17, 2026	@ 7:00PM

On a motion made by Councilmember **Cunningham,** seconded by Councilmember Barz**,** the Regular Town Board Meeting was adjourned at 8:18 pm
UPON VOTING MOTION WAS UNANIMOUSLY APPROVED

Respectfully submitted,

Courtney Zuniga

Courtney Zuniga, Town Clerk

Resolution No. 2026- _____

EXTRACT OF MINUTES OF MEETING OF THE TOWN BOARD CALLING FOR A PUBLIC HEARING ON THE MATTER OF GRANTING A SPECIAL USE PERMIT FOR 4348 CULVER ROAD IN A C – BUSINESS DISTRICT

At the regular 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 17th day of November 2026, at 7:00 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, upon the matter of request by 4348 Culver LLC, has submitted an application for a Special Use Permit, to convert office space into two (2) apartments on the second floor, (the "Project"), and:

WHEREAS, under § 235-28 A (19) requires a Special Use Permit in the C- Business District for Multifamily dwellings, apartment buildings or other similar uses, subject to the lot and bulk requirements of §235-19A(1)(c) of the Zoning Code of the Town of Irondequoit; and

WHEREAS, under § 235-28 A (10) also requires a Special Use Permit in the C-Business District for a Combination of two or more of the uses permitted in this section on the same of contiguous lots, including but not limited to the development and use commonly known as a "shopping center or plaza" with an area threshold of 10,000 square feet of leasable area of the Zoning Board of the Town of Irondequoit; and

WHEREAS, such Special Use Permit may be approved by the Irondequoit Town Board pursuant to Town Law § 274-b; and

WHEREAS, pursuant to Town Law § 271(14)(a), the Town Board may by resolution provide for the reference of any matter or class of matters to the Planning Board before final action is taken thereon.

NOW, THEREFORE, BE IT RESOLVED, the Town Board shall hold a public hearing on this Special Use Permit application on **December 22, 2026 at 7:3X p.m.** at the Town Hall, 1280 Titus Avenue, in said Town of Irondequoit.

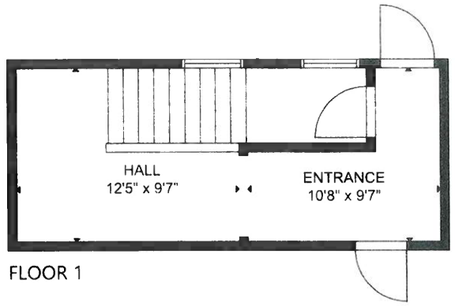
AND, THEREFORE, BE IT FURTHER RESOLVED, that the Town Board refers the application for a Special Use Permit for 4348 Culver Road to the Planning Board for its reference and report thereon, which report the Town Board requests to be so provided at or before the public hearing scheduled for December 22, 2026.

This resolution shall take effect immediately upon its adoption.

Seconded by the 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	____

4348 Culver Road Rochester, NY 14622
SUITE 200



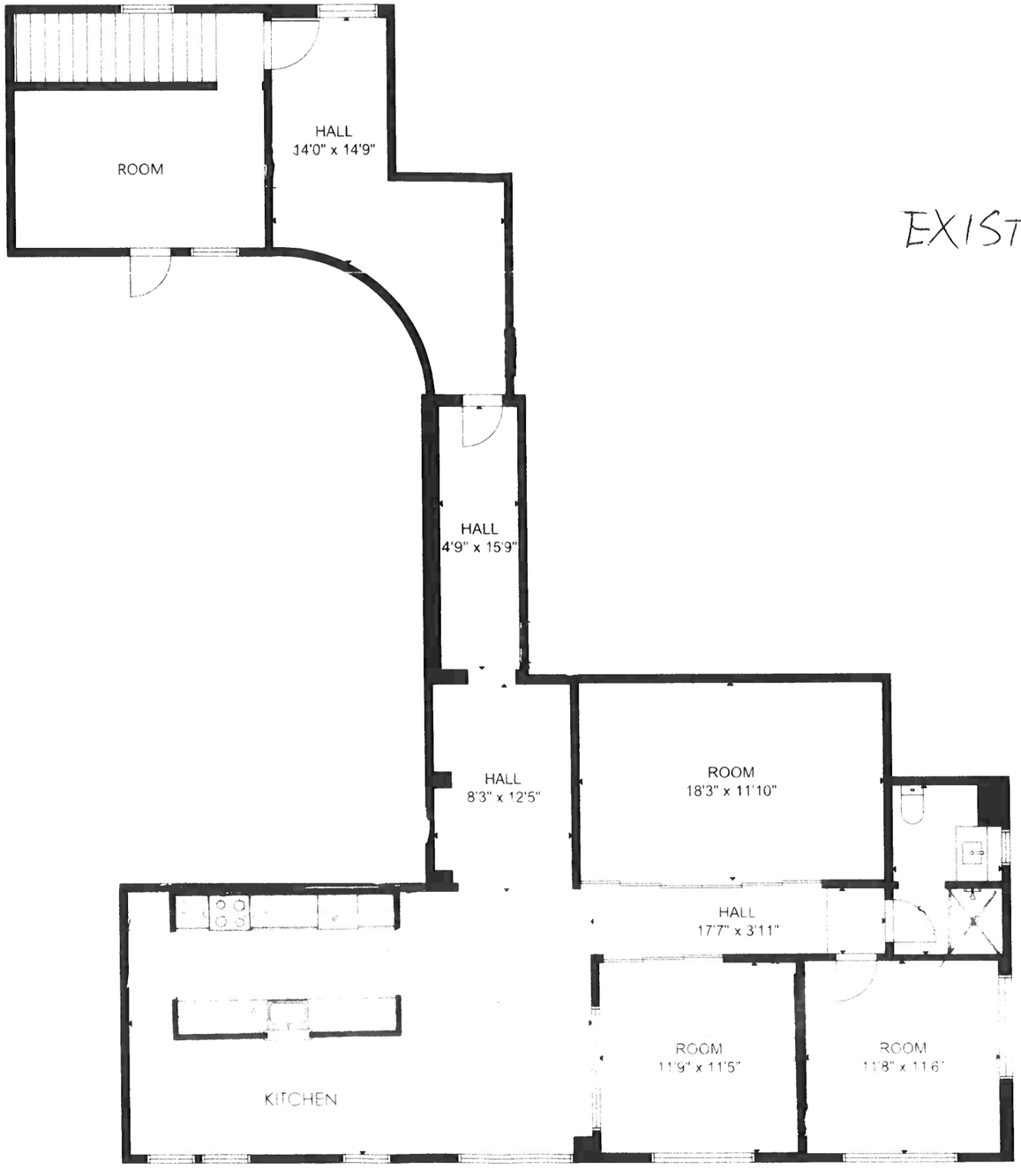
FLOOR 1



FLOOR 2

PARK AVENUE
COMMERCIAL
INTEGRITY - KNOWLEDGE - EXPERIENCE

4348 Culver Road Rochester, NY 14622 SUITE 200-A



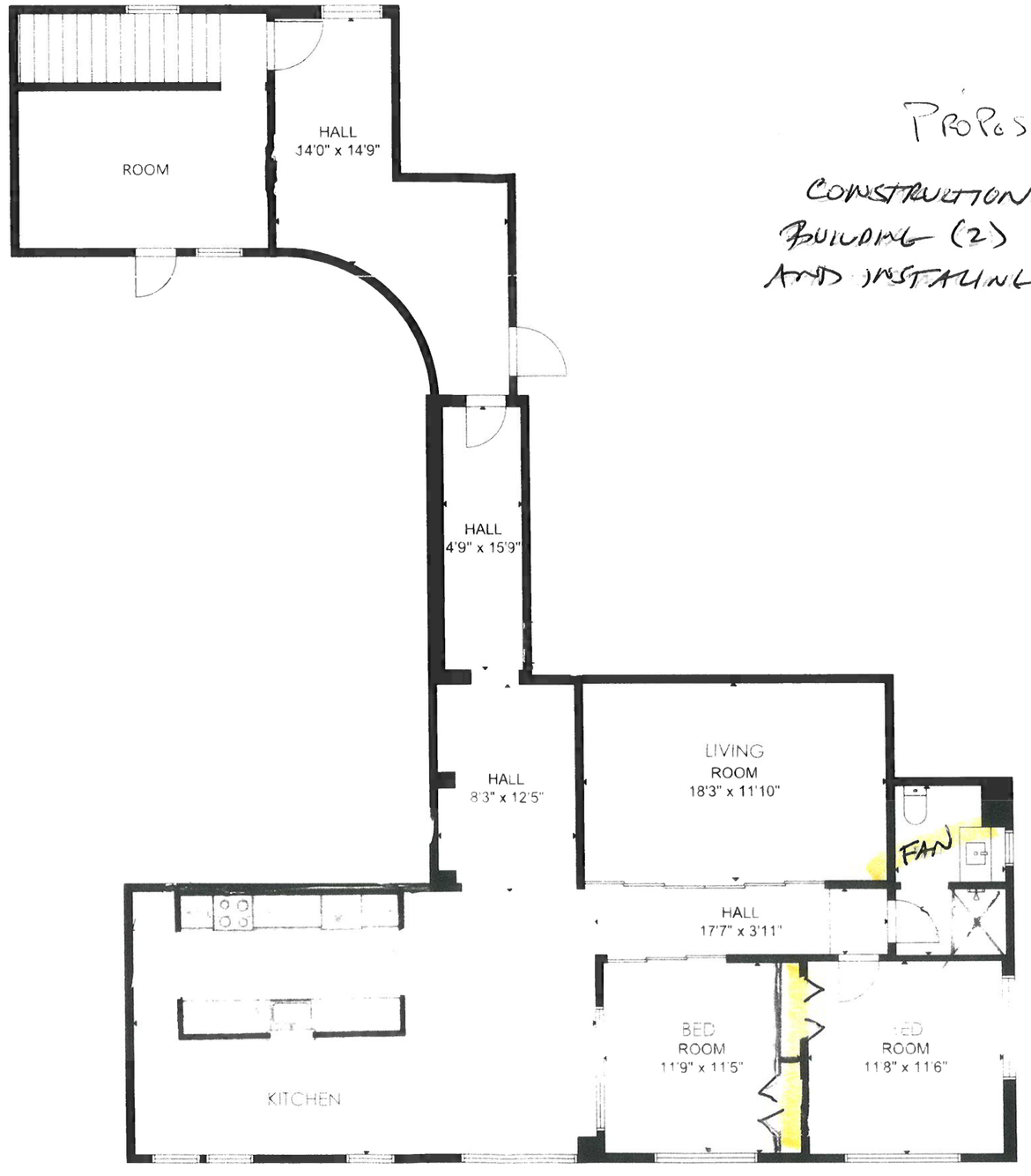
EXISTING "A"

GROSS INTERNAL AREA
TOTAL: 1 899 sq ft
FLOOR 1: 222 sq ft, FLOOR 2: 1,677 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

FLOOR 2

PARK AVENUE
COMMERCIAL
INTEGRITY - KNOWLEDGE - EXPERIENCE

4348 Culver Road Rochester, NY 14622 SUITE 200-A



PROPOSED "A"

CONSTRUCTION LIMITED TO BUILDING (2) CLOSETS IN BEDROOMS AND INSTALLING A FAN IN BATHROOM

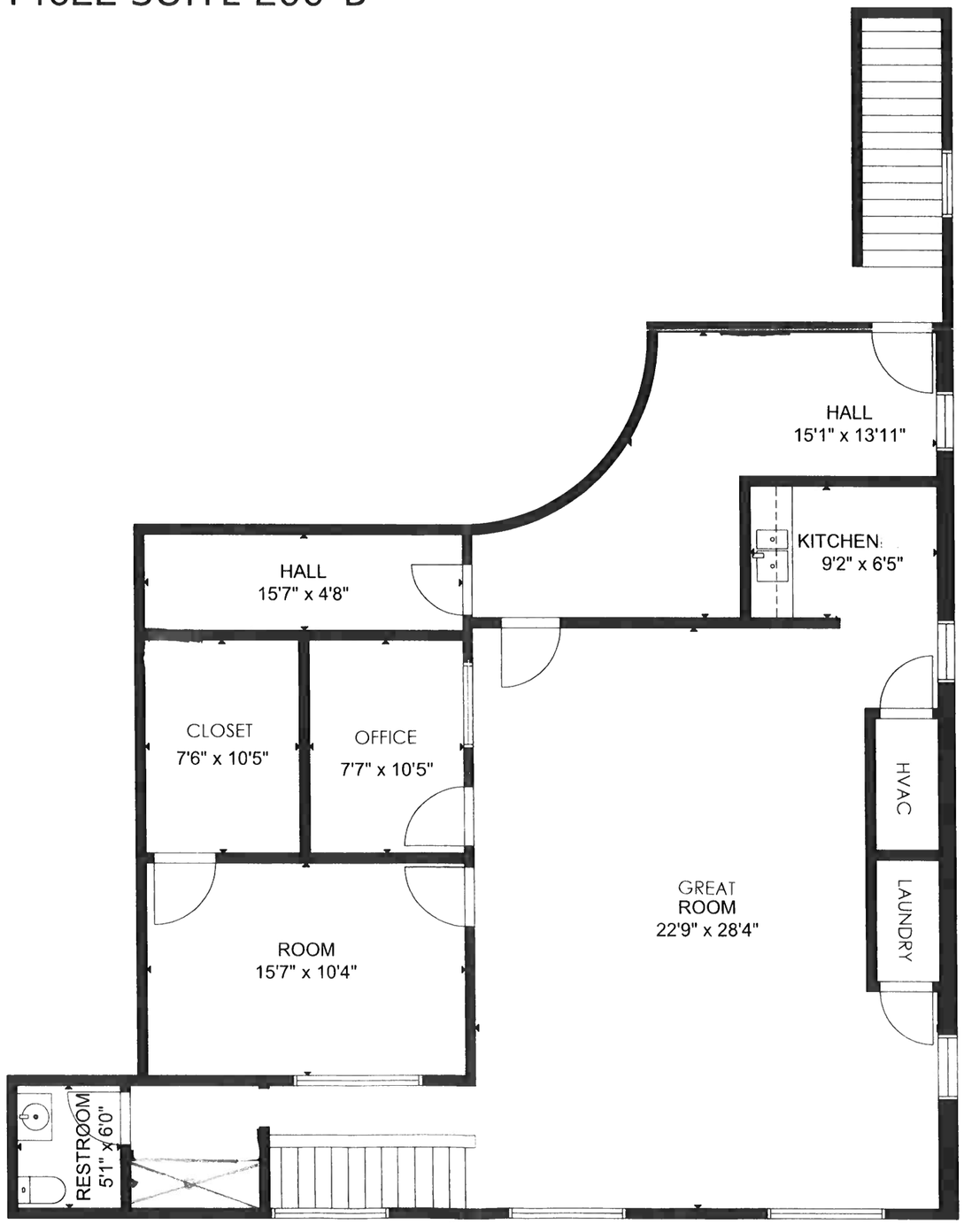
GROSS INTERNAL AREA
TOTAL: 1,899 sq ft
FLOOR 1: 222 sq ft, FLOOR 2: 1,677 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2

PARK AVENUE
COMMERCIAL
INTEGRITY - KNOWLEDGE - EXPERIENCE

4348 Culver Road Rochester, NY 14622 SUITE 200-B

EXISTING "B"
CONDITIONS



GROSS INTERNAL AREA
TOTAL: 1,826 sq ft
FLOOR 1: 274 sq ft, FLOOR 2: 1,551 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

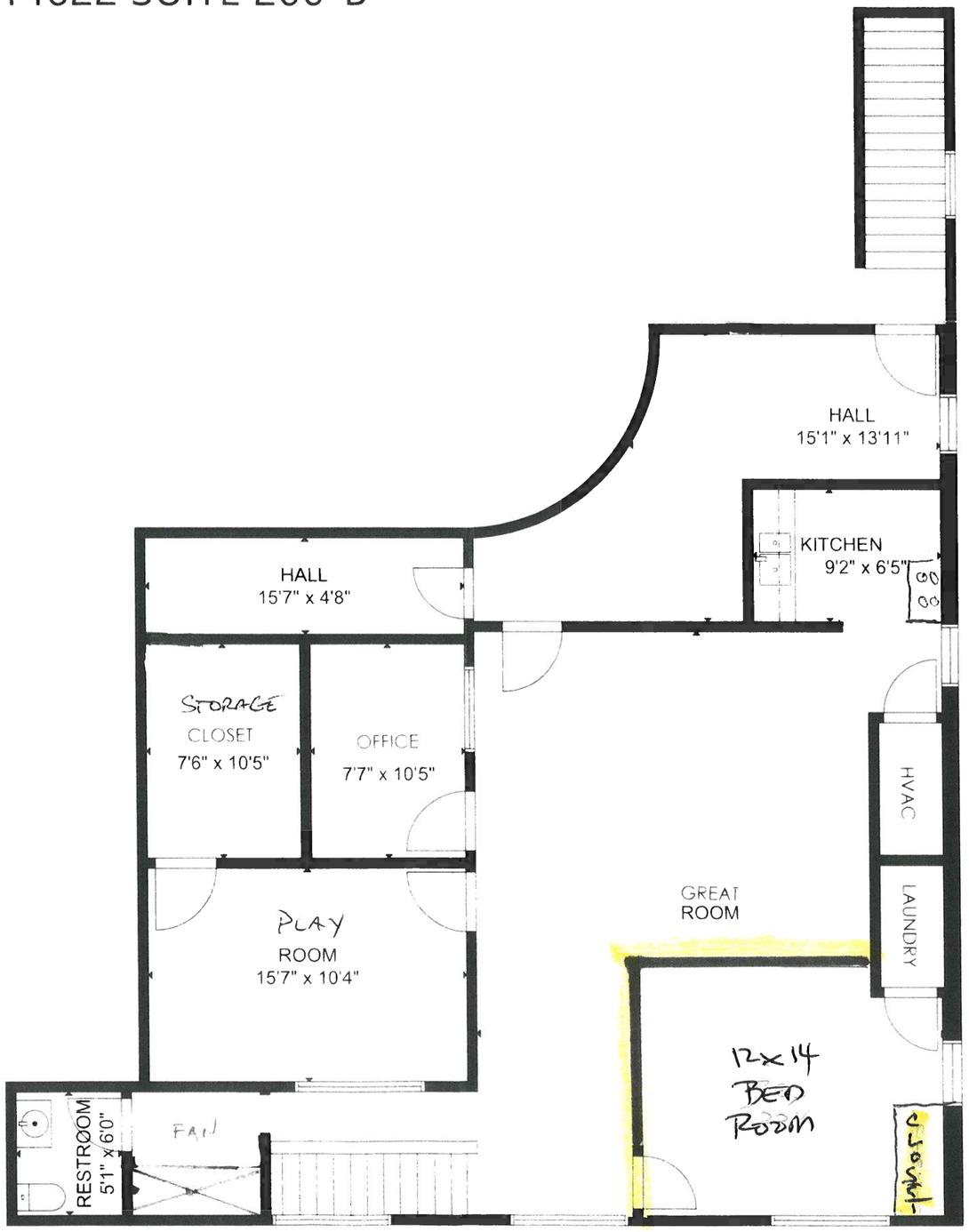
FLOOR 2

PARK AVENUE
COMMERCIAL
INTEGRITY - KNOWLEDGE - EXPERIENCE

4348 Culver Road Rochester, NY 14622 SUITE 200-B

PROPOSED "B"

CONSTRUCTION
LIMITED TO
2 WALLS FOR BEDROOM
1 CLOSET, 1 FAN UNIT



GROSS INTERNAL AREA
TOTAL: 1,826 sq ft
FLOOR 1: 274 sq ft, FLOOR 2: 1,551 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2

PARK AVENUE
COMMERCIAL
INTEGRITY - KNOWLEDGE - EXPERIENCE

Outlook

4348-4350 Culver Road-Town Board Special Use Permit

From Michelle Nichols <mnichols@irondequoit.gov>
Date Mon 11/2/2026 3:34 PM
To joe@cbrochester.com <joe@cbrochester.com>
Cc Bill Lang <blang@irondequoit.gov>; Zackary Reynolds <zreynolds@irondequoit.gov>; Jeffrey David <jdavid@irondequoit.gov>

1 attachment (185 KB)
ZBA Application & Submission Requirements-4.2026.pdf;

Hi Joe,
Upon reviewing your Town Board application for a Special Use Permit per Town Code 235-28 A (19) Special Use Permits:
*Multifamily dwellings, apartment buildings or other similar uses, subject to the lot and bulk requirements of § **235-19A(1)(c)** of the Zoning Code of the Town of Irondequoit.*

Town Code Chapter 235-19A(1)(c) Lot and bulk requirements for multiple dwellings indicates:
Area: at least 3,000 square feet of lot area per dwelling unit, with a minimum of 15,000 square feet.

Per your Town Board application submission, Apartment A is 2,100SF and Apartment B is 1,400SF.

Which means area variances will be required per dwelling unit as they are under the 3000SF of lot area per dwelling unit. I have attached the Zoning Board application and submission requirements.

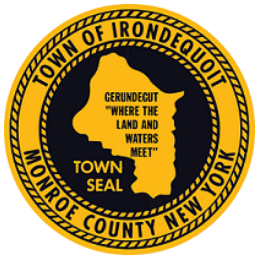
The submission date for the December 7, 2026, Zoning Board meeting is November 5th but I can work with you on this date.

We will still submit the resolution to the Town Board to accept, refer, and call the public hearing for the Town Board application.
This meeting date will be 11.9.2026 Town Board workshop meeting and 11.17.2026 Town Board regular meeting. If the Town Board chooses to put forward this resolution, the next meetings will be:

- December 14 Town Board Workshop
- December 22 Town Board Public Hearing meeting.

Please let us know how you would like to proceed.
Thanks,
Michelle

Michelle Nichols
Planning and Zoning Coordinator
Town of Irondequoit
Office: (585) 336-6017
Email: [mnichols@irondequoit.gov]mnichols@irondequoit.gov


TOWN OF IRONDEQUOIT
GERUNDEGUT
"WHERE THE
LAND AND
WATERS
MEET"
TOWN
SEAL
MONROE COUNTY NEW YORK

a town for a lifetime

IRONDEQUOIT New York

PROJECT ADDRESS 4348 - 4350 Culver Rd

TOTAL AREA OF PROJECT SITE .48 acres

TAX ID NO. 062-190-0002-001-000 ZONING DISTRICT C Business District

PROPERTY OWNER (Print) 4348 Culver LLC PHONE 585-329-4601

ADDRESS 649 Park Ave Roch. NY 14607 ZIP CODE 14607

E-MAIL ADDRESS Joe@CBRochester.com FAX NO. 585-473-3186

APPLICANT (Print) Joe Cattalani PHONE 585-329-4601

ADDRESS 649 Park Ave Roch. NY 14607 ZIP CODE 14607

E-MAIL ADDRESS Joe@CBRochester.com FAX NO. 473-3186

AGENT ~~_____~~ PHONE _____

ADDRESS _____ ZIP CODE _____

E-MAIL ADDRESS _____ FAX NO. _____

DESCRIPTION OF PROJECT Convert office space to apartments second floor

APPLICANT OR AGENT (PRINTED): Joe Cattalani

APPLICANT OR AGENT (SIGNATURE(S)): _____ DATE 9-16-26

(Do Not Write Below This Line Official Town Staff Use Only)

FEE $ 500.- ✓ CK 2287 DATE APPLICATION RECEIVED: _____

Application Meeting/Public Hearing Dates

Application Accepted and Required Referral(s) Issued: ~~NOV. 17, 2026 - Accept, Refer. & Call P.H.~~

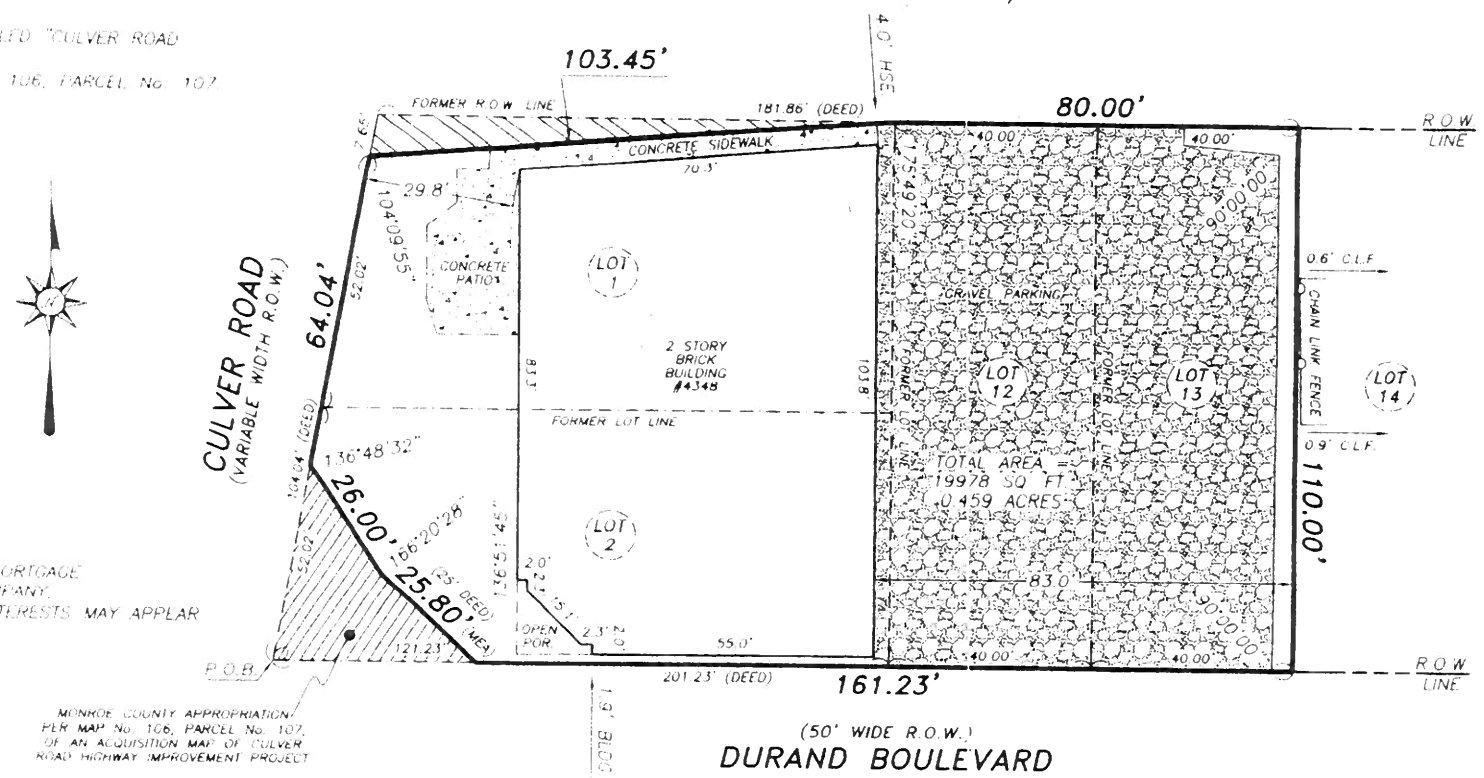
Public Hearing Date (Please note: more than one hearing date may be required): DEC. 22, 2026

Planning Board Referral (if required): NOV. 23, 2026

Other Required Dates (if required) _____

REFERENCES:

1.) LIBER 126 OF MAPS, PAGE 18
2.) LIBER 10121 OF DEEDS, PAGE 324
3.) ABSTRACT OF TITLE NOT PROVIDED
4.) LIBER 47 OF MAPS, PAGE 24
5.) MAP BY CORNWALL CONSULTANTS, P.C., ENTITLED "CULVER ROAD RIGHT OF WAY MAPPING," DATED 2/6/84
6.) MONROE COUNTY D.O.T. ACQUISITION MAP No. 106, PARCEL No. 107



CERTIFICATION:

I, DAVID A. STAUB, HEREBY CERTIFY TO:

-PAUL A. MARASCO, ESQ.
-4348 CULVER, LLC.
-THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE
-THE CANANDAIGUA NATIONAL BANK & TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
-UNDERBERG & KESSLER, LLP

THAT THIS MAP WAS MADE JUNE 22, 2011 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED MAY 31, 2011 AND REFERENCES LISTED HEREON

STATE OF NEW YORK
DAVID A. STAUB
050791
LICENSED LAND SURVEYOR

N.Y.S.P.L.S. No. 050791 DATE

NOTE: PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD

INSTRUMENT SURVEY MAP

4348 CULVER ROAD
BEING LOTS No. 12, 13 &
PART OF LOTS No. 1 & 2 OF THE
BONAIRE SUBDIVISION, TOWN OF IRONDEQUOIT,
COUNTY OF MONROE, STATE OF NEW YORK

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S RED INK SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

TRIPLE POINT SURVEYING, LLC.
WAYNE ONTARIO MONROE
16 EAST MAIN STREET, SUITE 320
ROCHESTER, NEW YORK 14614
Phone (585) 263-9950
Fax (585) 263-3591

SCALE:	TAX ACCOUNT:	JOB No.	DATE:
1" = 30'	062.19-2-001	0415-11	JUNE 22, 2011

Letter of intent to address Irondequoit Town Board

Please regard this letter as a means to seek approval from the Town Board to convert existing office space into residential apartments, allowed under current zoning with special use permits within C business district article VIII 235-28 specifically 235-19A(1)c. It has become necessary to convert this space to residential to facilitate occupancy as there has not been interest for the past 2 years to fill the space with an office use. This is partly due to the distant location of the property to main commercial corridors that promote office use and the overall decline in needs for office space in general as markets have shifted with many remote workers diminishing the need for traditional office space. Conversely, the need for residential space has skyrocketed and continues to be short in supply.

Sincerely:

Joe Cattalani
4348 Culver LLC Member

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
APARTMENT CONVERSION

Project Location (describe, and attach a location map):
4348 CULVER RD ROCHESTER NY 14622

Brief Description of Proposed Action:
CONVERT OFFICE SPACE TO (2) APARTMENTS ON THE SECOND FLOOR, ADD CLOSETS (3), BATHROOM FANS (2) AND FRAME AND WALLS TO MAKE A BEDROOM.

Name of Applicant or Sponsor:	Telephone: 585-329-4601
4348 CULVER LLC	E-Mail: JOE@CBROCHESTER.COM
Address: 649 PARK AVE	
City/PO: ROCHESTER	State: NY / Zip Code: 14622

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? .48 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .48 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☑ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☑	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐
	NO	YES
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☐	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Joseph Cattano Date: 10-5-22

Signature: _____ Title: Member

Certificate of Occupancy

The Town of Irondequoit, Building Department, County of Monroe, State of New York
hereby issues this certificate as described herein:

Certificate Number: CO-2026-027

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable local, state and federal laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

Permit Number: BP-2026-0911-7503

Permit Date: 9/11/2026

Type of Permit: Change in Occupancy

Street Address of Property: 4348 Culver Rd

Property's Owner Name: 4348 Culver, LLC

Property Owner's Address: 649 Park Ave
Rochester, NY 14607

Description of Work:
Alices Treasures and Treats-Higher Intentions

Tax Parcel ID: 062.19-2-1

Business Owner:

Permit Application Ref: BPApp-2026-0902-034

NYS Occupancy Classification: M

OWNERSHIP PROOF

Department of Community Development Official

9/14/2026

Date

Resolution No. 2026 -

EXTRACT OF MINUTES OF MEETING OF THE TOWN BOARD CALLING FOR A PUBLIC HEARING ON THE MATTER OF GRANTING A SPECIAL USE PERMIT FOR PREMISES 605 TITUS AVENUE IN THE MIXED-USE COMMERCIAL DISTRICT

At the regular meeting of the Town Board of the Town of Irondequoit, Monroe County, New York held at the Town Hall, 1280 Titus Avenue, in the said Town of Irondequoit, on the 17th day of November, 2026, at 7:00 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, P.C.	Attorney for the Town

Town Board Member _____offered the following resolution and moved its adoption:

WHEREAS, Sonbyrne Sales, Inc., (the "Applicant") has submitted an application to obtain a special use permit at 605 Titus Avenue in the Mixed Use Commercial District to operate a Retail Store and Fueling Facility (the "Project"); and

WHEREAS, the property is zoned MUC – Mixed Use Commercial Zoning District and the use may be allowed subject to Town Board approval of a Special Use Permit per Town Code §235-30.5 A (1) for Gasoline filling stations; and

WHEREAS, such Special Use Permit may be approved by the Irondequoit Town Board pursuant to Town Law § 274-b; and

WHEREAS, pursuant to Town Law § 271(14)(a), the Town Board may by resolution provide for the reference of any matter or class of matters to the Planning Board before final action is taken thereon; and

NOW, THEREFORE, BE IT RESOLVED, the Town Board shall hold a public hearing on this Special Use Permit application on **December 22, 2026 @ 7:3X p.m**. at the Town Hall, 1280 Titus Avenue, in said Town of Irondequoit.

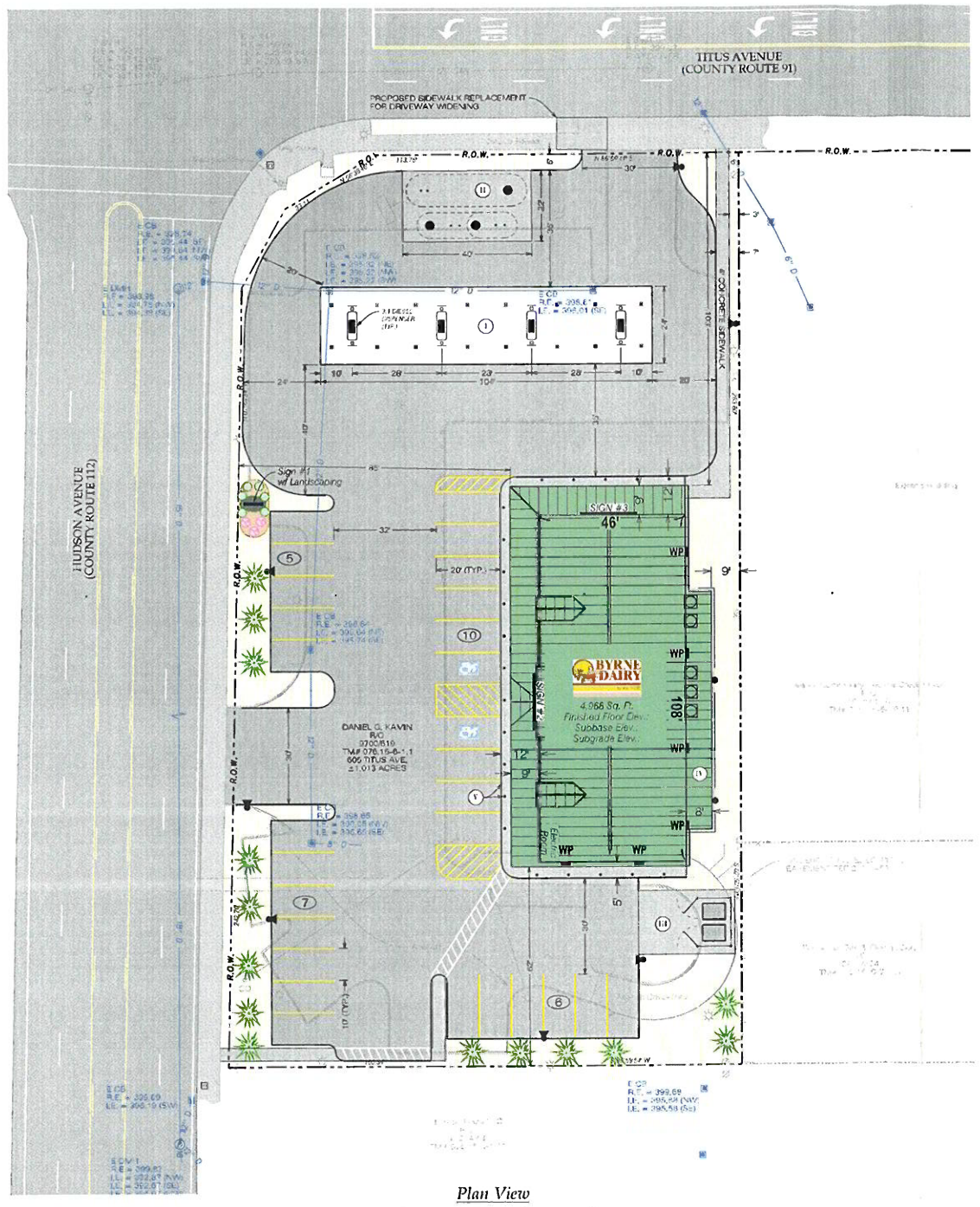
AND, THEREFORE, BE IT FURTHER RESOLVED, that the Town Board refers the application for a Special Use Permit to the Planning Board for its reference and report thereon, which report the Town Board requests to be provided at or before the public hearing scheduled for December 22, 2026.

This resolution shall take effect immediately upon its adoption.

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

Town Board Member	Barz	Voting [ ]
Town Board Member	Cunningham	Voting [ ]

Town Board Member	Malone	Voting [ ]
Town Supervisor	Perticone	Voting [ ]

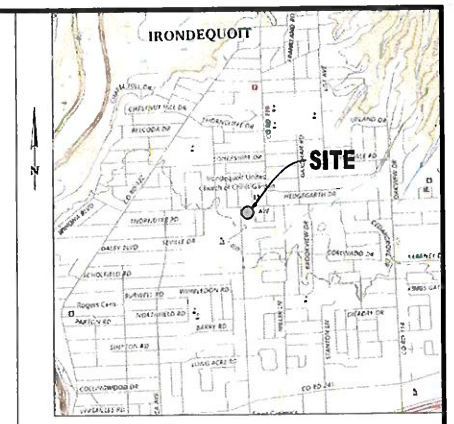


Base Map Reference:

Boundary and Topographic Survey, Part of Lot 30, Township 14, Range 7, Phelps & Graham Purchase, Town of Irondequoit, County of Monroe, State of New York. Prepared by: CNY Land Surveying, Dated: October 10, 2026; Project No.: 25.143

Key

Existing		Proposed	
Property Line		(6)	Number of Parking Spaces
R.O.W.	Right of Way		Handicapped Parking w/ Applicable Signage
Reputed Owner		E / TEL	Underground Electric / Telephone
Lot Line		4" SAN	Sanitary Sewer Lateral
Chain Link Fence		G	Gas Service
Overhead Utility		12" D	Drainage Pipe w/ Size
Utility Pole		CB	Catch Basin
Gas Main			Light Pole & Fixture
Gas Valve		W	Water Service
Sanitary Sewer w/ Size			Tree
Sanitary Manhole		6" RD & 6" CD	Roof Drain / Canopy Drain w/ Size
Drainage Pipe w/ Size			Landscaping
Catch Basin			
Water Main			
Fire Hydrant / Water Valve			
Sign			
Tree			
Topographic Contour			



Location Map

Ref: U.S.G.S. Rochester East Quad., 2026, 7.5 MIN., 1" = ±2,000'

Plan Notes

(I) 10'-6" x 24' overhead canopy w/ recessed canopy lights for pump islands w/ 10'-6" x 24' steel reinforced concrete dispenser pad, by petroleum contractor. Site contractor responsible to 5' of canopy pad.

(II) 580 Sq. Ft. (22' x 40') steel reinforced concrete tank pad w/:
- 20,000 gallon, 10' diameter x 37'-6" long; double-walled fiberglass regular unleaded gasoline underground storage tank by petroleum contractor,
- 10,000 gallon (5,000 gallon diesel; 5,000 gallon super unleaded gasoline), 9' diameter x 31'-1" long; split compartment double-walled underground storage tank by petroleum contractor.

Site contractor responsible to 5' of tank pad. Tank pad, UST and UST piping by petroleum contractor.

(III) Dumpster Enclosure. The sides of the enclosure shall be fractured block painted aged ivory and the east side shall have two chain link swing gates with PVC slats. This work to be completed by fence contractor. The dumpster shall rest on a 30' x 20' steel reinforced concrete dumpster pad by site contractor.

(IV) 8' x 74' refrigeration, HVAC & generator pad w/ partial roof by building contractor w/ fence enclosure by fence contractor.

(V) Flush (with pavement) concrete sidewalk with 6" dia. bollards centered on each parking space. See Parking Stall Bollard detail for additional information.

(VI) Plumbing contractor shall provide and install a 1,000 gallon grease trap, a vent, trap & clean-out assembly per applicable Department of Health Standards. Work to be coordinated with Byrne Dairy, Health Department & applicable contractors. Site contractor responsible for excavation and backfill around grease trap.

(VII) Coordinate utility locations & connection to existing utility with applicable utilities company.

Signage

Sign Designation	Sign Type	Size
Sign #1	Monument Sign (internally illuminated)	32 Sq. Ft.; 10' High
Sign #2 & #3	Building (internally illuminated)	3'-0" x 14'; 49 Sq. Ft.

TOWN OF IRONDEQUOIT ZONING ORDINANCE REVIEW
ZONED: MIXED USE COMMERCIAL (MUC)

Required	Provided
1. Lot Size: None	1. Lot Size: 44,123 Sq. Ft. (1.013 Acres)
2. Building Setbacks:	2. Building Setbacks:
A. Front Yard: By Planning Board	A. Front Yard: 103' Titus Ave 85' Hudson Ave.
B. Rear Yard: 0	B. Rear Yard: 9' (E).
C. Side Yard: 0	C. Side Yard: 62' (S)
3. Max. Height of Structures: 35'	3. Height of Structures: Building & Facade 24' Canopy 18'
4. Min. Lot Width: 24'	4. Lot Width: 113.75'
5. Building Coverage: 75% without bonuses, 95% with bonuses.	5. Building Coverage: Principal Building & Fuel Canopy: 9,659 Sq. Ft. = 21.9% Principal Building: 7,154 Sq. Ft. = 16.2% Fuel Canopy: 2,496 Sq. Ft. = 5.7% Asphalt Pavement & Concrete: 28,008 Sq. Ft. = 63.5% Green Space: 6,464 Sq. Ft. = 14.6%

PLUMLEY ENGINEERING
PLUMLEY ENGINEERING, P.C.
8322 LOOP ROAD
BALDWINSVILLE, NY 13027
TELEPHONE (315) 638-6557
FAX (315) 638-9740
WWW.PLUMLEYENG.COM
Civil and Environmental Engineering

REVISIONS:	DATE:	BY:

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PROJECT: **IRONDEQUOIT (TITUS AVENUE)**
BYRNE DAIRY
CLIENT: SONBYRNE SALES, INC.
LOCATION: TOWN OF IRONDEQUOIT, MONROE COUNTY, NEW YORK

BYRNE DAIRY Since 1933

DWG. TITLE: PRELIMINARY SITE PLAN

Note: No alterations permitted, except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

PROJECT No.:	25.0117
FILE NAME:	C201
SCALE:	1" = 20'
DATE:	Oct. 2026
ENGR'D BY:	JFC
DRAWN BY:	WCM
CHECKED BY:	JFC

SHEET No.: C201

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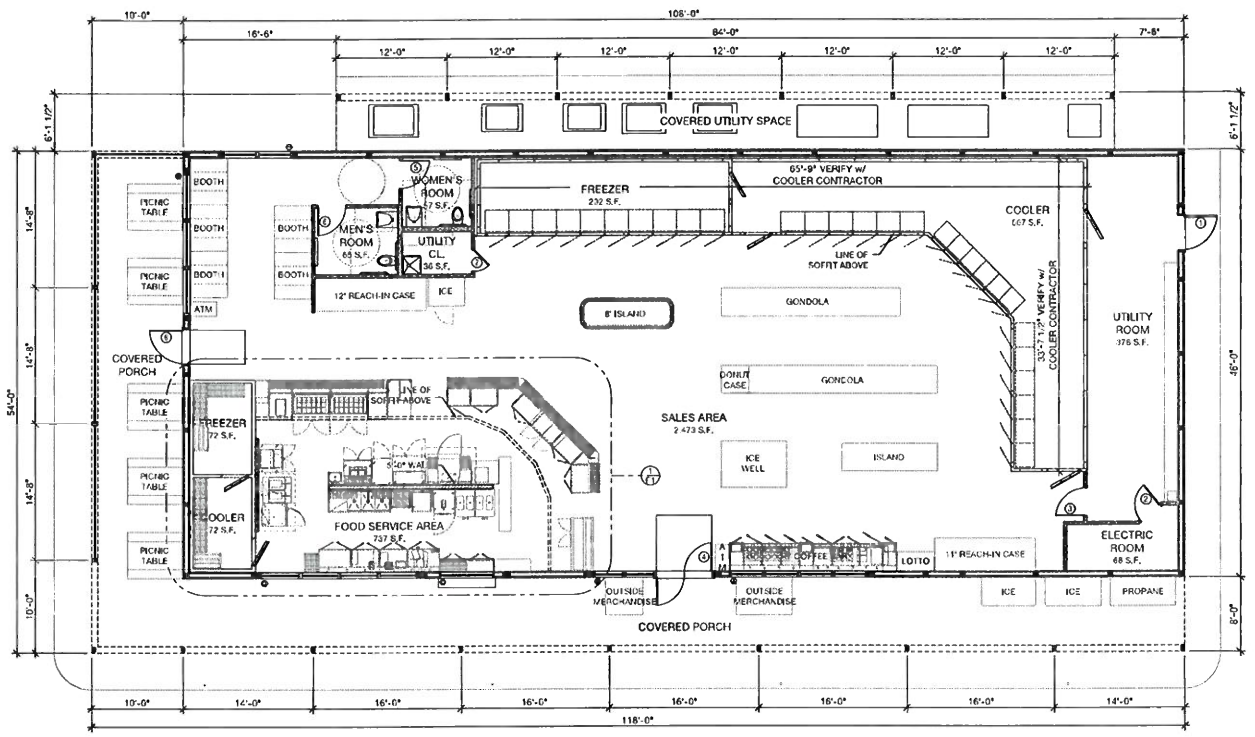
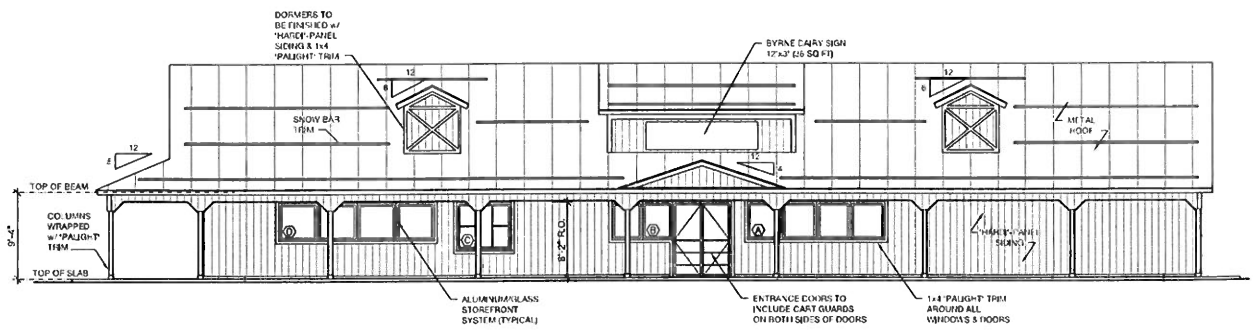
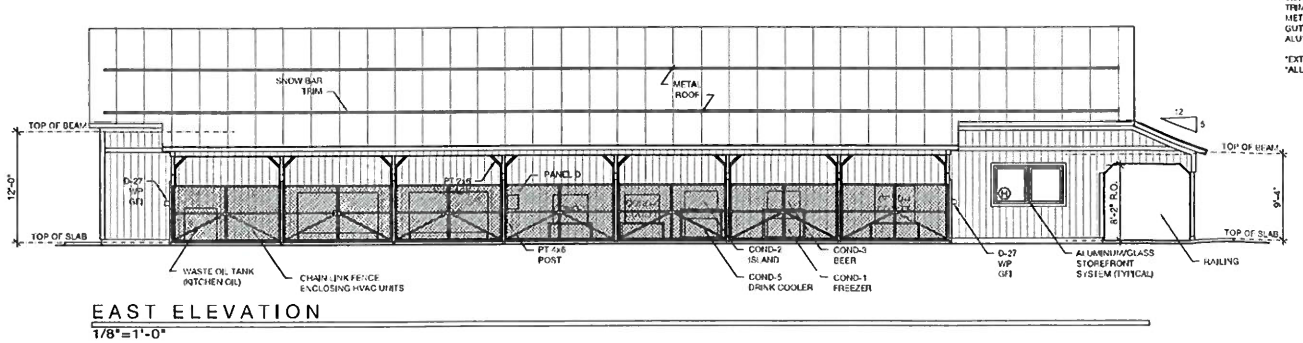


FLOOR PLAN
1/8"=1'-0"



WEST ELEVATION
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0"

ROOM FINISH SCHEDULE

ROOM NAME	BASE	FLOORING	WALLS	CEILING	NOTES
SALES AREA/ FOOD SERVICE AREA	–	⅜" CERAMIC TILE	½" SMOOTH FRP	ACT # 345 OMNI USG FISCHER 2x2 & CUMAPLUS 2x2 OVER WORK AREA	29 GA. LINER ON BOTTOM OF TRUSS
COOLER	–	SEALED CONCRETE	–	29 GA. LINER PANEL	29 GA. LINER ON BOTTOM OF TRUSS
FREEZER	–	SEALED CONCRETE	–	29 GA. LINER PANEL	29 GA. LINER ON BOTTOM OF TRUSS
WOMEN'S ROOM	TILE	⅜" CERAMIC TILE	½" TILE BACKER	½" SMOOTH FRP	29 GA. LINER ON BOTTOM OF TRUSS
MEN'S ROOM	TILE	⅜" CERAMIC TILE	½" TILE BACKER	½" SMOOTH FRP	29 GA. LINER ON BOTTOM OF TRUSS
UTILITY CLOSET	VINYL	SEALED CONCRETE	½" SMOOTH FRP	29 GA. LINER PANEL	29 GA. LINER ON BOTTOM OF TRUSS
UTILITY ROOM	–	SEALED CONCRETE	½" CDX PLYWD – POLYURETHANE	29 GA. LINER PANEL	29 GA. LINER ON BOTTOM OF TRUSS
ELECTRIC ROOM	–	SEALED CONCRETE	½" CDX PLYWD – POLYURETHANE	29 GA. LINER PANEL	29 GA. LINER ON BOTTOM OF TRUSS

DOOR SCHEDULE

#	DOOR TYPE	DOOR SIZE	PANEL LOUVER SIZE	PANEL LOUVER HEIGHT	PANEL GLASS	HARDWARE TYPE	HARDWARE FINISH	FRAME TYPE	FRAME THROAT	FRAME FINISH	U-FACTOR	NOTES
1	H.M.	3'-8"x7'-0"	–	–	–	D TYPE HANDLE (INTERIOR), NO EXTERIOR HANDLE, 120 DEG. DOOR CLOSURE, LATCH GUARD	–	METAL	6⅝"	PAINTED	.40	PAINTED. PROVIDE TRUSS ID SIGN REFER TO DETAIL
2	H.M.	2'-8"x7'-0"	24	12	–	PASSAGE LEVER, WALL STOP	US26D	KD METAL DRYWALL FRAME	4⅝"	PAINTED	N/A	PAINTED
3	H.M.	3'-0"x7'-0"	–	–	–	PASSAGE LEVER, WALL STOP	US26D	KD METAL DRYWALL FRAME	4⅝"	PAINTED	N/A	PAINTED
4	GLASS ENTRANCE	6'-0"x8'-0"	–	–	TEMPRD.	PUSH/PULL PLATES, PANIC BAR, DEAD BOLT, DOOR CLOSURE	US26D	ALUMINUM	6⅝"	PAINTED	.36	DARK BRONZE FINISH, CART GUARDS, PROVIDE TRUSS ID SIGN REFER TO DETAIL
5	H.M.	3'-0"x7'-0"	–	–	–	PRIVACY LEVER, WALL STOP, SPRING HINGES	US26D	KD METAL DRYWALL FRAME	4⅝"	PAINTED	N/A	PAINTED
6	H.M.	3'-0"x7'-0"	–	–	–	PRIVACY LEVER, WALL STOP, SPRING HINGES	US26D	KD METAL DRYWALL FRAME	4⅝"	PAINTED	N/A	PAINTED
7	H.M.	2'-4"x7'-0"	24	12	–	PASSAGE LEVER	US26D	KD METAL DRYWALL FRAME	4⅝"	PAINTED	N/A	PAINTED
8	GLASS ENTRANCE	3'-8"x8'-0"	–	–	TEMPRD	PUSH/PULL PLATES, PANIC BAR, DEAD BOLT, DOOR CLOSURE	US26D	ALUMINUM	6⅝"	PAINTED	.36	DARK BRONZE FINISH, CART GUARDS, PROVIDE TRUSS ID SIGN REFER TO DETAIL

① = TEMPERED GLAZING

WINDOW SCHEDULE

#	TYPE	STYLE	SIZE	FRAME	COLOR	GLASS	INSULATION	U-FACTOR	SHGC
A	COMMERCIAL	4 SECTION	14'-10"x4'-1½"	TUBELITE SERIES 114000	DARK BRONZE	TEMPERED	LOW-E w/ ARGON	.34	.40
B	COMMERCIAL	2 SECTION	6'-8"x4'-1½"	TUBELITE SERIES 114000	DARK BRONZE	TEMPERED	LOW-E w/ ARGON	.34	.40
C	COMMERCIAL	ICE CREAM	5'-11⅝"x5'-2⅛"	TUBELITE SERIES 114000	DARK BRONZE	TEMPERED	LOW-E w/ ARGON	.34	.40
D	COMMERCIAL	4 SECTION	16'-10"x4'-1½"	TUBELITE SERIES 114000	DARK BRONZE	TEMPERED	LOW-E w/ ARGON	.34	.40
E	NOT USED								
F	NOT USED								
G	COMMERCIAL	3 SECTION	13'-4"x4'-1⅝"	TUBELITE SERIES 114000	DARK BRONZE	TEMPERED	LOW-E w/ ARGON	.34	.40
H	COMMERCIAL	2 SECTION	7'-8"x4'-1⅝"	TUBELITE SERIES 114000	DARK BRONZE	TEMPERED	LOW-E w/ ARGON	.34	.40

*KAWNEER 350 SERIES OR TUBELITE 114000 SERIES FOR WINDOW & DOOR MANUFACTURE. SEE DETAILS & SPECIFICATIONS ON SHEET A4.1 & A4.2

DOOR & WINDOW NOTES

1 – ALUMINUM ENTRANCE DOORS: ALUMINUM FRAME TO MATCH WINDOWS W/ 1/4" TEMPERED GLASS . ALUMINUM DOOR TO BE STANDARD TUBELITE SERIES 114000, MEDIUM STYLE DOORS W/ DARK BRONZE FINISH, HARDWARE & ACCESSORIES AS MANUFACTURED BY TUBELITE OR APPROVED EQUAL. INSTALLATION AS PER MANUFACTURERS SPECIFICATIONS.

2 – ALUMINUM STOREFRONT: EXTERIOR FIXED FRAMING TO BE TUBELITE THERMAL CORE FRAMING SECTIONS W/ A 1" INSULATING LOW E GLASS. FINISH DARK BRONZE OR KAWNEER.

3 – METAL DOORS & FRAMES: DOORS TO BE FLUSH DESIGN INSULATED, OUTER FACES 18 GA. STEEL, 20 GA. STIFFENERS. FRAME 16 GA. COLD ROLLED FURNITURE STEEL BONDERIZED & PRIME PAINTED. MIN. 3 ANCHORS PER JAMB, MANUFACTURER CECO CORP., OR EQUAL. PROVIDE UL RATING WHERE REQUIRED. EXTERIOR DOOR UNITS TO BE INSULATED, MAXIMUM "U"=.40

4 – HARDWARE: STANDARD COMMERCIAL DUTY HARDWARE INCLUDING CYLINDERS, LOCK SETS, BUTTS, CLOSURES, WEATHER-STRIPPING, THRESHOLDS, BUMPERS, ETC. HARDWARE FINISH TO BE US 26D. ALL LOCKS TO BE KEYED INTO A BUILDING MASTER KEYING SYSTEM. SUBMIT HARDWARE SCHEDULE FOR APPROVAL BEFORE ORDERING. DOOR HARDWARE MFGR. AS FOLLOWS: HINGES BY BOMMER INC., LEVER HANDLES BY P.D.G. INC., WEATHER STRIPPING BY DAGER INC.

-DOOR ROUGH OPENINGS:

ALUMINUM ENTRANCE DOORS : ADD 4⅛" TO DOOR WIDTH & ADD 2⅛" TO DOOR HEIGHT, REFER TO SHEET A4.1
KD METAL DRYWALL FRAMES: ADD 2" TO DOOR WIDTH & ADD 1" TO DOOR HEIGHT
KD METAL FRAME: ADD 4⅝" TO DOOR WIDTH & ADD 2⅜" TO DOOR HEIGHT

NOTES:

1. DOOR SIGNS TO BE PROVIDED FOR ALL ROOMS INCLUDING BATHROOMS AND EXITS. SIGNS TO MEET ADA REQUIREMENTS FOR LETTERING AND MOUNTING LOCATIONS.
2. ALL LOCKSETS TO BE ADA COMPLIANT LEVER HANDLES.

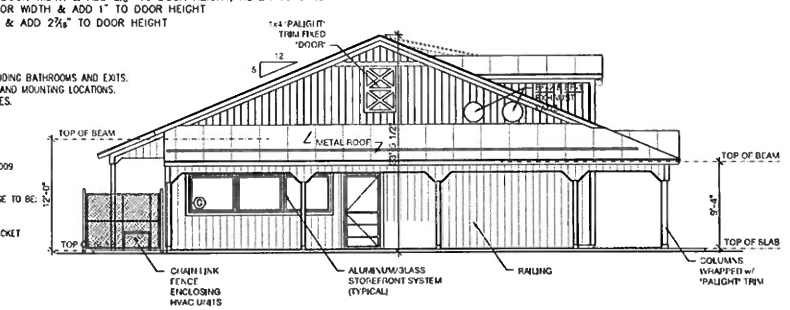
SIGNAGE NOTES:

1. ALL ROOMS/DOORS TO HAVE SIGNAGE LABEL.
2. SEE INFORMATION ON SHEET CS-2 FOR ICC A117.1-2009 REQUIREMENTS FOR ADA SIGNAGE.
3. CONTRACTOR TO PURCHASE STATE COMPLIANT SIGNAGE TO BE:
   -WHITE TEXT AND GRAPHICS ON BLUE ACRYLIC SIGN.
   -8" W X 9" H X ⅛" D
   -DURABLE VANDAL PROOF HIGH IMPACT ACRYLIC BRACKET
   -EASY TO READ GRAPHIC MESSAGE
   -1/32" TACTILE (RAISED) GRAPHICS AND WORDING.
   -TO MEET ALL REQUIREMENTS OF ICC A117.1-2009
4. PURCHASE ALL SIGNAGE AT ADA SIGN FACTORY
   PHONE: 1-888-232-7491
   ADASIGNFACTORY.COM
   550 STATE ROAD
   CLEVELAND OH, 44134
5. EVERY DOOR TO RECEIVED SIGNAGE INCLUDING EXIT DOORS

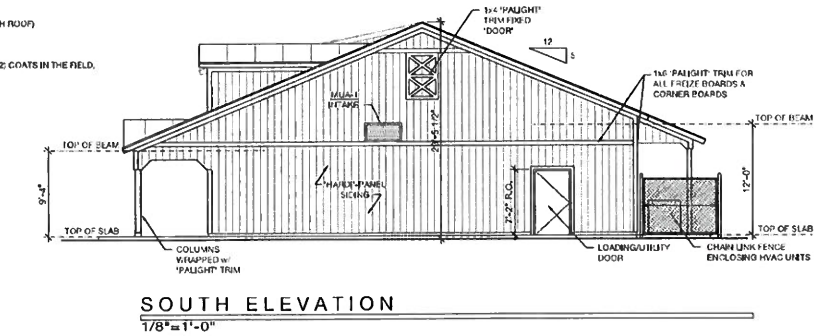
EXTERIOR COLORS:

SIDING (HARDI-PANEL):	S-HERWIN WILLIAMS AGED IVORY #2450-323
TRIM (PAUGHT):	WHITE
METAL ROOF:	EVERGREEN
GUTTERS & DOWNSPOUTS:	EVERGREEN (TO MATCH ROOF)
ALUMINUM STOREFRONT:	BROWN

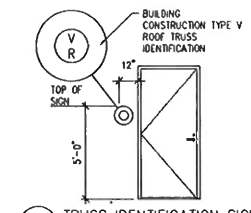
*EXTERIOR PAINT TO HAVE A SEMI-SHEEN FINISH.
*ALL WOOD TO BE FACTORY PRIMED & PAINTED w/ (2) COATS IN THE FIELD.



NORTH ELEVATION
1/8"=1'-0"



SOUTH ELEVATION
1/8"=1'-0"



1 TRUSS IDENTIFICATION SIGN
SCALE: NOT TO SCALE

DONAHOE GROUP
4303 NORTHWEST TOWNLINE RD.
MARCELLUS, NEW YORK 13108
315 673 2885 FAX 315 673 3300

BYRNE DAIRY
Since 1933

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NEW BUILDING FOR:
SONBYRNE SALES BYRNE DAIRY
HUDSON AVE., COUNTY ROUTE 112
TOWN OF IRONDEQUOIT, NY 13219

PLAN & ELEVATIONS

DRAWN	LSA
CHECKED	TAP
DATE	
PROJECT	26107

DATE	10/27/2006
SUBMISSION	PLANNING BD SUBMITTAL

A-4

a town for a lifetime

IRONDEQUOIT *New York*

PROJECT ADDRESS 605 Titus Ave Rochester, NY 14617

TOTAL AREA OF PROJECT SITE 1.013± acres

TAX ID NO. 076.15-6-1.1 ZONING DISTRICT MUC

PROPERTY OWNER (Print) Daniel G. Kamin Irondequoit, LLC PHONE 412-661-5233

ADDRESS PO Box 3165 Harrisburg, PA ZIP CODE 17105

E-MAIL ADDRESS rlang@kaminrealty.com FAX NO. 412-661-3228

APPLICANT (Print) Sonbyrne Sales, Inc. PHONE 315-214-6455

ADDRESS 171 NY-5 Weedsport, NY ZIP CODE 13166

E-MAIL ADDRESS Christian.brunelle@byrnedairy.com FAX NO. 315-689-5077

AGENT Christian Brunelle PHONE 315-420-7575

ADDRESS 171 NY-5 Weedsport, NY ZIP CODE 13166

E-MAIL ADDRESS Christian.brunelle@byrnedairy.com FAX NO. 315-689-5077

DESCRIPTION OF PROJECT * See attached Letter of Intent *

APPLICANT OR AGENT (PRINTED): Christian Brunelle - Agent for Sonbyrne Sales, Inc.

APPLICANT OR AGENT (SIGNATURE(S)): [signature] DATE 10/22/2026

(Do Not Write Below This Line Official Town Staff Use Only)

FEE $ 500.- CK# 035287 DATE APPLICATION RECEIVED: 10.28.2026

Application Meeting/Public Hearing Dates

Application Accepted and Required Referral(s) Issued: NOV. 17. 2026

Public Hearing Date (Please note: more than one hearing date may be required): DEC. 22. 2026

Planning Board Referral (if required): NOV. 23. 2026

Other Required Dates (if required)

Irondequoit Byrne Dairy Project
Letter of Intent

605 Titus Ave - Town of Irondequoit - Monroe County

Dear Members of the Irondequoit Town Board:

Sonbyrne Sales, Inc. would like to construct and operate a new Byrne Dairy Retail Store and Fueling Facility located at the intersection of Titus Ave (CR-91) and Hudson Ave (CR-112) in the Town of Irondequoit, NY. The parcel is 1.01+/- acres with approximately 108' frontage along Titus Ave and 247' of frontage along Hudson Ave. The site is currently a vacant Rite Aid retail building which is 10,220 sq ft. The proposed new Byrne Dairy store will be 4,968+/- sq. ft. (46' Wide x 108' Long, 24' High) and will have porches (9' overhang) attached to the North and West sides of the main building. The building is wood frame construction with masonry siding and a metal roof. A freestanding fuel canopy will have four (4) fuel pumps, eight (8) fueling positions, and is 24' Wide x 104' Long. The site has existing Public Water and Public Sewer available. The site will have two (2) curb-cuts (driveways) – One (1) off Titus Ave and One (1) off Hudson Ave. The store will operate 24 hours per day/365 days per year. An outside, screened dumpster enclosure will be used for refuse and recycling removal. LED and "Dark Sky" approved lighting will be used for ALL exterior site lighting and fuel canopy lighting. The operation will employ more than twenty-five (25) employees or approximately sixteen (16) +/- full-time equivalent employees. The site is currently zoned (MUC) Mixed Use Commercial. The project is expected to start in Spring 2027 with site work and prepping the site. The following months will consist of installing tanks, installing & constructing the fuel canopy, constructing the building, stormwater facilities, electrical work, etc. The approximate opening time is Late 2027.

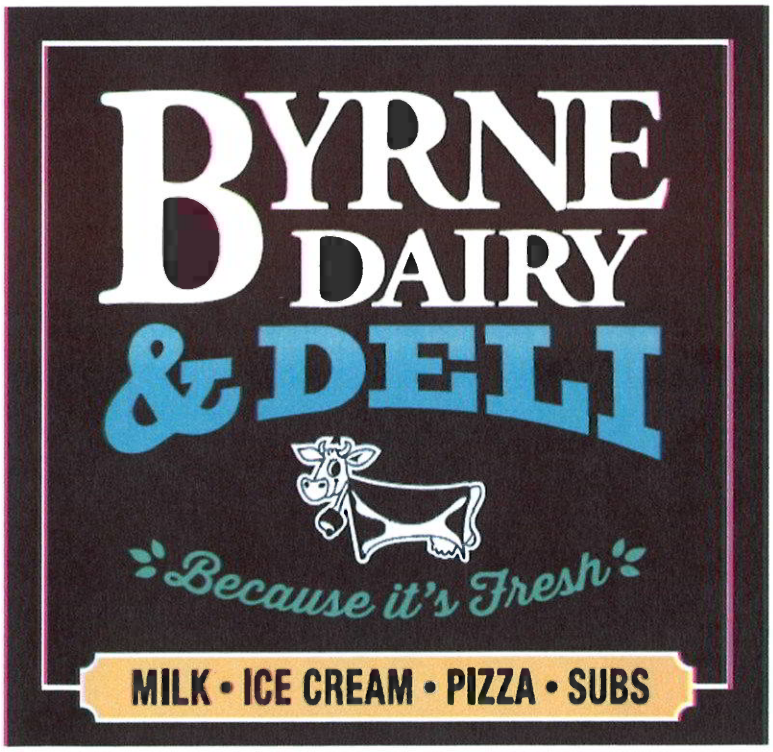
Date: 10/26/26

Christian Brunelle – Sonbyrne Sales Inc.



Sonbyrne Sales, Inc.

Proposed Titus Ave & Hudson Ave
Byrne Dairy Store
Town of Irondequoit , NY



10/14/26

Existing Site - 605 Titus Ave

Corner of Titus Ave & Hudson Ave







PROPSED TITUS AVE & HUDSON AVE
BYRNE DAIRY



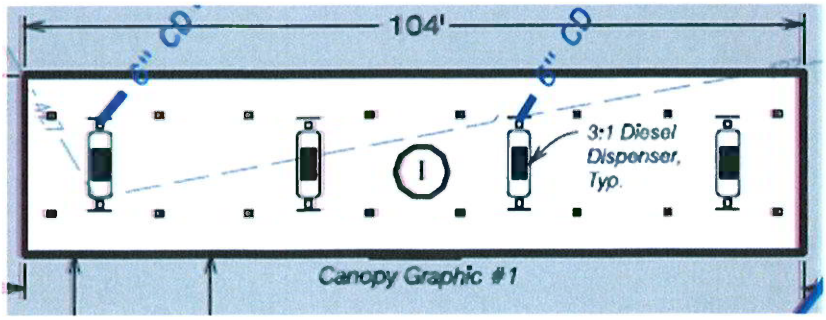


PROPOSED FUEL CANOPY





4 Dive in Style Pumps



Inside Store



Coffee Bar

Produce / Open Air





Made To Order
Fresh Sandwiches,
Subs, and Salads

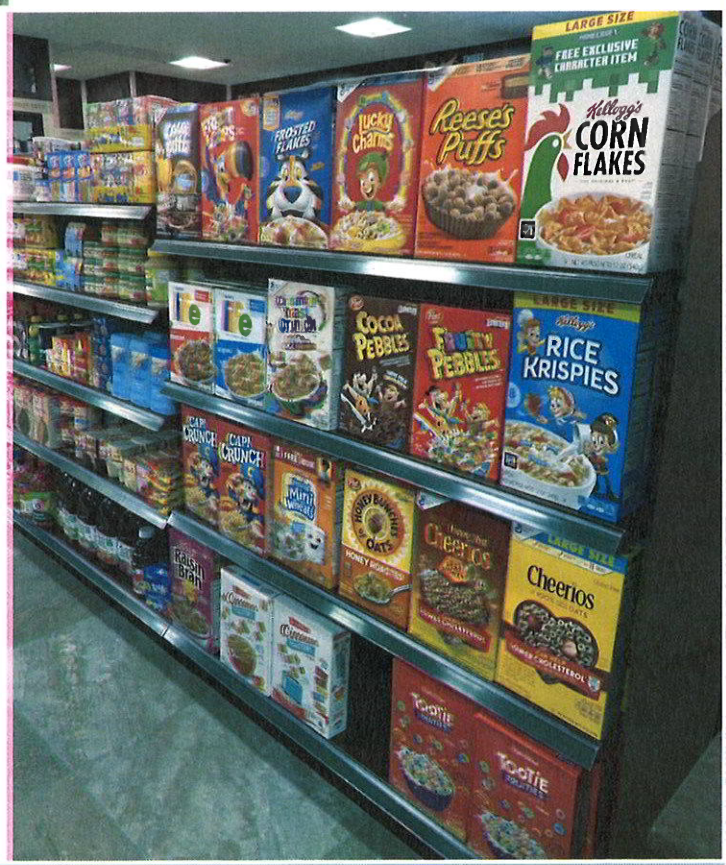
Groceries



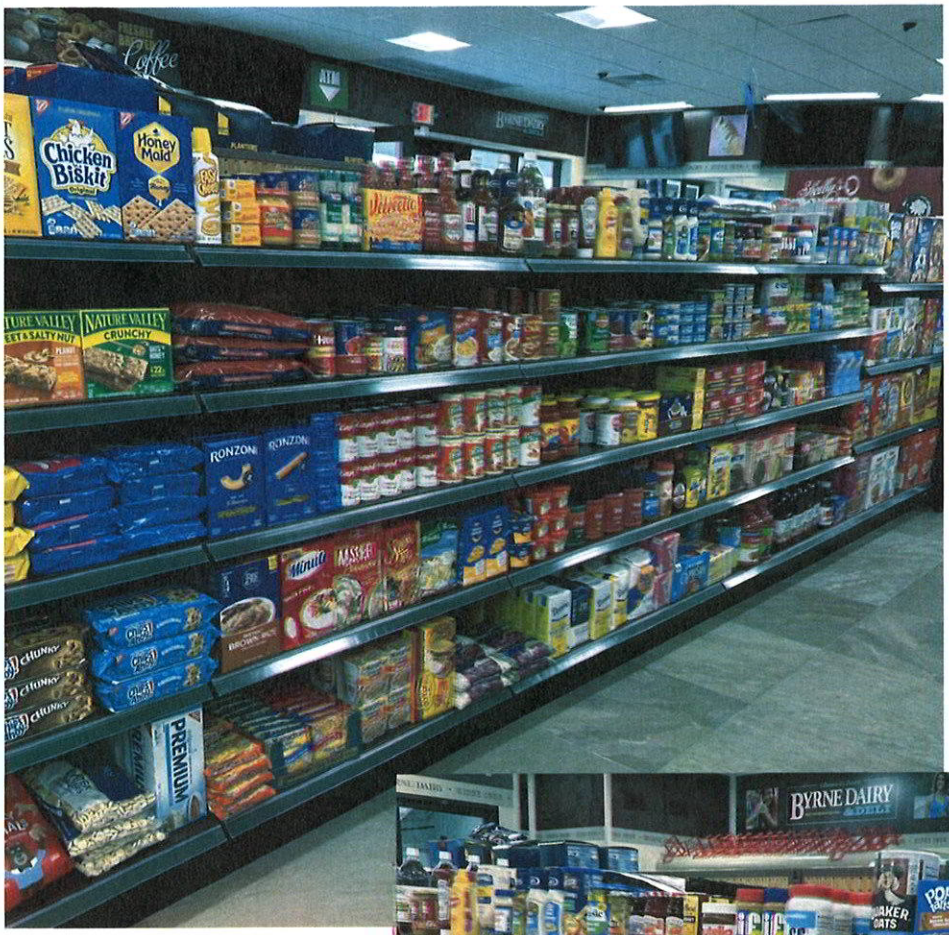
Perishable Grocery

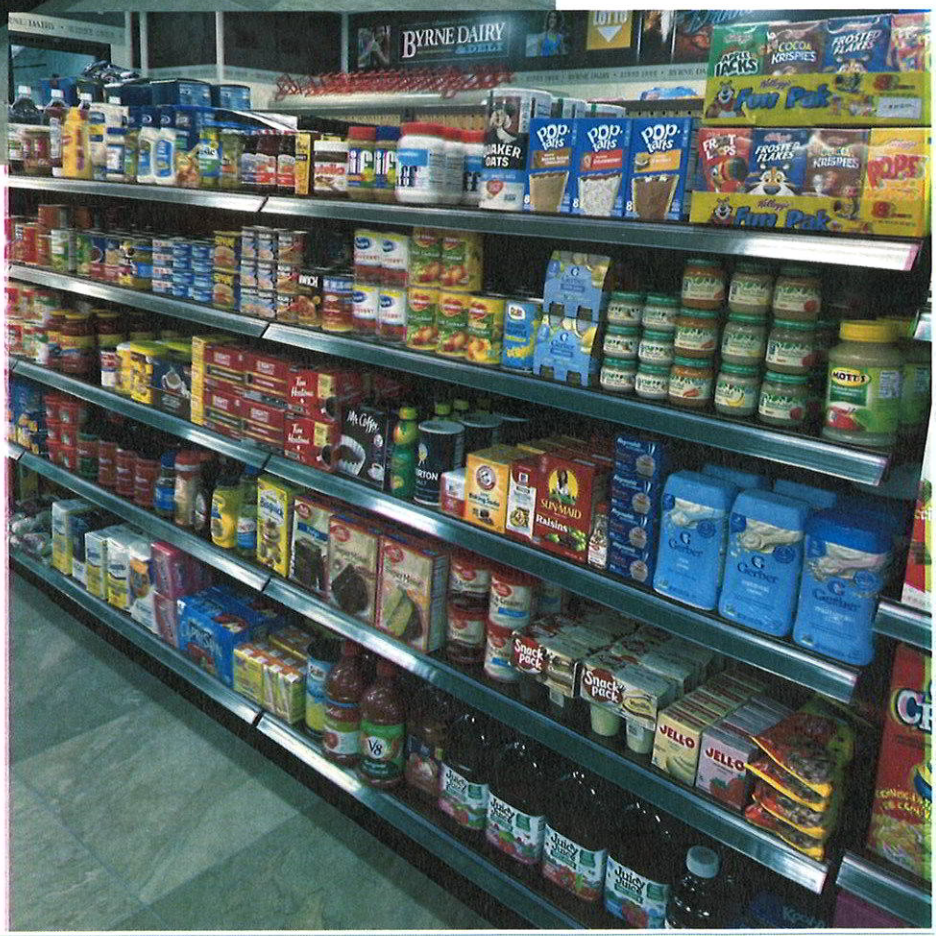


Non-Perishable Groceries



Groceries





Non-Perishable Groceries

Cooler & Freezer Produce

Dairy Case



Ice Cream Case

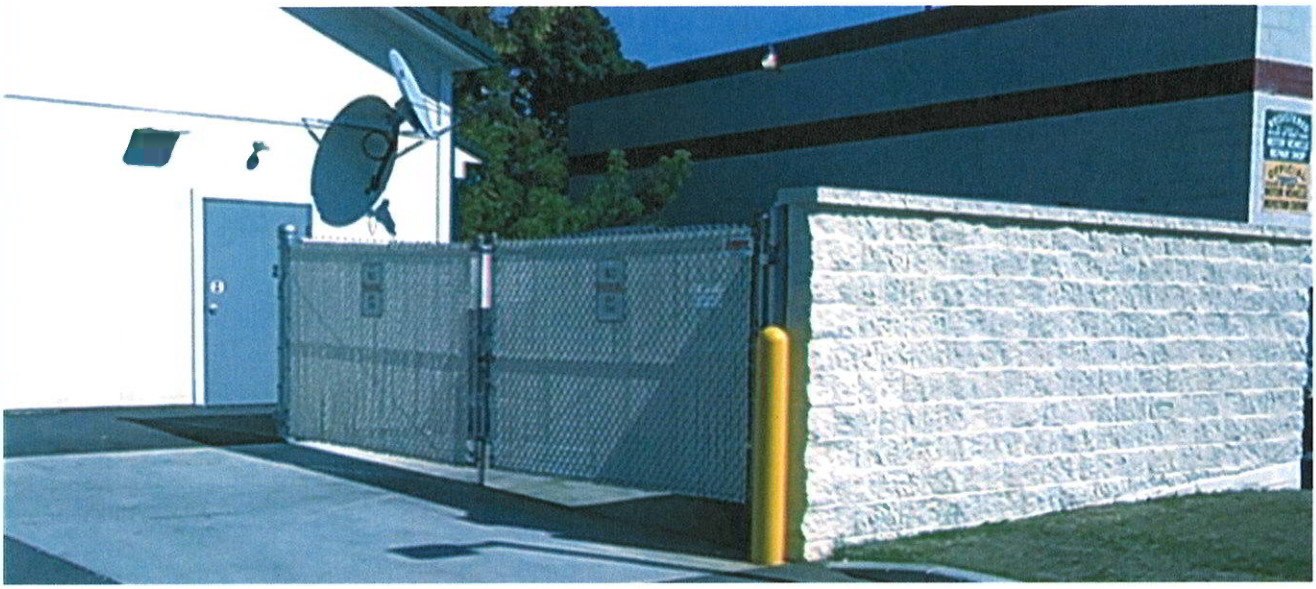


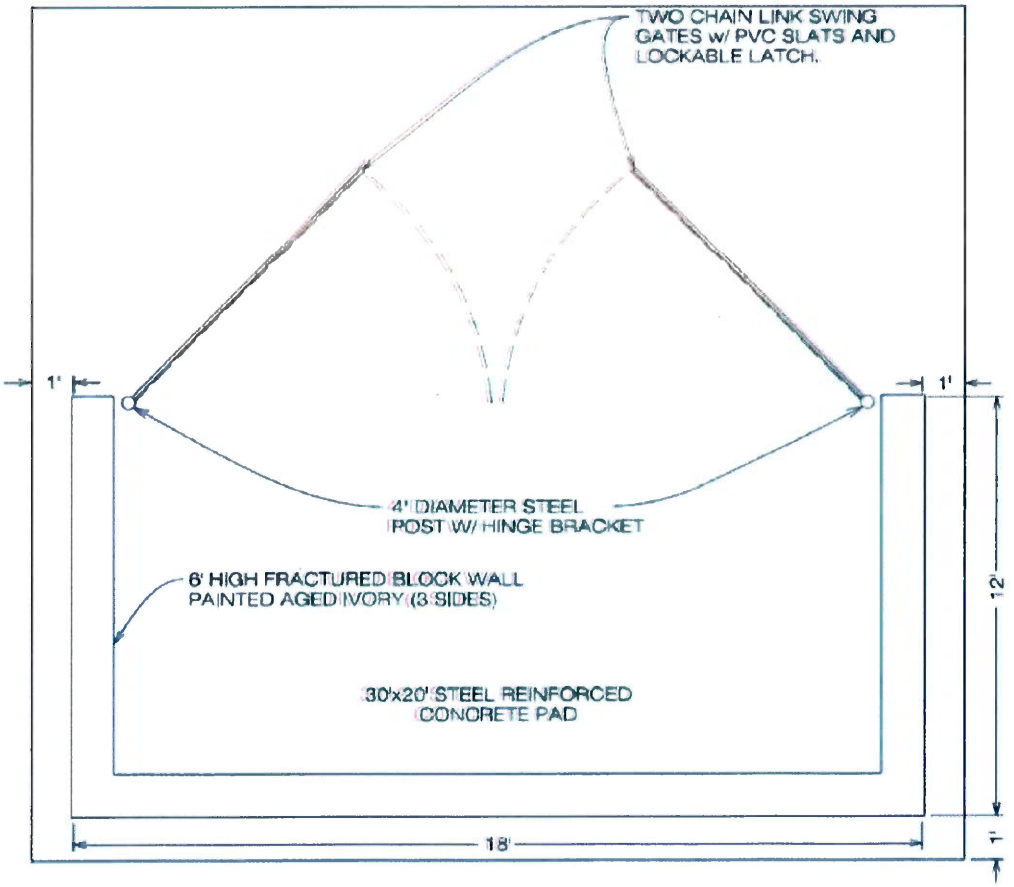
Flush Parking Bollards





Dumpster Enclosure





Titus Ave & Hudson Ave
Byrne Dairy - Signage

#1

Monument Sign
Size: 32 sq ft
Height: 10'
Internally Illuminated

#2 & #3

Buildings Signs
Size: 49 sq ft (each) - 3'6" x 14'
Locations: North and West sides of the retail building
Internally Illuminated

Sign #1

Freestanding Sign
Internally Illuminated
Size: 32 sq ft
Height: 10’



Signs #2 & #3

Building Signs on Retail Store
3'6"x 14' = 49 sq ft. (each)
Internally Illuminated
Location: North & West sides of Building



3' 6"

14'

Titus Ave & Hudson Ave Byrne Dairy Lighting Package

1. Yard Lights - Varying Heights Pole Mount
   Lithonia Lighting LED Fixture
   IDA Approved "Dark Sky Friendly"

2. Wall Lights - 9' Mounting Height
   Lithonia Lighting LED Fixture
   IDA Approved "Dark Sky Friendly"

3. Fuel Canopy Lights– Recessed
   Lithonia Lighting LED Fixture
   IDA Approved "Dark Sky Friendly"

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Irondequoit (Titus Ave) Byrne Dairy

Town of Irondequoit Planning Board - Site Plan Approval
Town Board - Special Use Permit
Town Zoning Brd. of Appeals - Variance for Section 235-179-A(2)

Project Location (describe, and attach a location map):
605 Titus Avenue, Rochester, NY 14617; Tax Map #076.15-6-1.1

Brief Description of Proposed Action:
The project involves the construction of a 4,968 square foot convenience store and gasoline fueling facilities (4 fueling dispensers) along with associated parking, utilities, landscaping, and a stormwater management system.

Variance:
Section 235-179 -A (2) - Regulation of tobacco retail dealers and vapor products dealers: Allow the sale of these items on premises

Name of Applicant or Sponsor:	Telephone: (315) 214-6455
Sonbyrne Sales, Inc. Attn: Christian Brunelle	E-Mail: christian.brunelle@byrnedairy.com

Address:
171 State Route 5

City/PO:	State:	Zip Code:
Weedsport	New York	13166

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: See Below.	☐	☑

3. a. Total acreage of the site of the proposed action? ±1.01 acres
   b. Total acreage to be physically disturbed? ±1.01 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±1.01 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

Monroe County DOT - Driveway Permit
NYS DEC - SPDES Stormwater Discharge Permit & PBS Registration
Monroe County DPH - BFP

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
United Congregational Church of Irondequoit		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: County DOT drainage system.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: Stormwater management basin, Size: TBD	☐	☑
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Christian Brunelle w/ Sonbyrne Sales, Inc. Date: 10/23/2026

Signature: _____ Title: Senior Executive Vice President

Agency Use Only [If applicable]	
Project:	
Date:	

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	☐	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☐	☐

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment FormPart 3
Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur," or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation,that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation,that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer in Lead Agency
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PURCHASE AND SALE AGREEMENT

[redacted] (the "Execution Date") by and between

DANIEL G. KAMIN IRONDEQUOIT LLC, a Delaware limited liability company (hereinafter the "Seller")

AND

SONBYRNE SALES, INC., a New York corporation (hereinafter the "Buyer").

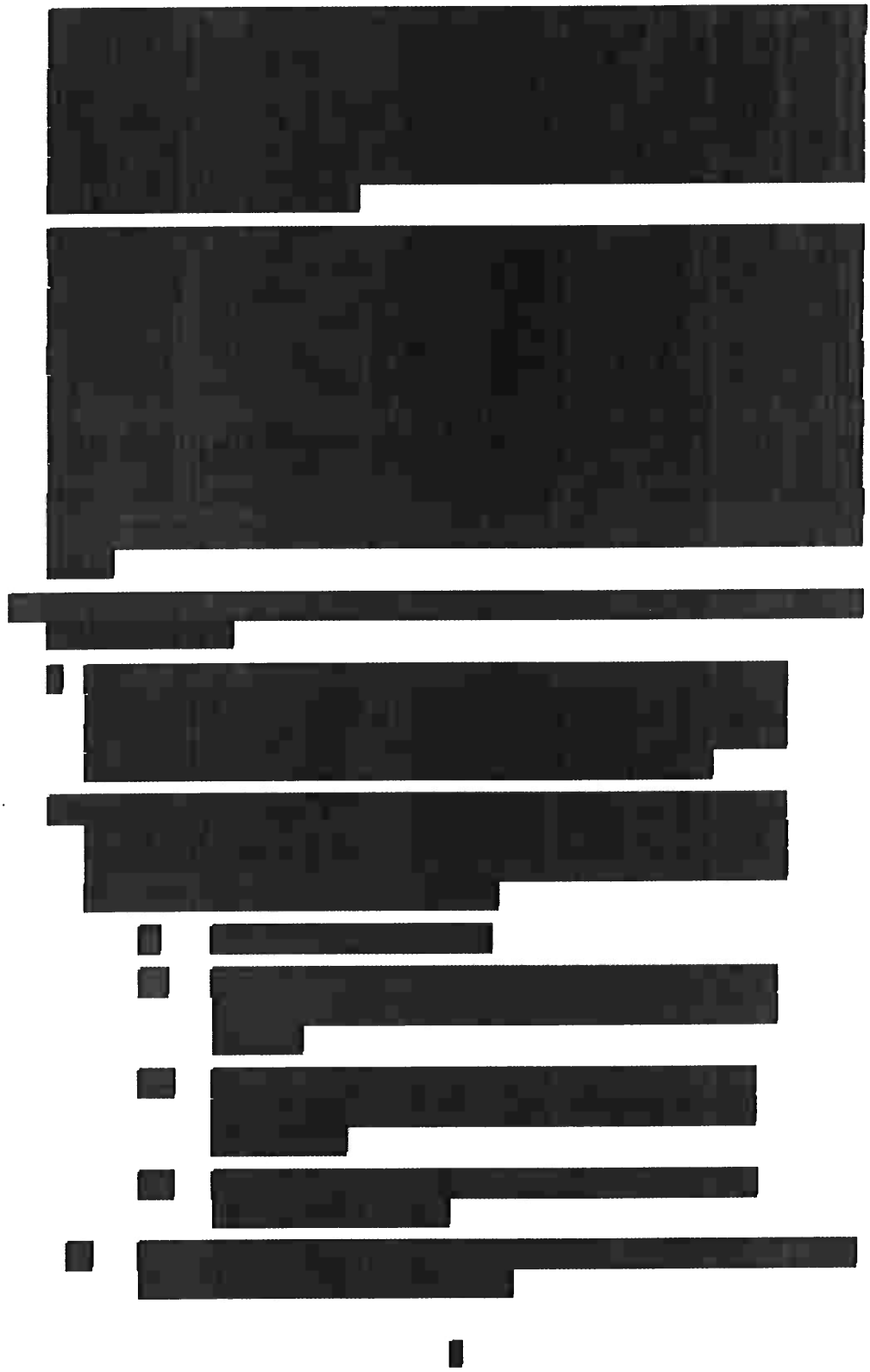
RECITALS:

WHEREAS, Seller is the owner of certain real property located at 605 Titus Avenue, Rochester (Town of Irondequoit), New York, as more particularly described on Exhibit A attached hereto (hereinafter the "Property"); and

WHEREAS, Seller desires to sell the Property to Buyer and Buyer desires to purchase the Property on the terms and conditions hereinafter stated.

NOW, THEREFORE, in consideration of the mutual agreements contained herein and subject to the conditions and other terms hereof, with the specific intention of being legally bound hereby and of so binding their respective successors and assigns, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

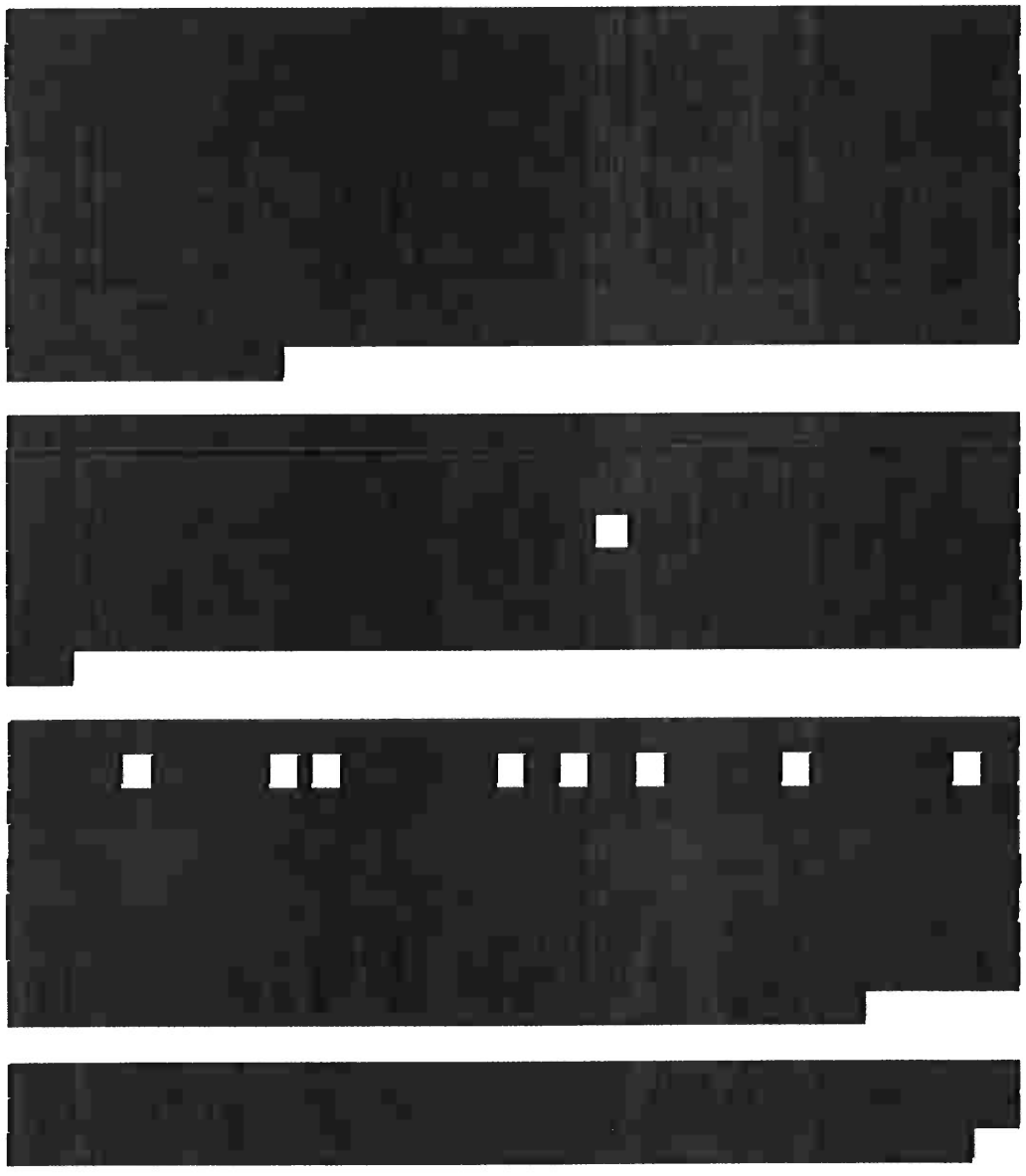
1. Seller agrees to sell the Property to Buyer and Buyer agrees to purchase the Property, together with all improvements thereon, if any, in its "as is" condition and on the terms and conditions hereinafter stated.
2. [redacted]
3. Seller represents and warrants to Buyer that the representations and warranties stated on Exhibit B attached hereto are true as of the Execution Date and, unless



5. The closing and Seller's obligations under this Agreement are expressly conditioned upon:

   (a) Buyer's payment of the Purchase Price; and

   (b) Buyer not being in material default in the performance of any of its obligations under this Agreement.

6. 

At Closing, Seller shall deliver to Buyer the following:

(a) the following documents duly executed by Seller:

(i) a warranty deed with a lien covenant in compliance with subparagraph 4(a) hereof;

(ii) a bill of sale and general assignment in a form reasonably acceptable to Seller and Buyer;

(iii) a non-foreign affidavit for purposes of compliance with Section 1445(b)(ii) of the Internal Revenue Code;

(iv) a certificate stating that the representations and warranties stated on Exhibit B attached hereto (as may have been modified by any written notice to Buyer) are true and correct; and

(v) TP–584 and RP–5217 forms; and

(b) affidavits and other items reasonably requested by the Title Insurance Company in forms acceptable to Seller.

At closing Buyer shall deliver to Seller the following:

(a) the balance of the Purchase Price, with adjustments as stated in this Agreement; and

(b) other items reasonably requested by the Title Insurance Company.

9. Seller shall be responsible for Seller's counsel fees, costs and expenses in connection with this Agreement and closing. Buyer shall be responsible for Buyer's counsel fees, costs and expenses in connection with this Agreement and closing. The costs of any survey and any other due diligence inspections and reports which may be ordered by Buyer shall be paid by Buyer. Any escrow fees charged by the Title Insurance Company shall be divided equally between Seller and Buyer. Buyer shall pay the cost of the title search and the cost of the premiums for Buyer's basic title insurance policy; and Buyer shall pay the costs of any endorsements thereto. Seller shall pay the cost of any transfer taxes applicable to the transfer of the Property and any costs and expenses in connection with satisfaction of any existing mortgage. Real estate taxes payable in the year in which closing occurs will be prorated as of the date of closing based upon the calendar year. Buyer shall pay its applicable mortgage tax and recording fees for the deed, mortgage, and RB 5217. Any other costs and expenses in connection with closing not expressly covered herein shall be allocated between the parties in accordance with local custom.

10. Each of the parties represents that it has dealt with no real estate broker or real estate agent in connection with this Agreement and the Property. Each of the parties agrees to indemnify and hold the other harmless from any claim made by any broker or real

estate agent whose identity is not disclosed in this paragraph and who claims through the indemnifying party; and such indemnification agreement shall survive the closing contemplated by this Agreement.

11. All notices between the parties or between a party and the Title Insurance Company, whether hereunder or otherwise required by law, shall be in writing and be deemed duly served and given when personally delivered to the party, or, in lieu of personal service, when deposited in the United States mail, certified mail, return receipt requested or when sent by a nationally recognized overnight delivery service or when sent by facsimile transmission with proof of delivery or by electronic mail, addressed if to Buyer at:

Sonbyrne Sales, Inc.
171 State Route 5
Weedsport, New York 13166
Attn: Christian Brunelle
Phone: (315) 420-7575
E-mail: christian.brunelle@byrnedairy.com

with a copy to:

James A. Gosier, General Counsel
2394 U.S. Route 11
P.O. Box 176
Lafayette, NY 13084
Phone: (315) 350-4836
E-mail: jgosier@byrne1933.com

and if to Seller:

Daniel G. Kamin Irondequoit LLC
c/o Kamin Realty Company
490 South Highland Avenue
Pittsburgh, Pennsylvania 15206
Phone: 412-661-5233
E-Mail: jweight@kaminrealty.com

with a copy to:

John Michael Studeny, Esq.
44 Mallard Drive
Pittsburgh, Pennsylvania 15238
Phone: 724-612-1182
E-Mail: jstudeny@studenylaw.com

Either party may change its address for the purposes of this paragraph by giving the other party written notice of the change in the manner provided above.

12. Possession of the Property, free and clear of occupancy of all persons, shall be delivered to Buyer at closing.

13. If the improvements to the Property are destroyed or materially damaged by fire or otherwise prior to Closing, Buyer may elect between: (a) accepting the damaged property and the proceeds of any insurance applicable thereto in lieu of the Property as it now is, in which event this Agreement shall be performed; or (b) terminating this Agreement, in which event the Earnest Money (and any interest earned thereon) shall be returned to Buyer.

14. Should Seller default under this Agreement, Buyer may elect between maintaining an action for specific performance against Seller or terminating this Agreement and obtaining a refund of the Earnest Money and any reasonable out of pocket expenses Buyer incurred in connection with the transaction, including without limitation, reasonable attorney's fees not to exceed $15,000.00. Should Buyer default under this Agreement, Buyer's liability shall be limited to the Earnest Money, it being understood that Seller's damages would be difficult to ascertain and that said sum is a reasonable estimate of Seller's damages.

15. In the event that either party elects to engage in an exchange pursuant to Internal Revenue Code Section 1031. Each party agrees to cooperate with the other and execute such documents as may be necessary to facilitate such like-kind exchange, provided that the cooperating party incurs no additional liability or costs as a result of such cooperation.

16. This instrument contains the entire agreement between the parties with regard to the Property and may not be modified except by an instrument signed by both parties. If any provision of this Agreement shall be declared by any court of competent jurisdiction to be illegal, void or unenforceable, the other provisions hereof shall not be affected, but shall remain in full force and effect.

17. This Agreement may be signed in counterparts, and all of the counterparts of this Agreement, when taken together. shall constitute one in the same instrument. Any party's signature on this Agreement which is transmitted to the other party by facsimile or e-mail shall be deemed a sufficient substitute for an original signature.

18. Buyer shall have the right to assign its interest in this Agreement to a person or entity that is under common control with Buyer. No such assignment shall release Buyer from any obligation hereunder.

19. This Agreement shall be governed, construed and interpreted by, through and under the laws of the State of New York.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

SELLER

DANIEL G. KAMIN IRONDEQUOIT LLC

WITNESS:

By: _____
Name: Dennis L. Reist
Title: Authorized Representative

BUYER

WITNESS:

SONBYRNE SALES, INC.

By: MARK V BYRNE 7/9/2026
Name: Mark V Byrne
Title: _____

EXHIBIT A

Legal Description

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Irondequoit, County of Monroe and State of New York, being part of Town Lot 30, Township 14, Range 7, bounded and described as follows:

Commencing at a point which is the intersection of the existing easterly highway boundary of Hudson Avenue (County Rte. 112) (66 foot wide right of way) per the County of Monroe and the southerly line of the lands conveyed to Charles & Mary Suss (Liber 2961 of Deeds, page 190), (Tax Acct. #76.15-6-4) and running;

Thence, 1) N 86°59'55" E, a distance of 9.97 feet to a point on the new easterly highway boundary of Hudson Avenue, which is described in a deed from Charles & Mary Suss to the County of Monroe recorded on December 10, 1997 in Liber 8949 of Deeds, page 157, which is the point of beginning of the parcel described herein;

Thence, 2) N 01°44'34" W, along the new easterly highway boundary line of Hudson Avenue, a distance of 242.76 feet to a point; thence

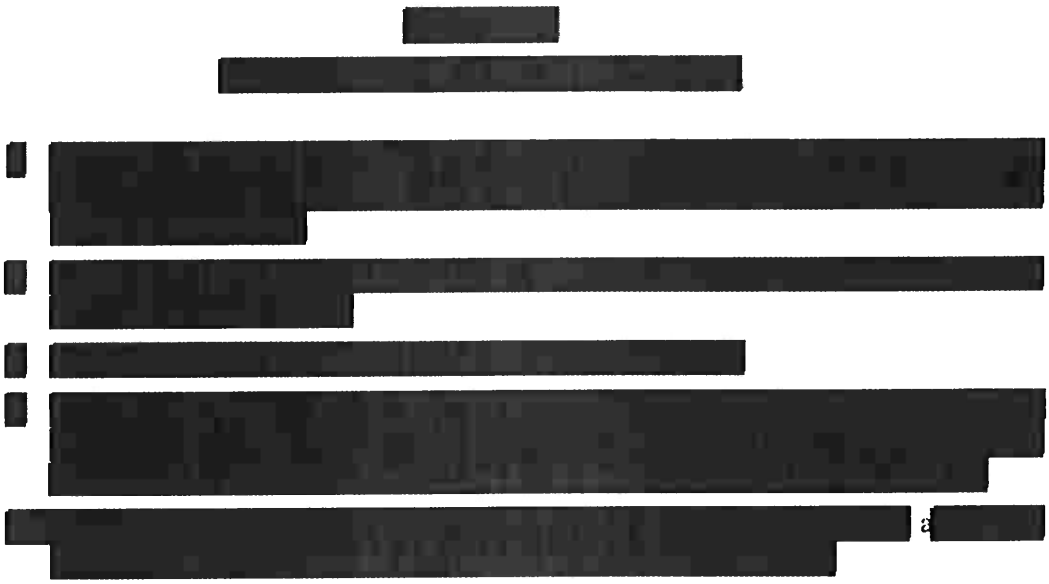
Thence, 3) N 26°01'38" E, a distance of 27.84 feet to a point; Thence 4) N 56°36'46" E, a distance of 33.11 feet to a point o the south highway boundary line of Titus Avenue (County Rte. 91) (66 foot wide right of way);

Thence 5) N 86°59'55" E, along the south highway boundary line of Titus Avenue, a distance of 113.76 feet to a point;

Thence 6) S 02°50'05" E, a distance of 283.80 feet to a point on the south line of lands now or formerly owned by Rochester Gas & Electric Corporation;

Thence 7) S 86°59'55" W, along the south line of the aforementioned Rochester Gas & Electric Lands and the aforementioned Suss lands, a distance of 160.33 feet to the place of beginning.

Intending to describe a parcel of land measuring 1.013 acres of land, known as Rite Aid #21281, shown on a resubdivision map prepared by Environmental Design & Research, P.C. dated December 1, 1997.



Resolution No. 2026- _____

EXTRACT OF MINUTES OF MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION AUTHORIZING THE APPOINTMENT OF A PLANNING BOARD MEMBER

At the regular 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 17th day of November, at 7:00 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, P.C.	Attorney for the Town

Town Board Member _____offered the following resolution and moved its adoption:

WHEREAS, a member position on the Irondequoit Planning Board has become available due to a resignation; and

WHEREAS, the Town Board appointed Rory Fitzpatrick to serve as an Alternate Planning Board member of the Irondequoit Planning Board on January 5, 2026; and

WHEREAS, it is recommended to the Town Board appoint Rory Fitzpatrick to fulfill the term due to the resignation; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Irondequoit hereby approves the appointment of:

Rory Fitzpatrick **Planning Board** **Term Expires: December 31, 2032**

This resolution shall take effect immediately upon its adoption.

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

Town Board Member	Barz	Voting [ ]
Town Board Member	Cunningham	Voting [ ]
Town Board Member	Malone	Voting [ ]
Town Supervisor	Perticone	Voting [ ]

Resolution No. 2026- _____

EXTRACT OF MINUTES OF MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION AUTHORIZING THE APPOINTMENT OF A PLANNING BOARD MEMBER

At the regular 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 17th day of November 2026, at 7:00 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, P.C.	Attorney for the Town

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

WHEREAS, the term of Bernard J. Blocchi expires December 31, 2026; and

WHEREAS, the Town Board appointed Bernard J. Blocchi to the Irondequoit Planning Board in 2012; and

WHEREAS, the Town Board desires to reappoint Bernard J. Blocchi to the Irondequoit Planning Board with a term expiring December 31, 2033.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Irondequoit reappoints:

Bernard J. Blocchi Planning Board Member Term: January 1, 2026-December 31, 2033

This resolution shall take effect immediately upon its adoption.

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

Town Board Member	Barz	Voting [ ]
Town Board Member	Cunningham	Voting [ ]
Town Board Member	Malone	Voting [ ]
Town Supervisor	Perticone	Voting [ ]

Resolution No. 2026 -

EXTRACT OF THE MINUTES OF A MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION AUTHORIZING A DATE AND TIME CHANGE FOR THE NOVEMBER PLANNING BOARD WORKSHOP MEETING

At a regular 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 17th day of November 2026, at 7:00 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, the Irondequoit Planning Board by Town Board Resolution was scheduled to meet for a workshop meeting on Monday, November 9, 2026 at 7:00pm; and

WHEREAS, due to unforeseen circumstances, the November 9, 2026, Planning Board Workshop meeting was canceled; and

WHEREAS, Town Staff proposes to reschedule the Planning Board Workshop meeting to be held on November 23, 2026 at 6:00pm; and

NOW THEREFORE BE IT RESOLVED, that the Town Board approves to reschedule the November 9, 2026 Planning Board Workshop meeting to be held on Monday, November 23, 2026 at 6:00pm.

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	Cunningham	Voting [ ]
Town Board Member	Malone	Voting [ ]
Town Supervisor	Perticone	Voting [ ]

Resolution No. 2026 -

EXTRACT OF THE MINUTES OF A MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION AUTHORIZING THE ADOPTION OF THE 2027 IRONDEQUOIT PLANNING BOARD WORKSHOP AND PUBLIC HEARING MEETING SCHEDULE

At the regular 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 17th day of November 2026, at 7:00 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, the Irondequoit Planning Board meets regularly twice a month, once for a workshop meeting and once for a regular(Public Hearing) meeting; and

WHEREAS, the proposed 2027 workshop and meeting schedule for the Irondequoit Planning Board, attached hereto as **Attachment A** (the "2027 Schedule"), has been submitted to the Town Clerk's Office for approval by the Town Board.

NOW, THEREFORE BE IT RESOLVED, that the Town Board approves the 2027 Schedule for the Irondequoit Planning Board as it appears on Attachment A.

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	____

Attachment A
2027 Schedule

a town for a lifetime
IRONDEQUOIT New York

TOWN OF IRONDEQUOIT - PLANNING BOARD
2027 SCHEDULE OF WORKSHOP MEETINGS & PUBLIC HEARINGS

All meetings are held at **7:00 p.m.** at the **Irondequoit Town Hall, Broderick Room, 1280 Titus Avenue,** Monroe County, New York.

WORKSHOP DATES	MEETING DATES
January 11, 2027	January 25, 2027
February 8, 2027	February 22, 2027
March 8, 2027	March 22, 2027
April 12, 2027	April 26, 2027
May 10, 2027	May 24, 2027
June 14, 2027	June 28, 2027
July 19, 2027	July 26, 2027
August 9, 2027	August 23, 2027
September 20, 2027	September 27, 2027
October 18, 2027	October 25, 2027
November 8, 2027	November 22, 2027
December 13, 2027	December 27, 2027

Resolution No. 2026 -

EXTRACT OF THE MINUTES OF A MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION AUTHORIZING THE ADOPTION OF THE 2027 IRONDEQUOIT ZONING BOARD OF APPEALS MEETING SCHEDULE

At the regular 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 17th day of November 2026, at 7:00 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, the Irondequoit Zoning Board of Appeals meets in the Broderick Room of Irondequoit Town Hall on the 1st Monday of each month; and

WHEREAS, the proposed 2027 meeting schedule for the Irondequoit Zoning Board of Appeals, attached hereto as **Attachment A** (the "2027 Schedule"), has been submitted to the Town Clerk's Office for approval by the Town Board.

NOW THEREFORE BE IT RESOLVED, that the Town Board approves the 2027 Schedule for the Irondequoit Zoning Board of Appeals as it appears on Attachment A.

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	____

Attachment A
2027 Schedule

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IRONDEQUOIT New York

TOWN OF IRONDEQUOIT
ZONING BOARD OF APPEALS
2027 SCHEDULE OF PUBLIC HEARINGS

All meetings are held at **7:00 p.m.** at the **Irondequoit Town Hall, Broderick Room, 1280 Titus Avenue,** Monroe County, New York.

MEETING DATES

January 4, 2027

February 1, 2027

March 1, 2027

April 5, 2027

May 3, 2027

June 7, 2027

July 12, 2027

August 2, 2027

September 13, 2027

October 4, 2027

November 1, 2027

December 6, 2027

Resolution No. 2026-

EXTRACT OF MINUTES OF MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION AUTHORIZING THE REAPPOINTMENT OF A ZONING BOARD OF APPEALS CHAIRMAN

At the regular meeting of the Town Board of the Town of Irondequoit, Monroe County, New York, held at Town Hall, 1280 Titus Avenue, in said Town of Irondequoit, on the 17th day of November 2026, at 7:00 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, James S Hinman has served on the Irondequoit Zoning Board of Appeals since 2006, when he was appointed; and

WHEREAS, the Town Board appointed James S. Hinman to serve as Chairman of the Irondequoit Zoning Board of Appeals in 2007, 2022, 2023, and 2024 with a term expiration of December 31, 2026; and

WHEREAS, the Town Board desires to re-appoint James S. Hinman as Chairman of the Zoning Board of Appeals with a new term expiring December 31, 2029.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Irondequoit approves the following appointment:

James S. Hinman Zoning Board of Appeals Chairman Term Expires: December 31, 2029

This resolution shall take effect immediately upon its adoption.

Seconded by the 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	____

Resolution No. 2026- _____

EXTRACT OF MINUTES OF MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION TO REAPPOINT A ZONING BOARD OF APPEALS MEMBER

At the regular 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 17th day of November, at 7:00 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, P.C.	Attorney for the Town

Town Board Member _____offered the following resolution and moved its adoption:

WHEREAS, James S. Hinman's term as a member of the Irondequoit Zoning Board of Appeals expires December 31, 2026; and

WHEREAS, the Town Board desires to reappoint James S. Hinman to the Irondequoit Zoning Board of Appeals with a term expiring December 31, 2033.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Irondequoit reappoints:

James S. Hinman Zoning Board of Appeals Term: January 1, 2020-December 31, 2033

This resolution shall take effect immediately upon its adoption.

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

Town Board Member	Barz	Voting [ ]
Town Board Member	Cunningham	Voting [ ]
Town Board Member	Malone	Voting [ ]
Town Supervisor	Perticone	Voting [ ]

Resolution No. 2026 -

EXTRACT OF THE MINUTES OF A MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION AUTHORIZING THE ADOPTION OF THE 2027 IRONDEQUOIT CONSERVATION BOARD MEETING SCHEDULE

At the regular 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 17th day of November 2026, at 7:00 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, the Irondequoit Conservation Board meets on the first Wednesday of each month at the Irondequoit Town Hall; and

WHEREAS, the proposed 2027 meeting schedule for the Irondequoit Conservation Board, attached hereto as Attachment A (the "2027 Schedule"), has been submitted to the Town Clerk's Office for approval by the Town Board.

NOW THEREFORE BE IT RESOLVED, that the Town Board approves the 2027 Schedule for the Irondequoit Conservation Board as it appears on Attachment A.

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	____

Attachment A
2027 Schedule

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IRONDEQUOIT New York

TOWN OF IRONDEQUOIT
CONSERVATION BOARD
2027 MEETING SCHEDULE

All meetings are held at **7:00 p.m.** at the **Irondequoit Town Hall, Broderick Room, 1280 Titus Avenue,** Monroe County, New York.

MEETING DATES:

January 6, 2027

February 3, 2027

March 3, 2027

April 7, 2027

May 5, 2027

June 2, 2027

July 7, 2027

August 4, 2027

September 1, 2027

October 6, 2027

November 3, 2027

December 1, 2027

Resolution No. 2026 -

EXTRACT OF MINUTES OF MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION AUTHORIZING THE DEMOLITION AND REMOVAL OF AN UNSAFE BUILDING

At the regular meeting of the Town Board of the Town of Irondequoit, Monroe County, New York held at the Town Hall, 1280 Titus Avenue, in the said Town of Irondequoit, on the 17th day of November, 2026, at 7:00 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, P.C.	Attorney for the Town

Town Board Member _____offered the following resolution and moved its adoption:

WHEREAS, it is the opinion of the Director of Community Development that 51-53 Nixon Drive (Tax ID No. 0062.15-3-2) (the "Property"), which was site of a structure fire in February of 2018 which left the property vacant, and has continued to deteriorate over time, is dangerous and unsafe to the general public; and

WHEREAS, an investigation and report on the Property was completed in accordance with Town Code §104-8 by the Director of Community Development with input from the Building Inspector, Code Enforcement Coordinator and Fire Marshal. The report is attached hereto as **Attachment A** (the "Report"); and

WHEREAS, the Report recommends demolishing and removing the entire building located on the Property; and

WHEREAS, the Town Board has considered the findings and conclusion of the report and has determined that building on the Property is unsafe and dangerous warranting its demolition and removal.

NOW THEREFORE BE IT RESOLVED, that the Town Board authorizes the Director of Community Development to effectuate the demolition and removal of all or part of the building located on the Property.

AND BE IT FURTHER RESOLVED, that the pursuant Town Code §104-9 the Town Board orders that notice of the demolition and removal be served upon the Property owner, Judy and Ruth Weaver, in accordance with the requirements in Town Code §§ 104-10 and 104-11.

AND BE IT FURTHER RESOLVED, that in accordance with §104-10(e) the Town Board will have a hearing to discuss the dangerous and unsafe nature of the Property during the Town Board workshop meeting on December 14th at 4:05 p.m.

This resolution shall take effect immediately upon its adoption.

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

Town Board Member Barz Voting [ ]

Town Board Member	Cunningham	Voting [ ]
Town Board Member	Malone	Voting [ ]
Town Supervisor	Perticone	Voting [ ]

TOWN OF IRONDEQUOIT

Office of the Fire Marshal

51-53 NIXON DRIVE – TOWN CODE 104 REPORT

Date: 11/9/2026
Report By: Bill Lang – Director of Community Development
Input From: Jeff David – Fire Marshal, Lidia Shuryn – Code Enforcement, Zack Reynolds – Building Inspector



51-53 Nixon Drive is a duplex in the Sea Breeze Neighborhood that has been vacant since a structure fire occurred on 2/4/2018. The fire was extensive and the Fire Marshal at the time posted the entire building Not to be Occupied. That NTBO posting has remained since the fire.

In the case file for this location there has been an extensive history of property maintenance issues since 2018. The Town has frequently been required to perform property maintenance at the location just to ensure it meets the minimum property code requirements. During this time the structure has also continued to deteriorate.

Frequently there will be break-ins at the location which leave the structure open to the elements as well as rodents/wildlife/etc. There was some “renovation” performed on the property in 2020, but that work was never completed and left the building in worse shape than before the fire.

There is no water service to the house, and it is unclear if the power service is connected and/or live, though the electrical wiring and panel box indicate that there may not currently be power service.

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Email: firemarshal@irondequoit.gov

Compounding the issues at this location is the unclear ownership status currently in place. The owner listed on the property records died several years ago, and there is no clear indication of any current ownership/trust/receivership.

Code enforcement correspondences have gone unanswered. For the past few years all services performed by the Town have initially gone unpaid, only to be levied on the tax bill at the end of the subsequent year.

Property tax records also indicate that no property/school taxes have been paid since at least 2020.

We have heard from several neighbors that this property continues to deteriorate and has attracted the attention of visitors. The neighbors are concerned for their safety and the safety of the adjacent properties.

RECENT INSPECTION NOTES:

- The following notes are from an inspection performed by Fire Marshal Jeff David on 11/4/2026.
    - *Performed inspection on time and date as noted. I observed overgrown conditions on the property and an accumulation of brush and debris. I observed front door has been boarded. I observed significant damage to siding and exterior wall on front of house. I observed evidence of smoke damage to front exterior of house. House appears vacant. Roof appeared in disrepair. Chimney appeared in disrepair.*
- The following notes are from an inspection performed by Building Inspector Zack Reynolds on 11/4/2026.
    - *During the inspection conducted it was established that the residence was still vacant and had been for some time. It was noted that the roof had reached a performance failure, and possible structural failure, remnants from a fire in 2018 are still present throughout the exterior. Numerous doors/windows were noted to be open or damaged throughout…other windows appear to have been replaced, however due to the extent of the water damage to the surrounding window area, this occurred some time ago. The surrounding area is overgrown and debris littered the area. The property was posted not to be occupied.*
- The following notes are from an inspection performed by Code Enforcement Coordinator Lidia Shuryn on 11/2/2026.
    - *Refuse and the exterior condition of the house remain unchanged. Upon another inspection today, the violations remain unchanged. No response from the property owners. No clean up done on the property after notice was sent.*

TOWN OF IRONDEQUOIT
Office of the Fire Marshal



Visible smoke damage is still present from 2018 Fire. Plywood across entryway windows.

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Email: firemarshal@irondequoit.gov



Unsecure and open rear door during last visit by Code Enforcement.

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Email: firemarshal@irondequoit.gov

TOWN OF IRONDEQUOIT
Office of the Fire Marshal



Missing structural elements, penetrations in siding which has exposed the interior framing of the house.

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Email: firemarshal@irondequoit.gov

TOWN OF IRONDEQUOIT
Office of the Fire Marshal



Overgrowth impinging on the side of the house.

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TOWN OF IRONDEQUOIT
Office of the Fire Marshal



NTBO posting from 2018 structure fire. Visible plywood exterior of the home which is unprotected from the elements.

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Email: firemarshal@irondequoit.gov

TOWN OF IRONDEQUOIT
Office of the Fire Marshal



View from the street of 51-53 Nixon Drive

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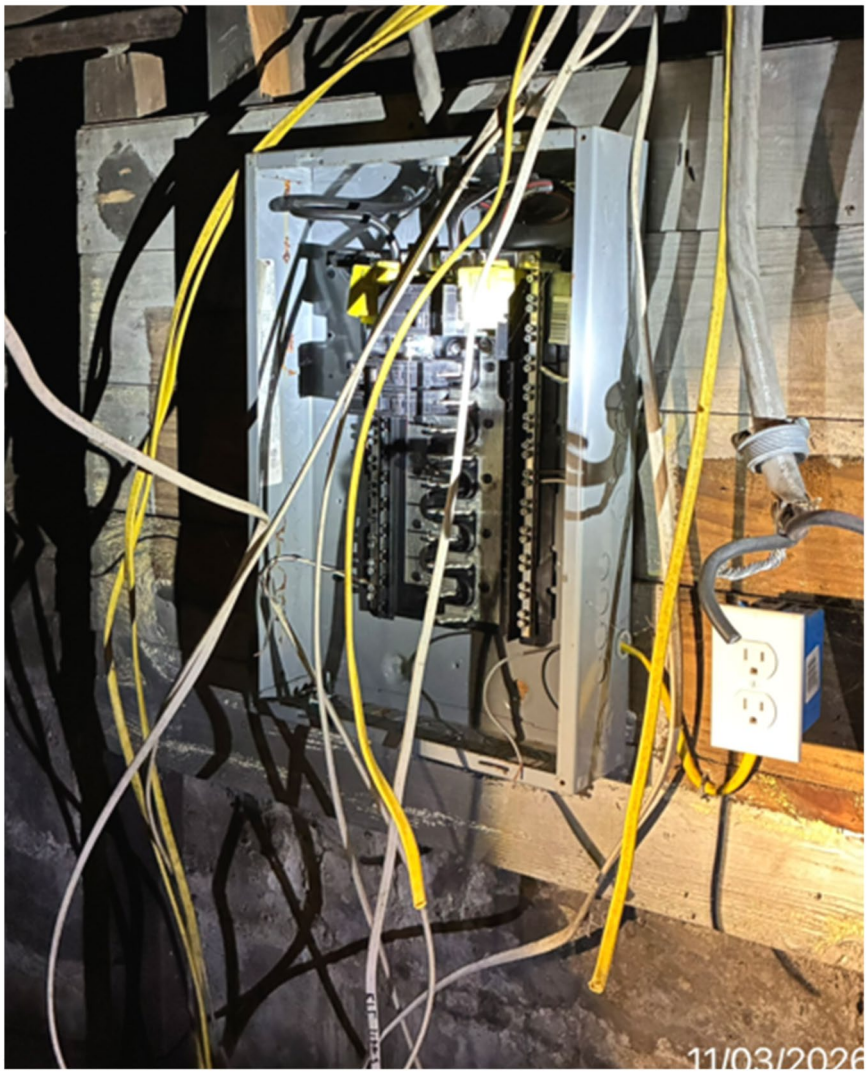
Email: firemarshal@irondequoit.gov



Current electrical conditions

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TOWN OF IRONDEQUOIT

Office of the Fire Marshal

Previous inspections have noted the following about the home and why it is a danger to the neighborhood and an unsafe structure:

- Overgrown vegetation that is now home to vermin, rodents and other animals.
- Damage from previous structure fire was never remediated.
- Frequently unsecure property which has been open to elements and any visitors.
- Collection of debris, garbage and other waste on the property and inside of the structure.
- Unfinished rehabilitation/remediation which has left internal systems unsafe/unsecure.
- Excessive, unmonitored fire load that poses a hazard to the neighborhood.

CONCLUSIONS:

The Office of Community Development has attempted to find a receptive owner for the property but has been unsuccessful.

Town Code Chapter 104 defines an Unsafe Building as: "*Any building or structure that poses a threat to the public's health, safety or welfare due to its deteriorated physical condition(s), faulty or partial construction, lack of adequate doors and windows, partial demolition or destruction, and/or insufficient maintenance.*"

It is my recommendation that the Town Board finds that vacant buildings, if not managed effectively, can become unsightly and unsafe and have a negative effect on the community. Unsafe buildings pose a threat to life and property in the Town of Irondequoit. Buildings and structures may become unsafe by reason of fire, explosion, or are so damaged, decayed or dilapidated, or by the elements, age or general deterioration. Vacant and/or unsafe buildings not properly secured at doorways and windows also serve as an attractive nuisance for young children, who may be injured therein, as well as a point of congregation by vagrants and transients. A vacant or dilapidated building may also serve as a place of rodent infestation, thereby creating a health menace to the community.

The Building Department's evaluation of the current state of the structure finds that demolition of the structure is in the best interest of all associated parties to ensure the safety and welfare of the neighborhood.

It is my further recommendation that the Town Board authorize demolition of 51-53 Nixon Drive via the procedure outlined in Irondequoit Town Code 104-9.

Thank you,

Bill Lang

Director of Development
Town of Irondequoit

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Phone: (585) 336-6097 / Fax: (585) 467-4953
Email: firemarshal@irondequoit.gov

Resolution No. 2026 -

EXTRACT OF MINUTES OF MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION AUTHORIZING THE DEMOLITION AND REMOVAL OF AN UNSAFE BUILDING

At the regular meeting of the Town Board of the Town of Irondequoit, Monroe County, New York held at the Town Hall, 1280 Titus Avenue, in the said Town of Irondequoit, on the 17th day of November, 2026, at 7:00 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, P.C.	Attorney for the Town

Town Board Member _____offered the following resolution and moved its adoption:

WHEREAS, it is the opinion of the Director of Community Development that 246 Zuber Road (Tax ID No. 0062.19-2-85.1) (the "Property"), which was previously foreclosed and has become a zombie property where the property owner has become unresponsive to correspondence with Code Enforcement, is dangerous and unsafe to the general public; and

WHEREAS, an investigation and report on the Property was completed in accordance with Town Code §104-8 by the Director of Community Development with input from the Building Inspector, Code Enforcement Coordinator and Fire Marshal. The report is attached hereto as **Attachment A** (the "Report"); and

WHEREAS, the Report recommends demolishing and removing the entire building located on the Property; and

WHEREAS, the Town Board has considered the findings and conclusion of the report and has determined that building on the Property is unsafe and dangerous warranting its demolition and removal.

NOW THEREFORE BE IT RESOLVED, that the Town Board authorizes the Director of Community Development to effectuate the demolition and removal of all or part of the building located on the Property.

AND BE IT FURTHER RESOLVED, that the pursuant Town Code §104-9 the Town Board orders that notice of the demolition and removal be served upon the Property owner, Citizens Bank NA, in accordance with the requirements in Town Code §§ 104-10 and 104-11.

AND BE IT FURTHER RESOLVED, that in accordance with §104-10(e) the Town Board will have a hearing to discuss the dangerous and unsafe nature of the Property during the Town Board workshop meeting on December 14th at 4:06 p.m.

This resolution shall take effect immediately upon its adoption.

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

Town Board Member	Barz	Voting [ ]
Town Board Member	Cunningham	Voting [ ]
Town Board Member	Malone	Voting [ ]
Town Supervisor	Perticone	Voting [ ]

TOWN OF IRONDEQUOIT

Office of the Fire Marshal

246 ZUBER ROAD – TOWN CODE 104 REPORT

Date: 11/9/2026
Report By: Bill Lang – Director of Community Development
Input From: Jeff David – Fire Marshal, Lidia Shuryn – Code Enforcement, Zack Reynolds – Building Inspector



246 Zuber Road is a bank-owned property that has been vacant and derelict for some time. The property has been on the code enforcement radar since at least 2015, with complaints increasing in frequency over the last 3 years.

The property is bank-owned after going through the foreclosure process. Since the bank has taken ownership of the property, they have been unresponsive to code enforcement requests and inquiries. The Town has routinely performed property maintenance to the property including grass cutting, tree removal and refuse removal.

The Irondequoit Police have frequently been requested by neighbors due to the presence of non-resident guests (squatters). The property has been boarded up several times in the last few years

During a recent wind storm a large tree fell on top of the roof of the house. The tree was significant in size and damaged the roof of the house. The Town had to arrange for removal of the tree debris due to the unresponsive nature of the current owner.

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Email: firemarshal@irondequoit.gov

The grounds of the home have also become a dumping ground for old and decrepit equipment including several boats, trailers and lawn equipment. There is also a collection of timber debris (cut logs) and other yard waste visible from the street.

RECENT INSPECTION NOTES:

- The following notes are from an inspection performed by Fire Marshal Jeff David on 11/4/2026.
    - *Performed inspection of property and structure on time and date as noted. I observed multiple holes in roof as well as damage to gutters and soffits on front of house. Remainder of roof is in deteriorated condition. I observed several windows either open or broken with small holes and or cracks in glass. I observed large amount of debris on property including 2 boats with trailers, 2 lawn mowers and another trailer. I observed the rear basement door was not secured with a window missing. I observed a fan in the second story window on the East wall of the house. Fan was on and running, appearing to be blowing out of the house (due to leaves on nearby tree moving only in vicinity of fan).*
- The following notes are from an inspection performed by Building Inspector Zack Reynolds on 11/4/2026.
    - *During the inspection conducted it was established that the residence was still vacant and had been for some time. It was noted that the roof had reached a performance failure, and possible structural failure…Numerous doors/windows were noted to be open or damaged throughout…the surrounding area is overgrown and debris littered the area. The structure was posted not to be occupied…the residence remains a health and safety issue for all associated parties and the neighborhood.*
- The following notes are from an inspection performed by Code Enforcement Coordinator Lidia Shuryn on 9/22/2026.
    - *Refuse and the exterior condition of the house remain unchanged. No contact has been received from the owner or property management, and no work has been completed. The property appears to be bank-owned, with no response from the responsible parties. I will refer the exterior cleanup to Emergency Enclosures for removal of the items left on the property.*

TOWN OF IRONDEQUOIT

Office of the Fire Marshal



Street level view of 246 Zuber Road. Noted structure failure to front portion of the roof. Dead trees in front of the house had partially fallen on the roof during a previous wind event. Roof in poor condition.

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TOWN OF IRONDEQUOIT

Office of the Fire Marshal



Rear detached garage that is partially collapsed, unsecured and full of debris/waste/refuse.

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TOWN OF IRONDEQUOIT

Office of the Fire Marshal



Yard debris/waste present, several discarded boats in the rear yard.

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TOWN OF IRONDEQUOIT

Office of the Fire Marshal



Severe structural compromise appears to be present as the A/B corner of the roofline of the home appears to be leaning relative to the ground. Also noted vegetation growing out of the chimney.

1280 Titus Avenue - Rochester, NY 14617
Phone: (585) 336-6097 / Fax: (585) 467-4953
Email: firemarshal@irondequoit.gov

TOWN OF IRONDEQUOIT
Office of the Fire Marshal



Noted sagging between truss assemblies, several holes in the roof, missing soffits that have rotted, deficient roofing material.

1280 Titus Avenue - Rochester, NY 14617
Phone: (585) 336-6097 / Fax: (585) 467-4953
Email: firemarshal@irondequoit.gov

TOWN OF IRONDEQUOIT

Office of the Fire Marshal

Previous inspections have noted the following about the home and why it is a danger to the neighborhood and an unsafe structure:

- Multiple sections of the home that are either collapsed or partially collapsed.
- Overgrown vegetation that is now home to vermin, rodents and other animals.
- Collection of debris, garbage and other waste on the property and inside of the structure.
- Junk vehicles, trailers, etc. located in the rear of the property.
- Excessive, unmonitored fire load that poses a hazard to the neighborhood.

CONCLUSIONS:

The Office of Community Development has attempted to work with the bank that owns the property. They have been unresponsive to any/all of our efforts.

Town Code Chapter 104 defines an Unsafe Building as: "*Any building or structure that poses a threat to the public's health, safety or welfare due to its deteriorated physical condition(s), faulty or partial construction, lack of adequate doors and windows, partial demolition or destruction, and/or insufficient maintenance.*"

It is my recommendation that the Town Board finds that vacant buildings, if not managed effectively, can become unsightly and unsafe and have a negative effect on the community. Unsafe buildings pose a threat to life and property in the Town of Irondequoit. Buildings and structures may become unsafe by reason of fire, explosion, or are so damaged, decayed or dilapidated, or by the elements, age or general deterioration. Vacant and/or unsafe buildings not properly secured at doorways and windows also serve as an attractive nuisance for young children, who may be injured therein, as well as a point of congregation by vagrants and transients. A vacant or dilapidated building may also serve as a place of rodent infestation, thereby creating a health menace to the community.

The Building Department's evaluation of the current state of the structure finds that demolition of the structure is in the best interest of all associated parties to ensure the safety and welfare of the neighborhood.

It is my further recommendation that the Town Board authorize demolition of 249 Zuber Road via the procedure outlined in Irondequoit Town Code 104-9.

Thank you,

Bill Lang

Director of Development
Town of Irondequoit

1280 Titus Avenue - Rochester, NY 14617
Phone: (585) 336-6097 / Fax: (585) 467-4953
Email: firemarshal@irondequoit.gov

Resolution No. 2026-

EXTRACT OF MINUTES OF MEETING OF TOWN BOARD ADOPTING A RESOLUTION AUTHORIZING ADOPTION OF THE ANNUAL BUDGET FOR THE YEAR 2027

At a regular 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 17th day of November 2026 at 7:00 P.M. local time; there were

PRESENT:

John Perticone	Town Supervisor
Steve Barz	Town Board Member
Ann Cunningham	Town Board Member
Grant Malone	Deputy Town Supervisor

McConville, Considine, Cooman & Morin, P.C. Attorney for the Town

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

WHEREAS, a Tentative Budget for 2027 was presented to the Town Board; and

WHEREAS, the Town Board held a series of workshops to discuss and review the Tentative Budget and to propose changes if necessary; and

WHEREAS, the changes approved at the workshops were incorporated into the Preliminary Budget; and

WHEREAS, a duly called public hearing was held on the Preliminary Budget on November 5, 2026; and

WHEREAS, any modifications to the Preliminary Budget approved by the Town Board have been incorporated; and

WHEREAS, it is necessary for the Town Board to adopt a budget for 2027.

NOW, THEREFORE BE IT RESOLVED, that the Preliminary Budget for the year 2027 as amended by the "Amendments by the Town Board to the 2027 Preliminary Budget" attached hereto, is approved by the Town Board as the adopted Annual Budget for the year 2027.

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_____

Amendments by the Town Board to the 2027 Preliminary Budget

**(Amendments pending public hearing) **

Resolution 2026-

EXTRACT OF THE MINUTES OF A REGULAR MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION AUTHORIZING THE APPOINTMENT OF FULL-TIME OFFICE CLERK III IN THE POLICE DEPARTMENT

At a regular 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 17th day of November 2026, at 7:00 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, due to a resignation there is a need to hire an Office Clerk III in the Irondequoit Police Department; and

WHEREAS, the interview Committee interviewed several qualified candidates and selected Jessica Walters ; and

NOW THEREFORE BE IT RESOLVED that the Town Board approves the appointment of Jessica Walters at an hourly rate of $20.40 to be paid from budget line A1312000/510300.

This resolution shall take effect upon hire.

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	_____

Resolution No. 2026- _____

EXTRACT OF MINUTES OF A REGULAR MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION APPROVING THE 2027 HOLIDAY SCHEDULE FOR ALL TOWN OF IRONDEQUOIT EMPLOYEES

At a regular 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 17th day of November 2026 at 7:00 P.M. local time; there were

PRESENT:

John Perticone	Town Supervisor
Steve Barz	Town Board Member
Ann Cunningham	Town Board Member
Grant Malone	Deputy Town Supervisor

McConville, Considine, Cooman & Morin, P.C. Attorney for the Town

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

WHEREAS, each year the Town Board approves a Holiday Schedule for all the Employees of the Town of Irondequoit; and

WHEREAS, it is the policy of the Town of Irondequoit to set forth the specific hours of work for employees working for the Town; and

WHEREAS, Employees' work schedules and meal periods are established by the Department Heads with respect to normal business hours, department needs and the collective bargaining agreements; and

WHEREAS, the normal business hours for the Town Hall are 8:30 a.m. to 4:30 p.m. Monday through Friday with a one (1) hour lunch;

NOW, THEREFORE BE IT RESOLVED, that the Town Board has reviewed and approves the following 2027 Holiday Schedule

1	New Year's Day (observed*)	Friday, January 1, 2027
2	Martin Luther King Jr. Day	Monday, January 18, 2027
3	Presidents Day	Monday, February 15, 2027
4	Good Friday	Friday, March 26, 2027
5	Memorial Day	Monday, May 31, 2027
6	Juneteenth	Friday, June 18, 2027
7	Independence Day (observed)	Monday, July 5, 2027
8	Labor Day	Monday, September 6, 2027
9	Indigenous Peoples (Columbus) Day	Monday, October 11, 2027
10	Veterans Day	Thursday, November 11, 2027

11	Thanksgiving	Thursday, November 25, 2027
12	Day after Thanksgiving	Friday, November 26, 2027
13	Christmas Day (observed)	Friday, December 24, 2027
14	Personal Floating Holiday	Unspecified

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_____

Resolution No. 2026-

EXTRACT OF MINUTES OF MEETING OF TOWN BOARD ADOPTING A RESOLUTION AUTHORIZING THE SUPERVISOR TO SIGN SUPPLEMENTAL AGREEMENT FOR NEW YORK STATE SNOW & ICE 2026-2027 SEASON

At a regular 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 17th of November, 2026 at 7:00pm local time; there were:

PRESENT:

John Perticone	Town Supervisor
Steve Barz	Town Board Member
Ann Cunningham	Town Board Member
Grant Malone	Deputy Supervisor

McConville Considine Cooman & Morin, PC Attorney for the Town

Town Board Member _____offered the following resolution and moved its adoption:

WHEREAS, the Town of Irondequoit has entered into agreements with New York State for Snow & Ice Removal on New York State Roadways for many years;

WHEREAS, the Town of Irondequoit and New York State desire to extend this agreement period for an additional one (1) year for the Snow & Ice Season of 2026-2027; and

WHEREAS, the reimbursement amount based on a three-year average is estimated to be $37,283.20 for 6.8 lane miles for the 2026-2027 Snow & Ice Removal season; and

WHEREAS, NYS requests to have the Supervisor sign the attached Supplemental Agreement as shown in Exhibit "A".

NOW THEREFORE BE IT RESOLVED, that the Town Board hereby approves the Supervisor signing the Supplemental Agreement with New York State for Snow & Ice Removal on New York State Roadways for the 2026/27 season.

AND BE IT FURTHER RESOLVED, that the Town Board authorizes the Town Supervisor to execute any and all documents related to this agreement.

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

Exhibit “A”

Contract No.: D014748
Supplemental Agreement No.: __
Date Prepared: _____

SUPPLEMENTAL AGREEMENT No. __ to Contract No. D014748

This Supplemental Agreement is by and between:

the New York State Department of Transportation ("NYSDOT"), having its principal office at 50 Wolf Road, Albany, NY 12232, on behalf of New York State ("State"); and the

TOWN OF IRONDEQUOIT ("Municipality")
Acting by and through the _____.

This amends the existing Municipal Snow and Ice Agreement between the parties in the following respects only *(check all that apply):*

☐ Amending the contract end date ONLY
☐ Amending the number of lane miles/specific roads covered under Paragraphs 7 and 9 of the Original Agreement (revised map attached)
☒ Amending the estimated expenditure for the 26/27 season by:
- ☐ adding funding due to exceeding the Estimated Expenditure for the above-mentioned season (required Amendment B attached with a copy of the final snow & ice voucher, if applicable)
- ☒ adding funding to adjust the Estimated Expenditure to account for increases in labor, materials, equipment, and/or overall costs, per the terms in Paragraphs 9 and 10 in the Original Agreement (Adjustment Worksheet and Municipal Resolution attached)

☐ Extending the Agreement attached hereto and incorporated herein for an additional 5-year period (Extension No. ____ of a maximum of 3)
☐ Amends a previously adopted Agreement by replacing the Appendix A dated October 2019 with the Appendix A dated June 2023
☐ Other: _____

Contract No.: D014748
Supplemental Agreement No.: _
Date Prepared: _____

IN WITNESS THEREOF, the parties have caused this Agreement to be executed by their duly authorized officials as of the date first above written.

THE PEOPLE OF THE STATE OF NEW YORK

By: _____
For Commissioner of Transportation

Date: _____

MUNICIPALITY:

By: _____

Print Name: _____

Title: _____

STATE OF NEW YORK

)ss.:

COUNTY OF ___

On this _____ day of _____, 20____ before me personally came _____ to me known, who, being by me duly sworn did depose and say that he/she resides at _____; that he/she is the _____ of the Municipality described in and which executed the above instrument; that it was executed by order of the _____ of said Municipality pursuant to a resolution that was duly adopted on _____ and which a certified copy is attached and made a part hereof; and that he/she signed his/her name thereto by like order.

_____
Notary Public

APPROVED AS TO FORM
STATE OF NEW YORK ATTORNEY GENERAL

APPROVAL BY NYS COMPTROLLER'S OFFICE

By:_____

By: _____

NYSDOT MUNICIPAL SNOW & ICE CONTRACTS		
Estimated Expenditure Calculation/Adjustment Worksheet For Time & Materials S&I Agreements		
MUNICIPALITY :	TOWN OF IRONDEQUOIT	
CONTRACT :	D014748	
CURRENT CONTRACT PERIOD :	2024-2029	
SEASON:	**2026/27**	**CONTRACT LM:** 6.8
2025/26 Actual Final	$45,437.71	
2024/25 Actual Final	$39,286.59	
2023/24 Actual Final	$27,125.31	
3- YEAR AVERAGE (2026/27) Estimated Expenditure	$37,283.20	
A: Base Estimated Expenditure (See Note 1)	$33,452.44	
B: 2026/27 Estimated Expenditure:	$37,283.20	
C: Difference (B minus A)	$3,830.76	
Note 1: Base Estimated Expenditure refers to the amount that was provided for the first season under the current contract period		
Reviewed/Approved By:	Signatures Below:	
For Municipality:		
DOT Resident Engineer:		
DOT Snow & Ice Program Manager:		

Resolution No. 2026-

EXTRACTION OF MINUTES OF MEETING OF TOWN BOARD AUTHORIZING SUPERVISOR TO EXECUTE AGREEMENT FOR MONROE COUNTY SNOW & ICE CONTROL SERVICES FOR 2026/2027 SEASON

At a regular 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 17th of November, 2026 at 7:00 p.m. local time; there were:

PRESENT:

John Perticone	Town Supervisor
Steve Barz	Town Board Member
Ann Cunningham	Town Board Member
Grant Malone	Deputy Supervisor
McConville Considine Cooman & Morin	Attorney for the Town

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

WHEREAS, pursuant to Resolution 2023-264, the Town of Irondequoit has previously entered into a five (5) year Agreement with Monroe County for Snow Removal and Ice Control Services which includes annual renewal extensions; and

WHEREAS, the Town and Monroe County wish to extend the Agreement for the 2026/2027 winter season; and

WHEREAS, Monroe County will reimburse the Town of Irondequoit for Snow Removal and Ice Control Services on certain Monroe County roadways at a rate of $4,015 per lane mile per Exhibit "A"; and

WHEREAS, the Town Board has considered the matter in the context of the State Environmental Quality Review Act, and determines that the continuation of an agreement for snow removal and ice control, being a matter of maintenance of existing facilities, and a matter of routine and continuing administration and management, is a Type II action for State Environmental Quality Review Act purposes, as described in 6 NYCRR § 617.5(c) subsections (1) and (20), not subject to review under Part 617 of the State Regulations; and

NOW THEREFORE, BE IT RESOLVED, that the Town Board hereby authorizes the Town Supervisor to execute a snow removal and ice control agreement with Monroe County for an additional annual renewal which includes a seasonal adjustment component for the 2026/2027 winter season.

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

Exhibit “A”

FINAL 9/22/2026

EXHIBIT 'A'

Monroe County DOT – Assumed Snow and Ice Rate Adjustment for 2026/2027 season

Lane Mile Cost Breakdown

- **Labor – 40%**
  - **Salary - 70%**
  - **Fringe – 30%**
- **Materials – 35%**
- **Equipment – 25%**

Data used for Annual Rate Adjustments for 2026/2027 Season:

Material: Salt price for 2026/2027 - **$79.23** ($14 per Ton increase from 2025/2026 price)

Labor: Salary – 3 yr. avg. increase of all Towns (excl. high and low for each yr.) from 2024 thru 2026 = **4.08%**

Fringe – Avg. of all Town fringe rates using 2026 data = **66.08%** (was 66.47% for 2025/2026 season)

Equipment: The FEMA Schedule of Equipment Rates changes every other year; it has not changed since the 2025/2026 annual adjustment. The 2025 FEMA Schedule was used for the 2026/2027 annual adjustment.

Adjustment Calculation for Each Component of the Lane Mile Cost:

Material:

($79.23 - $65.23) / $65.23 X 0.35 = **+0.0751** **+7.51%**

Labor:

Salary – 4.08% increase for 2026/2027

.0408 X 0.40 X 0.70 = **+0.0114** **+1.14%**

Fringe – 66.08% avg. for 2027 (using 2026 actual data); decrease of 0.36% from 2026 value of 66.47%

0.6608 – 0.6647 = -0.0039 x 0.4 x 0.3 = **-0.00047** **-0.05%**

Equipment: No change in 2025 FEMA Schedule of Equipment Rates since the 2025/2026 annual adjustment.

0.00 X .25 = **+0.0000** **+0.00%**

Seasonal Adjustment:

92.04% - 100.00% = **-7.96%**

TOTAL 2026/2027 Annual Adjustment	**+0.64%**

FINAL 9/22/2026

Previous Rate History Summary (All Rates are $ per Lane Mile)

Rates for 2026/2027 – Increase of 0.64%; rates shown for 2020/2021-2025/2026 are actual rates paid.

Towns	New Base Rate for 2009	2020/2021 Rate $/Lane Mile	2021/2022 Rate $/Lane Mile	2022/2023 Rate $/Lane Mile	2023/2024 Rate $/Lane Mile	2024/2025 Rate $/Lane Mile	2025/2026 Rate $/Lane Mile	**2026/2027 Rate $/Lane Mile**
% change		+6.04%	-0.27%	+11.58%	+9.43%	-14.93%	+7.99%	**+0.64%**
Greece, Webster, Irondequoit, Perinton	$3,494	$3,565	$3,555	$3,967	$4,342	$3,694	$3,989	**$4,015**
Brighton, Gates, Pittsford, Henrietta	$3,452	$3,523	$3,513	$3,920	$4,290	$3,650	$3,942	**$3,968**
Penfield	$3,137	$3,200	$3,191	$3,561	$3,897	$3,316	$3,581	**$3,604**
Parma, Ogden, Hamlin	$3,059	$3,121	$3,113	$3,473	$3,801	$3,234	$3,492	**$3,515**
Chili, East Rochester	$3,020	$3,083	$3,075	$3,431	$3,755	$3,195	$3,450	**$3,473**
Clarkson, Sweden	$2,700	$2,762	$2,755	$3,074	$3,364	$2,862	$3,091	**$3,111**
Wheatland, Mendon, Honeoye Falls, Rush, Riga	$2,622	$2,676	$2,669	$2,978	$3,259	$2,773	$2,995	**$3,015**

Resolution No. 2026-_____

EXTRACT OF THE MINUTES OF A MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION AUTHORIZING THE SUPERVISOR TO EXECUTE AN AGREEMENT FOR MONROE COUNTY ALL SEASON'S WORK IN MONROE COUNTY RIGHTS OF WAY

At a regular 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 17th day of November 2026, at 7:00 P.M. local time; there were:

PRESENT:

John Perticone	Town Supervisor
Steve Barz	Town Board Member
Ann Cunningham	Town Board Member
Grant Malone	Deputy Supervisor
McConville Considine Cooman & Moran	Attorney for the Town

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

WHEREAS, the Town of Irondequoit has previously entered into a term agreement with Monroe County for All Seasons Work within Monroe County Rights of Way in 2017 for a term of ten (10) years per Resolution Number 2017-032; and

WHEREAS, the current agreement will expire on December 31, 2026; and

WHEREAS, the Town of Irondequoit is desirous to continue this arrangement with the County of Monroe by entering into a new ten (10) year term agreement from January 1, 2027 through December 31, 2036; and

WHEREAS, the proposed agreement may be amended only in writing duly executed by both parties; and

WHEREAS, attached Appendix A shall apply to the entire term of the agreement; and

WHEREAS, attached Appendices B & C shall apply to the agreement from January 1, 2027 through December 31, 2027.

WHEREAS, the Town Board determines that the agreement with Monroe County for All Seasons Work for a ten (10) year period from January 1, 2027 through December 31, 2036 is a Type II action pursuant to 6 NYCRR § 617.5(c)(20) (routine or continuing agency administration and management, not including new programs or major reordering

of priorities that may affect the environment) and therefore no further review is needed pursuant to the New York State Environmental Quality Review Act (6 NYCRR § 617.5(a)).

NOW THEREFORE BE IT RESOLVED, that the Town Board approves the agreement with Monroe County for All Seasons Work for ten (10) period from January 1, 2027 through December 31, 2036, subject to review and approval by the Attorney for the Town. The Supervisor is authorized to execute the agreement on behalf of the Town. 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	_____
Deputy Supervisor	Malone	voting	_____
Town Board Member	Cunningham	voting	_____
Town Supervisor	Perticone	voting	_____

Appendices

A, B, C

'ALL SEASONS' COUNTY/MUNICIPALITY INTERMUNICIPAL WORK AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 20___, by and between the COUNTY OF MONROE, a municipal corporation having its office and place of business in the County Office Building, 39 West Main Street, Rochester, New York 14614, hereinafter referred to as the "County", and the Town or Village of «Company», a municipal corporation within the County of Monroe, having its office and place of business at «Address1», «City», «State» «PostalCode», hereinafter referred to as the "Municipality".

WITNESSETH:

WHEREAS, the County owns, operates, and maintains a highway system in the towns and villages of the County; AND

WHEREAS, the County Superintendent of Highways has authorized this Intermunicipal Agreement under the provisions of Monroe County Code, Article C6-19(B)(6); AND

WHEREAS, the Supervisor of the Municipality has authorized this Intermunicipal Agreement pursuant to Municipality Board Resolution No. _____ of 20___; AND

WHEREAS, the County Superintendent of Highways has general charge and supervision of the work of constructing, improving, repairing, and maintaining all County Roads, culverts, and bridges; AND

WHEREAS, County funds may be expended for maintenance and repair of County Roads, culverts, and bridges; AND

WHEREAS, the County desires to contract with the Municipality for planned County Road, culvert, and bridge work, including highway resurfacing and reconstruction, bridge and culvert rehabilitation and replacement, and other planned construction work to be paid on an hourly Labor and Equipment basis ("Planned Work"); AND

WHEREAS, the County desires to contract with the Municipality for unplanned road repairs and service responses, and snow and ice build-up removal, to be paid on an hourly Labor and Equipment basis ("Unplanned Work"); AND

WHEREAS, the parties shall refer to Planned Work and Unplanned Work collectively as "Hourly Work"; AND

WHEREAS, the County may contract with the Municipality for roadside mowing, dead animal pickup, and right of way/roadside pickup, all of which shall be paid on a unit cost basis

per the rates in Appendix "C" ("MAR Services"); AND

WHEREAS, the parties shall refer to Hourly Work, outlined in Sections 14 through 32 of this Agreement, and MAR Services, outlined in Sections 33 and 34 of this Agreement, collectively as "County Work"; AND

WHEREAS, the Municipality represents that it has appropriate equipment, personnel, and support to perform County Work.

NOW THEREFORE, in consideration of the mutual covenants, agreements, and conditions hereinafter set forth, and pursuant to Sections 135,135-a and 142-d of the New York State Highway Law, the parties hereto mutually agree that the Municipality will perform County Work on County Roads, and that the County will reimburse the Municipality in the manner described herein.

GENERAL CONDITIONS

1. The term of this Agreement shall be ten (10) years from January 1, 2027 through December 31, 2036.

2. The Municipality hereby agrees to perform County Work on designated County Roads according to the terms described herein, and according to Project Agreements and Work Orders to be executed between the parties for County Work.

3. The Municipality in which County Work on designated County Roads is required shall have the first right to perform said County Work; the Municipality shall confirm whether they are able and willing to perform the necessary County Work within thirty (30) days of request by the County. In the event the Municipality is unable or unwilling to perform the necessary County Work, the County shall have the right to subcontract with any other municipality it shall choose.

4. From time to time, the parties may use one another's equipment and machinery (hereafter "Equipment") for County Work as outlined in the most recent *Agreement for Fleet Services, Machinery, Tools, Equipment, and Services Sharing Access and Sale of Alternative Fuels* executed by both parties. In exchange for payment according to the current Federal Emergency Management Agency (FEMA) Schedule of Equipment Rates ("FEMA Schedule"), and subject to availability, the Municipality agrees to provide the County with Equipment listed on the latest Municipality Equipment inventory at any time and place within Monroe County, upon reasonable request of the County Superintendent of Highways, or his designee. In the event that the Municipality should request and obtain County Equipment for County Work, the Municipality shall not be paid rental fees according to the FEMA Schedule for such borrowed Equipment. If the Municipality does not possess Equipment

necessary to perform County Work, the Municipality or County may obtain Equipment from another municipality or vendor to complete County Work, and the County shall tender payment to the other municipality or vendor for the use of such Equipment.

5. The Municipality will maintain its Equipment in serviceable condition at its own expense during the term of this Agreement. The Municipality will furnish and pay for all supplies, including but not limited to, petroleum products and tires necessary for the operation of the Equipment. The Municipality shall utilize the appropriate Equipment for all tasks required to perform the County Work. The County shall have no responsibility for the care, maintenance, or repair of such Equipment as outlined in Sections 12 through 23 of the most recent *Agreement for Fleet Services, Machinery, Tools, Equipment, and Services Sharing Access and Sale of Alternative Fuels* executed by both parties.

6. The Municipality shall furnish qualified and licensed operators for such Equipment that require operators, and will provide additional labor as requested and as approved by the County. The operators and other labor shall be paid by the Municipality, which shall also carry State required workers' compensation insurance for such personnel.

7. The Municipality shall furnish and make available for the performance of County Work: small tools, including picks, shovels, and other implements necessary for County Work. The use of small tools shall not be the subject of any additional charge to the County.

8. The Municipality shall mark all sites for County Work with the proper warning lights, barricades, and signs in accordance with the most recent national MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) and the most recent New York State Supplement (NYSS) to the MUTCD, or as required by the County Superintendent of Highways, or his designee. No work shall commence until required traffic measures and controls are in place. Signs shall remain in place until completion of the County Work or until directed to be removed by the County Superintendent of Highways or his designee.

9. The Municipality shall equip all trucks, tractors, and other vehicles working in or along the County right-of-way with hazard or warning signs and/or lights as required by law, and these lights must be used when vehicles are parked, standing, or moving at slow speed along the road.

10. The Municipality shall equip and require its employees working in or along the County right-of-way to wear long pants, shirts with sleeves, and personal safety protective gear, including but not limited to: hard hats meeting OSHA 29 CFR 1910.135 Head Protection and ANSI/ISEA Z89.1-2014 (R2019) Type 1 Class G or Class E standards, high-visibility safety apparel meeting ANSI/ISEA 107-2020 Type "R" Class 2 and/or Class 3 standards, and protective safety footwear meeting OSHA 29 CFR 1910.136 Foot Protection and current ANSI or ASTM standards.

11. The Municipality shall be fully responsible for compliance with all applicable safety rules, regulations, laws, statutes, and ordinances which pertain to the performance of County Work, and shall indemnify the County pursuant to the terms and conditions set forth in Appendix "A", for any failure to so comply.

12. If the Municipality has insufficient Municipality labor crews to perform County Work authorized under this Agreement, the Municipality may sub-contract County Work to another municipality (hereinafter referred to as "Sub") in Monroe County to complete a portion of the County Work. However, except as described in Section 21, the Municipality shall remain responsible to the County for the obligations delegated to the Sub under this Agreement.

13. If the parties cannot agree to the terms of a Project Agreement or Work Order, the County shall perform the work with County forces or contract with another municipality or vendor for such services.

HOURLY WORK

14. The County shall issue a Project Agreement or Work Order for all Hourly Work which shall be paid on an hourly basis (Labor and Equipment) according to rates described in Sections 4 and 23, and in Appendix "B". The Municipality shall not commence work until a Project Agreement or Work Order has been executed by the County and the Municipality Superintendent of Highways or Commissioner of Public Works.

15. The County shall furnish the Municipality with a list of issued Purchase Orders in a timely fashion. The Municipality shall use these Purchase Orders when obtaining material for authorized Hourly Work. The County shall be responsible for payment to vendors only for authorized purchases by the Municipality. The County shall not reimburse the Municipality for unauthorized purchases. In the event material is removed from the Municipality inventory, the County shall pay the reasonable cost of such material. If the Municipality must purchase material for Hourly Work, the County shall reimburse the Municipality at a rate to be agreed upon by the parties.

16. Pursuant to Labor Law Section 220, the normal workday shall be eight (8) hours. In all cases in which the Municipality performs Hourly Work, the Municipality shall establish its own hours and procedures subject to the requirements of the New York Labor Law. Travel time up to a maximum of fifteen (15) minutes to and from the work site will be reimbursed by the County for work within the Municipality, and adjusted accordingly for work in other municipalities by actual measurement. Any additional travel time shall not be at the County's expense. Except as provided in Section 17, payment shall be made for actual hours worked per day, including authorized travel time. PRIOR APPROVAL

FROM THE COUNTY HIGHWAY MAINTENANCE MANAGER IS REQUIRED FOR AUTHORIZATION OF OVERTIME HOURS. In cases in which the Municipality performs MAR Services as described in Sections 33 and 34, the Municipality shall establish its own hours consistent with the New York Labor Law.

17. In the event inclement weather disrupts the normal work operations for Hourly Work, the County shall reimburse the Municipality for labor at the rate of four (4) hours of pay for the first four (4) hours or less of actual work, unless other County Work can be found for Municipality forces to complete for the remainder of the four-hour period. Equipment shall be reimbursed only for actual hours of operation.

18. The Municipality that executes the Project Agreement or Work Order (Lead Municipality) shall collect, organize, code, and provide materials tickets to the County on at least a weekly basis for review and approval by the County Superintendent of Highways or his designee.

19. The Lead Municipality shall complete daily maintenance reports of all authorized County Work in process and provide an original on at least a weekly basis to the County for review and approval by the County Superintendent of Highways or his designee. The daily maintenance reports must indicate daily labor, equipment/machinery, and materials costs; including unit costs, extensions and total costs, and totals costs to date.

20. The County Superintendent of Highways or his designee shall pick up the materials tickets and the original daily maintenance reports from the Lead Municipality on at least a weekly basis.

21. If the Lead Municipality has subcontracted Labor and Equipment to another Municipality (Sub), the Lead Municipality shall include the Sub's daily maintenance reports in the Lead's submittal to the County in accordance with Sections 19 and 20 of this Agreement. If a Lead Municipality has subcontracted Labor and Equipment to a Sub, the Sub shall complete the daily maintenance reports and either deliver the original signed daily maintenance report or email a scan of the report to the Lead Municipality for signature by the Lead's foreman.

22. The Lead Municipality and Subs are required to produce and submit to the County, a bill/invoice for reimbursement of their Labor and Equipment expenses. In no event shall the Lead Municipality be responsible for preparing and submitting a bill/invoice for the work of the Sub. The Sub shall submit its claims to the County in accordance with Section 35 of this Agreement.

23. The County shall reimburse the Municipality for labor costs for authorized Hourly Work. Such labor costs shall include the hourly labor rate, increased by an additional amount for fringe rates ("Loaded Labor Rate"). (MAR Services shall be paid on a unit cost basis per

the rates in Appendix "C" pursuant to Sections 33 and 34 of this Agreement.)

24. For each year of this Agreement, the County shall pay a fringe benefit rate, updated annually, for all full and part time Municipality employees working regular and overtime hours for Hourly Work according to the current fringe benefit rate of Appendix "B". The Municipality shall submit fringe benefit information to the County on an annual basis, and the County will calculate and distribute to the Municipality the updated fringe benefit rate for each calendar year. The annual maximum fringe benefit rate for full time/regular hours shall be limited to the fringe benefit rate submitted by the Municipality or the County's fringe benefit rate for full time employees; whichever is less.

25. On an annual basis, the Municipality shall prepare a current list of Municipality employees and submit the list to the County. The County shall review the list, add and delete employees in the County's workbook template for the Municipality, and update the labor rates. The County shall revise the employee roster and labor rates in accordance with the Municipality's corrections. The County shall apply a fringe rate to each employee's labor rate and calculate Loaded Labor Rates for each full time and part time employee, including regular and overtime rates. The County shall provide the Municipality with the updated workbook template with the revised employee roster and Loaded Labor Rates.

26. The County shall update the Municipality labor rates throughout each year of the Agreement to record Municipality labor rate changes, such as merit increases and cost of living increases. The Municipality is required to notify the County of changes in the employee roster or labor rates as of the effective date of such roster or labor rate changes.

27. The County shall issue Work Orders for snow and ice build-up removal when conditions warrant such measures, and only in situations in which the removal was not the result of the Municipality's failure to properly perform the basic services required under the Agreement between the Municipality and the County for Snow Removal and Ice Control Services dated October 1, 2023.

28. With respect to snow and ice removal, the Municipality shall push back and/or haul snow from County highway rights-of-way, remove ice build-ups from pavements, and open culvert crossings or drainage ways obstructed by ice build-ups as authorized by a written Work Order issued by the County.

29. From time to time, the County may request services of the Municipality for 'Unplanned Work' such as repair to County Roads caused by storms, flooding, pot holes, or other "acts of God", customer services responses, and other services requested by the County. Potholes on County Roads shall be filled by the Municipality within 24 hours of authorization by the County.

30. All 'Unplanned Work' shall require prior approval by the Monroe County Superintendent of Highways or his designee. The County shall verbally approve 'Unplanned Work', and shall confirm with a written Work Order which shall identify the location and scope of work to be performed and which shall be agreed upon by the parties.

31. The Municipality shall provide daily Labor and Equipment costs of 'Unplanned Work' on the County Daily Maintenance Report form. These time records must include the Work Order number and the rates for Loaded Labor and Equipment currently in effect, and shall be reported by the Municipality to the County. The Municipality shall submit these forms to the Monroe County Superintendent of Highways or his designee on a weekly basis.

32. 'Unplanned Work' shall be reimbursed based on actual costs of Municipality Labor and Equipment used to perform the Work. Payment for 'Unplanned Work' shall require a properly completed County claim documents, a copy of the issued Work Order(s), and the daily time and cost records. The County shall reimburse the Municipality in accordance with the County's payment schedule (net 30 days) during the term of the Agreement.

MAR SERVICES

33. Roadside Mowing shall be paid on a lump sum basis by a predetermined quantity of miles mowed and Dead Animal Pickup and Roadside Pickup shall be paid on a combined lump sum basis by the centerline mile according to the rates set forth in Appendix "C". Rates for roadside mowing, roadside pickup, and dead animal pickup may be increased annually at the discretion of the County; only if programmed in the County's annual operating budget adopted by the Monroe County Legislature. The County reserves the right to decline MAR services in any year; in such cases, MAR Agreements will not be executed and the Municipality will be reimbursed on a Labor and Equipment basis for any roadside mowing, roadside pickup, and/or dead animal pickup as authorized by the County.

34. Roadside mowing, roadside pickup, and dead animal pickup shall be paid according to the terms of annual MAR Agreements; which must be approved and executed between the County and Municipality prior to the commencement of MAR Services each year during the term of this Agreement. The Municipality shall mow all grass areas along County Roads that are not maintained by others at least two (2) times per year. The first mowing shall include a minimum of 6 feet to 7 feet within the County right-of-way and the second mowing shall include a minimum of 12 feet to 14 feet within the County right-of-way. The Municipality shall remove and dispose of litter and rubbish from the County's right-of-way in the spring before the grass has started to grow.

GENERAL TERMS

35. Except for MAR Services under Sections 33 and 34, the County shall process Municipality claims for payment for work performed on a Labor and Equipment basis upon submission of properly completed Monroe County claim documents and a Municipality generated bill/invoice in a form acceptable to the County. All bills/invoices shall include a project name and number and daily information regarding Labor and Equipment used.

The suggested format and required information included on the bill/invoice are as follows:

A columnar format with headings for employee number, name, date(s) worked, total hours worked, loaded labor rates, extensions. The Municipality should record the name and number of each employee working during the claim period, and record corresponding information for the dates and hours worked, total hours worked, loaded labor rates, extensions (total hours X loaded labor rates), and a grand total of the extensions. Overtime hours worked by an employee(s) should be recorded on a separate row with the actual hours worked and the loaded over time rate listed. The extensions should be totaled and recorded as Total Labor Costs at the bottom of the labor bill/invoice.

Municipality Equipment should also be in a columnar format with headings for Equipment number, date(s) used, total hours used, rental rates, and extensions. The Municipality should record the Equipment number used during the claim period, and record corresponding information for the dates and hours used, total hours used, rental rates for the piece of Equipment, extensions (total hours X rental rates), and a grand total of the extensions. The extensions should be totaled and recorded as Total Equipment Costs at the bottom of the Equipment bill/invoice. The County shall pay no overtime costs for Equipment.

36. Appendix "A" contains the standard clauses for all Monroe County contracts and is attached hereto and is hereby made a part of this Agreement as set forth fully herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written

COUNTY OF MONROE

By _____
Name: THOMAS J. FRYS, P.E.
Title: County Superintendent of Highways

«COMPANY»

By _____
Name:
Title:

[Acknowledgments on the following page]

State of New York)
County of Monroe) ss:

On the ____ day of _____, 20___, before me, the undersigned, a Notary Public in and for said State, personally appeared THOMAS J. FRYS, P.E., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

State of New York)
County of Monroe) ss:

On the ____ day of _____, 20___, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public

APPENDIX B

FRINGE RATES TO BE PAID PER LABOR HOUR FOR 2027
(Irondequoit)

ALL HOURLY WORK	
Full Time/Regular Hours	59.96%
Full Time/Overtime Hours	28.45%
Part Time/Regular Hours	13.81%
Part Time/Overtime Hours	13.81%

APPENDIX C

MAR SERVICES

Roadside Mowing	$128.94 / mile mowed (each pass)
Dead Animal Pickup & Roadside Pickup	$34.79 / center line mile (combined)

Resolution No. 2026 - _____

EXTRACT OF THE MINUTES OF MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION CONCERNING AWARD OF BID FOR SANITARY LATERAL REPLACEMENT PROJECT

At the regular 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 17th day of November, 2026 at 7:00 P.M. local time; there were:

PRESENT:

John Perticone	Town Supervisor
Steve Barz	Town Board Member
Ann Cunningham	Town Board Member
Grant Malone	Deputy Supervisor

McConville Considine Cooman & Morin, PC Attorney for the Town

Town Board Member_____offered the following resolution and moved its adoption:

WHEREAS, the Town desires to replace sanitary sewer laterals at various locations throughout town due to aging infrastructure. This bid also includes emergency sanitary main repairs and storm mains as needed (the "Project"); and

WHEREAS, the Town of Irondequoit issued an Invitation to Bid and caused the Notice to Bid to be published in the *Daily Record* on October 8, 2026, as well as publishing the Invitation to Bid on the Town website in compliance with General Municipal Law § 103, Chapter 51 of the Irondequoit Town Code, and Town Law Article 12, requesting bids for Sanitary Lateral Replacement Project (Town Bid No. 2026-07), in order to determine the lowest responsible bidder; and

WHEREAS, sealed bids were received and publicly opened and read on October 29, 2026; and

WHEREAS, the lowest responsible bidder was Garden Grove Construction Corp in the amount of $383,000; and

WHEREAS, funding for this expense is available in account # _____; and

NOW THEREFORE BE IT RESOLVED, that the Town Board awards the bid for Sanitary Lateral Replacement Project to Garden Grove Construction Corp in the amount of $383,000.

AND, BE IT FURTHER RESOLVED THAT, the Town Board authorizes the Town Supervisor to execute any and all documents related to this award.

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

Resolution No. 2026 - _____

EXTRACT OF THE MINUTES OF MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION CONCERNING AWARD OF BID FOR 2026 STREET TREE PRUNING AND NECESSARY BUDGET TRANSFER

At the regular 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 day of November, 2026 at 7:00 P.M. local time; there were:

PRESENT:

John Perticone	Town Supervisor
Steve Barz	Town Board Member
Ann Cunningham	Town Board Member
Grant Malone	Deputy Supervisor

McConville Considine Cooman & Morin, PC Attorney for the Town

Town Board Member_____offered the following resolution and moved its adoption:

WHEREAS, the Town desires to prune various street trees in the southwest portion quadrant to manage tree health, improve canopy structure, mitigate risk and provide clearance for vehicle and pedestrian traffic (the ”Project”); and

WHEREAS, the Town of Irondequoit issued an Invitation to Bid and caused the Notice to Bid to be published in the *Daily Record* on October 30, 2026, as well as publishing the Invitation to Bid on the Town website in compliance with General Municipal Law § 103, Chapter 51 of the Irondequoit Town Code, and Town Law Article 12, requesting bids for 2026 Street Tree Pruning (Town Bid No. 2026-08), in order to compute the best value to the Town; and

WHEREAS, sealed bids were received and publicly opened and read on November 13, 2026; and

WHEREAS, the lowest responsible bidder was High Falls Tree Service; and

WHEREAS, pricing for the pruning is based on tree size, measured by caliper. The current allocated budget in trees contracted services budget will allow the pruning of approximately 250 trees. Transferring funds from the Solid Waste budget will allow the pruning of approximately an additional 50 trees; and

WHEREAS, funding for this expense in the amount of $50,092.75 is available in account # A18560000-541200; and

WHEREAS, there is $9,330 in the Solid Waste contracted services account A18160000-541200 that will be transferred to Trees contracted services account A181560000-541200. The Total combined limit for this award is $59,359.75.

NOW THEREFORE BE IT RESOLVED, that the Town Board awards the bid for 2026 Street Tree Pruning Project to High Falls Tree Service; and

AND, BE IT FURTHER RESOLVED THAT, the Town Board authorizes the budget transfer of $9,330 from Solid Waste contracted services account A18160000-541200 transferred to Trees contracted services account A181560000-541200. The combined total limit for this award is $59,359.75; and

AND, BE IT FURTHER RESOLVED THAT, the Town Board authorizes the Town Supervisor to execute any and all documents related to this award.

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

Resolution No. 2026 -

EXTRACT OF THE MINUTES OF A MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION GRANTING PERMISSION FOR THE AMERICAN RED CROSS TO HOLD BLOOD DRIVES AT THE IRONDEQUOIT TOWN HALL CAMPUS

At the regular 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 17th day of November 2026, at 7:00 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, the Supervisor's Office received requests from the American Red Cross to conduct blood drives in the Town; and

WHEREAS, these events will be conducted on dates selected by the Town and will be located at the Town's choice of the Broderick Room of the Irondequoit Town Hall, or the large meeting room of the Irondequoit Public Library; and

WHEREAS, insurance for these events, which expires on July 1, 2027, has been reviewed and approved by the Town Insurance carrier (see **Attachment A**) and an updated copy of insurance will be provided in July 2027.

NOW THEREFORE BE IT RESOLVED, that the Town Board grants permission for the American Red Cross to conduct blood drives on Town-selected dates during calendar year 2027, at Town-selected venues, provided that at all such times an updated certificate of insurance is provided to the Town.

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

ATTACHMENT “A”

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/25/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh USA LLC (Philadelphia) 30 South 17th Street Philadelphia, PA 19103 215.246.1000 fax215.246.1399 Attn: Redcross.certrequest@marsh.com CN102834971-ALL-GAUW-26-27	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED AMERICAN NATIONAL RED CROSS AMERICAN RED CROSS WESTERN NEW YORK REGION 825 JOHN STREET WEST HENRIETTA, NY 14586	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Old Republic Insurance Company — 24147 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** CLE-005967911-25 **REVISION NUMBER:** 7

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY**			MWZZ 313806-26	07/01/2026	07/01/2027	EACH OCCURRENCE	$ 5,000,000
	X CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 5,000,000
	X SIR $100,000						MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 5,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 5,000,000
	X POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$ INCLUDED
	OTHER:							$
A	**AUTOMOBILE LIABILITY**			MWTB 313807-26 ($1M)	07/01/2026	07/01/2027	COMBINED SINGLE LIMIT (Ea accident)	$ 5,000,000
	X ANY AUTO			Auto Physical Damage-			BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS			Deductible Comp/Coll $1,000			BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
A	☐ ☐			MWZX313810-26 ($4M XS)	07/01/2026	07/01/2027		$
	☐ **UMBRELLA LIAB** ☐ OCCUR						EACH OCCURRENCE	$
	☐ **EXCESS LIAB** ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N			MWC313809-26 (INSURED STATES)	07/01/2026	07/01/2027	X PER STATUTE ☐ OTH-ER	
A	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N	N / A		MWFEX313804-26 - (FL)*	07/01/2026	07/01/2027	E.L. EACH ACCIDENT	$ 1,000,000
A	**(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below			MWXS313805-26 (AL, GA, MA, MI, MO, OH, PA, TN, VA)**	07/01/2026	07/01/2027	E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: BLOOD DRIVES TO BE HELD THROUGHOUT THE POLICY PERIOD, 7/1/2026 - 7/1/2027.

TOWN OF IRONDEQUOIT IS INCLUDED AS ADDITIONAL INSURED WITH REGARDS TO COMMERCIAL GENERAL LIABILITY COVERAGE WHERE REQUIRED BY CONTRACT. PRIMARY AND NON-CONTRIBUTORY POLICY LANGUAGE IS INCLUDED WITH RESPECT TO PERSONS OR ORGANIZATIONS AS REQUIRED BY CONTRACT OR AGREEMENT WITH RESPECT TO GENERAL LIABILITY.

CERTIFICATE HOLDER

TOWN OF IRONDEQUOIT
1280 TITUS AVENUE
ROCHESTER, NY 14617

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE of Marsh USA LLC

Marsh USA LLC

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ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Marsh USA LLC (Philadelphia)	AMERICAN NATIONAL RED CROSS AMERICAN RED CROSS WESTERN NEW YORK REGION 825 JOHN STREET WEST HENRIETTA, NY 14586
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance

Workers Compensation Continued:

Policy: Excess WC for California
Carrier: Old Republic Insurance Company
Policy Number: MWXS 316279-26
Effective Date: 07/01/2026
Expiration Date: 07/01/2027

ATTACHING TO AND FORMING PART OF THE AMERICAN NATIONAL RED CROSS CERTIFICATE OF INSURANCE AS RESPECTS WORKERS COMPENSATION:

This is to certify that all American National Red Cross units in the following states are currently self insured through the American National Red Cross: Alabama, California, Florida, Georgia, Massachusetts, Michigan, Missouri, Ohio, Pennsylvania, Tennessee, and Virginia.

Workers Compensation Policy #MWC313809-26:
Policy for all other states except the monopolistic states of North Dakota, Puerto Rico, Washington, Wyoming and U.S. Virgin Islands and the self-insured states of Alabama, California, Florida, Georgia, Massachusetts, Michigan, Missouri, Ohio, Pennsylvania, Tennessee, and Virginia. Includes Employers Liability for monopolistic states of North Dakota, Puerto Rico, Washington, Wyoming, and U.S. Virgin Islands.

*Specific Excess Workers Compensation Policy #MWFEX313804-26: American National Red Cross is self-insured for Workers Compensation in the state of Florida. The Excess Liability limit is subject to a state approved Self-Insured Retention.

**Specific Excess Workers Compensation Policy #MWXS313805-26: American National Red Cross is self-insured for Workers Compensation in the following states: Alabama, Georgia, Massachusetts, Michigan, Missouri, Ohio, Pennsylvania, Tennessee and Virginia.

Specific Excess Workers' Compensation Policy #MWXS316279-26 in the state of California. The Excess Liability limits are subject to state approved Self-Insured Retentions.

This certificate is issued as a matter of information only and confers no rights upon the certificate holder.

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Resolution Number 2026 -

EXTRACT OF THE MINUTES OF A MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION APPROVING THE SPECIAL EVENT LICENSE FOR THE SEA BREEZE VOLUNTEER FIRE ASSOCIATION, INC.

At the regular 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 17th day of November 2026 at 7:00 P.M. local time; there were:

PRESENT:

John Perticone	Town Supervisor
Ann Cunningham	Town Board Member
Steve Barz	Town Board Member
Grant Malone	Deputy Town Supervisor
McConville Considine Cooman & Morin PC	Attorney for the Town

Town Board Member _____offered the following resolution and moved its adoption:

WHEREAS, the Town Clerk's Office received an application from the Sea Breeze Volunteer Fire Association, Inc., requesting permission to conduct their Christmas Parade and Fireworks on Saturday, December 12, 2026; and

WHEREAS, all affected residents in the area have been notified of the event and road closures; and

WHEREAS, the Parade will begin at 5:30 pm and end at 7:00 pm at 4657 Culver Road, and

WHEREAS, proof of current insurance, which expires on June 1, 2027, has been received and approved by the Town's Insurance Carrier.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board approves the Special Event License for the Sea Breeze Volunteer Fire Association, Inc. to hold their Annual Sea Breeze Christmas Parade on Saturday, December 12, 2026, from 5:30 p.m. to 7:00 p.m., provided that all required approvals are received.

This resolution shall take effect immediately upon adoption.

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

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

insurance approval – 11/12/26

pd 7/27/26 via ck # 5285

FOR TOWN USE ONLY:	APPLICATION FEE RECEIVED: ☑ YES ☐ NO	BARRICADE USAGE FEE: $
	TOWN CLERK APPROVAL: [signature]	DATE: 9/1/26
	POLICE APPROVAL: [signature]	DATE: 7/30/26
	POLICE FEE: $ ____ RECEIVED: ☐ YES ☐ NO	DATE: / /
	FIRE MARSHAL APPROVAL: [signature]	DATE: 8/3/26
	COMMISSIONER OF D.P.W. APPROVAL: [signature]	DATE: 8/31/26

TOWN OF IRONDEQUOIT
APPLICATION FOR PARADE/WALK/RUN

A NON-REFUNDABLE FEE OF $100.00 IS REQUIRED AT THE TIME OF APPLICATION

TYPE OF EVENT: ☒ PARADE ☐ WALK ☐ RUN

EVENT NAME: Sea Breeze Vol. Fire Assc Christmas Parade

DATE OF EVENT: Dec 12th 2026 RAIN DATE: —

PURPOSE OF EVENT: THANK THE COMMUNITY

NAME OF SPONSOR ORGANIZATION: Sea Breeze Fire Dept. / Sea Breeze Assc

ADDRESS: 4657 Culver Road

DAYTIME TELEPHONE: 323-1040 EVENING TELEPHONE: ____

CELL #: ____ FAX #: ____ E-MAIL: tthomas@seabreezefire.org

TIME OF EVENT: FROM 5:30pm TO 7pm

TIME & LOCATION OF ASSEMBLY: 5pm Sea Breeze Park

TIME & LOCATION OF DISBANDMENT: Across from 4657 Culver Rd

NUMBER OF PARTICIPANTS EXPECTED: 2Thousand NUMBER OF VOLUNTEER MARSHALS: ____

EVENT TO TAKE PLACE: ☒ STREET ☐ SIDEWALK ☐ BOTH

IS AREA TO BE BLOCKED OFF? ☒ YES ☐ NO

IF YES, PLEASE SPECIFY: ALL side STREETS from Maryknoll to Seabreeze Dr

ARE BARRICADES NEEDED? ☒ YES ☐ NO **(A FEE WILL BE ASSESSED FOR BARRICADE USAGE)**

IF YES, PLEASE INDICATE LOCATIONS WHERE BARRICADES ARE TO BE SET UP: ALL side STREETS From Maryknoll to SEABREEZE Dr

ALL AFFECTED RESIDENTS MUST ME NOTIFIED OF EVENT. HAVE YOU NOTIFIED ALL AFFECTED RESIDENTS?

☒ YES ☐ NO IF NO, NUMBER INFORMED: Mail & WEBSite

PLEASE LIST THE NAMES AND ADDRESS OF ANY RESIDENT OPPOSED TO THIS EVENT, USE A SEPARATE SHEET OF PAPER IF NECESSARY:

NAME: ____ ADDRESS: ____

NAME: ____ ADDRESS: ____

HAVE YOU RECEIVED ROUTE CLEARANCE (IF APPLICABLE) (I.E. REGIONAL TRANSIT AUTHORITY)? **BUS RE-ROUTING MUST BE CLEARED BY APPLICANT WITH THE REGIONAL TRANSIT AUTHORITY** ☒ YES ☐ NO

Sea Breeze Vol. Fire Association Inc.

4657 Culver Road, Rochester NY 14622

Serving the Sea Breeze area for 118 years

To the Irondequoit Town Officials:

The Sea breeze Vol. Fire Association, Inc. (SBVFA) is pleased to announce we are planning on holding once again our annual Holiday Parade and Fireworks on Saturday December12th, 2026. We are planning on beginning at 5:30pm with the Parade and 20 minutes after the Parade ends, will be the annual fireworks show. The event should end right around 7:30pm.

Enclosed are the road closures required to hold this event safely.

SBVFA proposes the following:

1) Line up will take place on Topper drive and into the back area of Sea Breeze Amusement park.
2) Sea Breeze Volunteer firefighters will be responsible for blocking all roads that intersect Culver Road.
3) Traffic will need to be blocked at the intersections of Culver Road/Durand Blvd. as well as Culver Road/Seabreeze Drive.
4) All blockades will be removed, and normal traffic patterns will resume no later than 7:30pm

SBVFA respectfully requests the following support from the Town of Irondequoit:

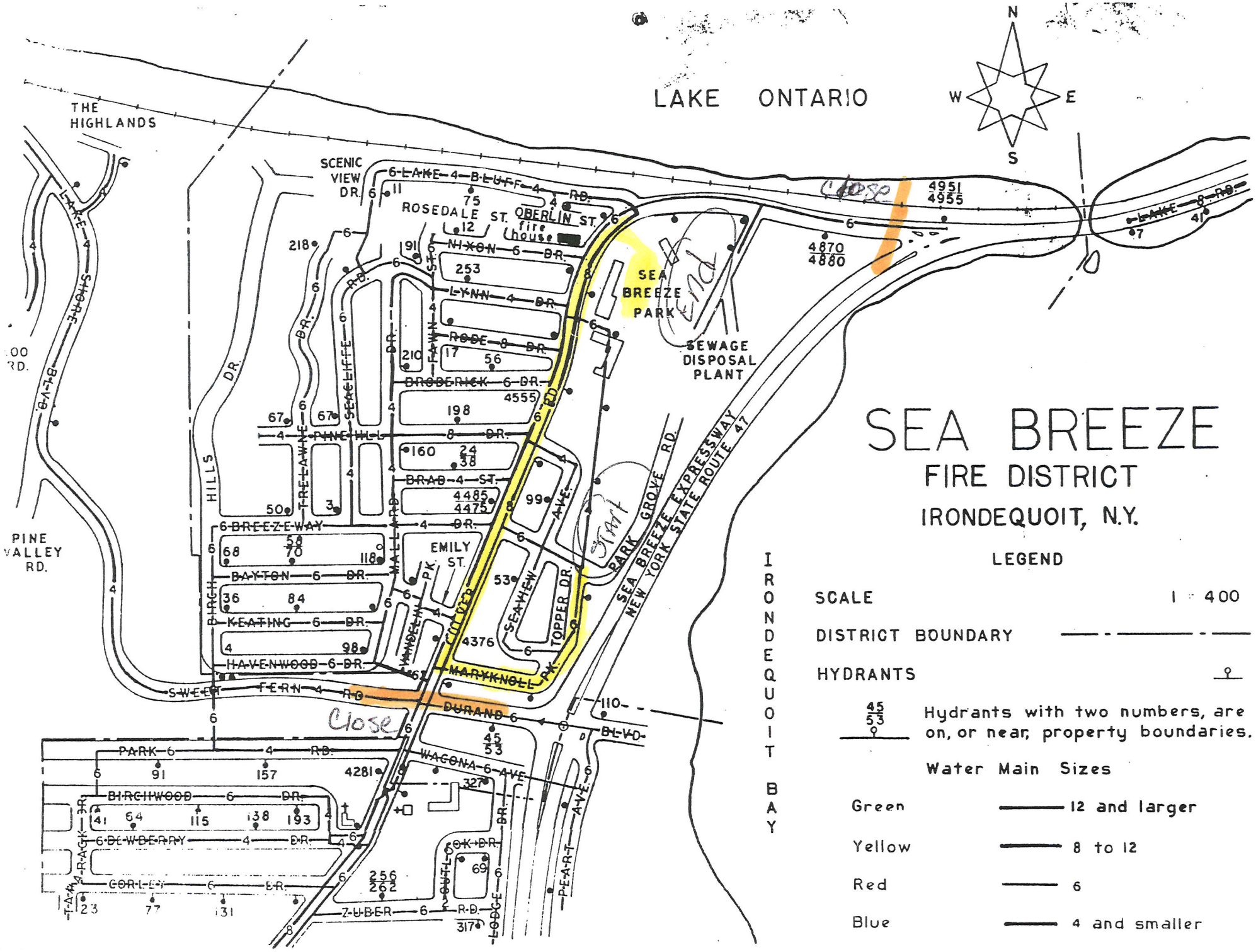
1) Irondequoit Police to close both ends of Culver Road (between Seabreeze Drive/Durand Blvd)
2) Approval of all proposed plans and enclosed road closure.
3) Approval of use of Town Barricades.

As you know, this is a wonderful tradition, and SBVFA is excited to work with the Town once again on a successful, family-friendly event.

Terry Thomas

(944-1881)

Holiday Parade and Fireworks Chairman



SEA BREEZE
FIRE DISTRICT
IRONDEQUOIT, N.Y.

LEGEND

SCALE 1 = 400

DISTRICT BOUNDARY

HYDRANTS

45/53 Hydrants with two numbers, are on, or near, property boundaries.

Water Main Sizes

Green	12 and larger
Yellow	8 to 12
Red	6
Blue	4 and smaller

TOWN OF IRONDEQUOIT

"Where the land and waters meet." Est. 1839

INDEMNIFICATION AND CONTRIBUTION AGREEMENT

To the fullest extent permitted by law, Contractor agrees to indemnify, defend Town of Irondequoit any and all losses, claims, actions, demands, liabilities, or expenses, including but not limited to attorney's fees and all other costs of defense, by reason of the liability imposed by law or otherwise upon Town of Irondequoit for damages because of bodily injuries, including death, at any time resulting therefrom, sustained by any persons, including Contractor's employees, or on account of damages to property, including loss of use thereof, arising directly or indirectly from the performance of Contractor's work or from any of the acts or omissions on the part of Contractor, its employees, agents, representatives, materialmen, suppliers, and/or subcontractors. If such indemnity is made void or otherwise indemnity permitted by law, so as to require indemnification, in whole or in part, to the fullest extent permitted by law.

Contractor shall strictly observe and comply with all safety laws, rules and regulations (including but not limited to the Federal Occupational Safety and Health Act, the New York Labor Law, and all regulations promulgated pursuant to such laws) and to provide such protection as necessary to protect its workers and the workers of other contractors. In the event that additional safety measures are required. Contractor agrees that it will install or procure such additional safety measures at its sole expense. To the fullest extent permitted by law, Contractor shall hold harmless, indemnify and defend Town of Irondequoit against all losses, claims, fines or expenses, including but not limited to attorney's fees, resulting from the enforcement of these laws and related acts of its officers, employees, subcontractors, suppliers, and materialmen.

Date

(Individual or Company Name)

By Terry L. Thomas
Signature

TERRY L. THOMAS
Print Name and Office

FIRE MARSHAL PERMIT

The Town of Irondequoit, Building Department, County of Monroe, State of New York
hereby issues permit for project as described herein:

Permit Number: **FM-2026-1020-0837**

Issue Date: **10/20/02026**

Permit Fee: **$.00**

Type of Permit: **FM Special Events**

Street Address of Property: **4657 Culver Rd**

Occupant's Name:

Occupancy Classification:

Description of Work:
2026 Sea Breeze Fireman's Fireworks/Parade.

Required Inspection(s):

Fire Marshal Insp/Final

Tax Parcel ID: **062.50-1-48**

Permit Issued To: **Sea Breeze V Fire Asso Inc**

Permit Application Number: **FMApp-2026-1002-001**

Property Owner: **Sea Breeze V Fire Asso Inc**

Owner's Address: **4657 Culver Rd**
Rochester, NY 14622

VALID UNTIL:

COPY

A permit, under which no work has commenced within six months after issuance, shall expire by limitation. Furthermore, a permit that no Certificate of Occupancy or Certificate of Compliance has been issued within 12 months after issuance shall expire by limitation. Under either circumstance a new building/plumbing permit shall be secured before work can begin or be completed. It is the responsibility of the Owner/Occupant and/or contractor to comply with all applicable codes and/or ordinances. REQUESTS FOR INSPECTIONS MUST BE MADE 24 HOURS IN ADVANCE to the number shown below. PLEASE INDICATE ADDRESS OF PROJECT when calling for any inspections or inquiries. Please call 585-336-6072 by 3:00pm the business day before required inspections.

I am familiar with the Zoning/Building Ordinance(s) and the New York State Uniform Fire Prevention and Building Code requirements related to this permit and do hereby agree to abide by them. The information stated above is correct and accurate.

Signature of Applicant

Signature of Building Inspector

Department of Transportation

Monroe County, New York

Adam J. Bello
County Executive

Thomas J. Frys, P.E.
Director

August 26, 2026

Terry Thomas, Administrator
Sea Breeze Volunteer Fire Association
4657 Culver Road
Rochester, New York 14622

RE: PARADE PERMIT – SEA BREEZE VOLUNTEER FIRE ASSOCIATION AND SEA BREEZE FIRE DISTRICT ANNUAL HOLIDAY PARADE

Dear Mr. Thomas:

This is to inform you of the approval to use Culver Road (CR120) from Durand Boulevard to Sea Breeze Drive on Saturday, December 12, 2026, between the hours of 5:30 pm and 7:00 pm for the above referenced event.

All emergency departments must be notified by your office of the date and times of the above activities. This approval is also granted with the understanding that the County of Monroe assumes no liability for any injury to any participant or bystander while they are within the County right-of-way and that the provision of traffic control within the approved activities and locations will be the responsibility of the Irondequoit Police Department.

If you have any questions, please contact John Raymond at 585-753-7711 or me at 585-753-7729.

Sincerely,

Henry Herdzik, P.E.
Chief of Highway and Bridge Engineering

HH:JR:jlc

cc: T. Frys, T. Polech, T. Cesario, A. Gustavson
Courtney Zuniga, Irondequoit Town Clerk
Erin Magee, Commissioner, Irondequoit DPW
Jeff David, Irondequoit Fire Marshal
Scott Peters, Chief, Irondequoit Police Department
Alberto Pina, Shannon Lefler, RGRTA
File H:\Subject\Trans Eng - Permits\PERMITS\Parade\2026\Irondequoit\Seabreeze Fire Holiday Parade\Irondequoit - Seabreeze Fire Holiday Parade 2026.doc

50 West Main Street • Suite 6100 City Place Building • Rochester, New York 14614-1231
(585) 753-7720 • *fax:* (585) 753-7730 • *www.monroecounty.gov* • email: *mcdot@monroecounty.gov*

SEABREE-01 JZIELENSKI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/11/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: June A. Zielenski, CISR
Walsh Duffield Companies, Inc. 726 Exchange Street, Suite 200 Buffalo, NY 14210-1462	PHONE (A/C, No, Ext): (585) 267-8712 FAX (A/C, No): E-MAIL ADDRESS: jzielenski@walshduffield.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Natl Union Fire Ins Co Pitt PA — 19445
INSURED Sea Breeze Volunteer Fire Association, Inc 4657 Culver Rd Rochester, NY 14622	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER: 2**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR X Mgmt Liab $1M/$3M GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / PRO-JECT / X LOC OTHER:	X	X	VFNUTR001397606	6/1/2026	6/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 3,000,000 $ 3,000,000
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / X SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY	X	X	VFNUCM004217900	6/1/2026	6/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED X RETENTION $ 0	X	X	VFNUTR001397606	6/1/2026	6/1/2027	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Holiday Parade December 12th, 2026

Certificate holder is provided Additional Insured status on a primary and non-contributory basis when required in written contract or agreement. Waiver of Subrogation applies. A 30-day Notice of Cancellation applies.

CERTIFICATE HOLDER

The Town of Irondequoit
1280 Titus Avenue
Rochester, NY 14617

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Edward F. Walsh Jr.

ACORD 25 (2016/03)

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Melissa Rhoads

From: Susan Lamanna <susanlam@paris-kirwan.com>
Sent: Thursday, November 12, 2026 10:07 AM
To: Melissa Rhoads
Subject: RE: Annual Sea Breeze Fire Dept. Christmas Parade

This is perfect, thank you!

Susan
Susan Lamanna
Commercial Account Representative
Paris-Kirwan Associates Inc.
255 East Ave, Suite 300
Rochester, NY 14604
585-461-6436 phone
585-340-1714 fax
Susan.Lamanna@Paris-Kirwan.com

Please update your records with my new email address, thank you!

Please note my office hours are 7:30-4:00 M-Thurs and 7:30- 2:45 on Fridays.

From: Melissa Rhoads <mrhoads@irondequoit.gov>
Sent: Thursday, November 12, 2026 9:57 AM
To: Susan Lamanna <susanlam@paris-kirwan.com>
Subject: RE: Annual Sea Breeze Fire Dept. Christmas Parade

Attention! External Email. Be careful with Links/Attachments!

Hello Susan! Just received this, please let me know if all is OK now. Thanks so much, have a great day!

Melissa Rhoads
Town of Irondequoit – Clerk's Office
1280 Titus Ave
Rochester, NY 14617
(p) – 585-467-8840

TOWN OF IRONDEQUOIT
1280 Titus Ave
Rochester NY 14617
(585) 467-8840

Date: 07/27/2026

Receipt #: **141504**

Received From: SEA BREEZE FIRE DEPARTMENT

For:

1 - MISCELLANEOUS / ANNUAL HOLIDAY PARAGE	100.00

☐ **Cash**
☒ **Check/CC** 5285

Total received: 100.00

ck # 5285

Resolution No. 2026 -

EXTRACT OF THE MINUTES OF A MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION AUTHORIZING SURETY, FORM AND AMOUNT OF OFFICIAL UNDERTAKING FOR THE FAITHFUL PERFORMANCE OF THE DUTIES OF THE TOWN CLERK AND RECEIVER OF TAXES AND ASSESSMENTS

At a regular 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 17th day of November 2026 at 7:00 P.M. local time; there were:

PRESENT:

John Perticone	Town Supervisor
Ann Cunningham	Town Board Member
Steve Barz	Town Board Member
Grant Malone	Deputy Town Supervisor
McConville Considine Cooman & Morin PC	Attorney for the Town

Town Board Member _____offered the following resolution and moved its adoption:

WHEREAS, Section 25 of the Town Law requires that the Tax Receiver's Bond be filed in the Office of the Clerk of the Town and that the form and amount of the bond is to be as directed and approved by the Town Board and that the approval is to be indicated on the bond.

NOW, THERFORE, BE IT RESOLVED, that the Town Board hereby approves the surety, form and amount of the office undertaking for the faithful performance of the duties of the Town Clerk and Receiver of Taxes and Assessments, as follows:

Type of Undertaking:	Public Employee Faithful Performance Dishonesty Coverage Policy
Insurance Company:	Travelers Insurance Company
Amount:	$1,000,000.00

BE IT FURTHER RESOLVED, that pursuant to Section 25 of the Town Law, the Supervisor, Town Clerk, Collector, Receiver of Taxes, Town Justice, Constable, Superintendent of Highways and such other officers and employees as the Town Board may require, shall execute and file an official undertaking in the Office of the Town Clerk and the Office of the County Clerk in the form, sum and with sureties directed and approved by the Town Board as indicated on such undertakings. A true copy of this resolution shall be affixed to the undertakings to indicate this Board's approval thereon in accordance with Town Law Section 25.

This resolution shall take effect immediately upon its adoption.

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

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

IRONDEQ-01 SWHITE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/17/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Paris Kirwan Associates, Inc. PO Box 40420 Rochester, NY 14604	PHONE (A/C, No, Ext): (585) 473-8000	FAX (A/C, No): (585) 340-1714
	E-MAIL ADDRESS: reception@paris-kirwan.com	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Town of Irondequoit 1280 Titus Avenue Rochester, NY 14617	INSURER A : Charter Oak Fire Insurance Co	25615
	INSURER B : Travelers Indemnity Company	25658
	INSURER C : Travelers Casualty & Surety Co of America	31194
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:	X		ZLP-71N78440-26-PB	7/1/2026	7/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Sewer Backup	$ 1,000,000 $ 0 $ 0 $ 1,000,000 $ 3,000,000 $ 3,000,000 $ 500,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	X		810-4Y394067-COF-26	7/1/2026	7/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000	X		ZUP-31N80223-26-PB	7/1/2026	7/1/2027	EACH OCCURRENCE AGGREGATE General Agg	$ 10,000,000 $ $ 10,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
C	Crime			LB106782769	8/8/2026	8/8/2029	Emp theft-per loss	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Monroe County is an additional insured when required by written contract or agreement.

CERTIFICATE HOLDER

Monroe County
39 West Main Street, Suite 200
Rochester, NY 14614

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Resolution Number 2026-

EXTRACT OF THE MINUTES OF A MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION APPROVING THE SPECIAL EVENT LICENSE FOR THE IRONDEQUOIT PROFESSIONAL FIRE FIGHTERS' TOYS FOR TOTS 5K

At the regular meeting of the Town Board of Irondequoit, Monroe County, New York held at the Town Hall, 1280 Titus Avenue, in said Town of Irondequoit, on the 17th day of November 2026 at 7:00 p.m. local
time, there were:

PRESENT:	
John Perticone	Town Supervisor
Ann Cunningham	Town Board Member
Grant Malone	Deputy Supervisor
Steve Barz	Town Board Member
McConville Considine Cooman & Morin PC	Attorney for the Town

Town Board Member _____offered the following resolution and moved its adoption:

WHEREAS, the Town Clerk's Office received an application from Irondequoit Professional Firefighters requesting permission to hold a Toys for Tots 5K Run on Sunday, December 13, 2026, from 9:30 a.m. to 11:00 a.m.; and

WHEREAS, the event anticipates 50 runners to participate, along with 20 volunteer marshals, who will assemble at 8:00 a.m. at 4554 Culver Road; and

WHEREAS, proof of current insurance, which expires in March 2027, has been reviewed and approved by the Town's insurance carrier.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board approves the Special Event License for Irondequoit Professional Fire Fighters to hold a Toys for Tots 5K Run on Sunday, December 13, 2026, from 9:30a.m. to 11:00a.m. This approval is conditioned on the applicant notifying all affected residents before the event.

This resolution shall take effect immediately upon its adoption.

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

Town Supervisor	Perticone	Voting
Town Board Member	Barz	Voting
Town Board Member	Malone	Voting
Town Board Member	Cunningham	Voting

COMPLETE

a town for a lifetime
IRONDEQUOIT New York

Scott Peters, IPD

Jeffrey David, Fire Marshal

Erin Magee, DPW Commissioner

To: Distribution

From: Clerk's Office

Date: 10/13/2026

Re: Irondequoit Professional Firefighters Toys for Tots 5K

Chief, APPROVED. WILL NEED 1 OFFICER FOR CULVER RD. / BREEZE WAY DR. INTERSECTION.

Please read the attached 5K application. It requires your review and approval. Please review, approve/deny and forward interoffice mail to Jeffrey David in the Fire Marshall's Office.

Jeff,

Please read the attached 5K application. It requires your review and approval. Please review, approve/deny and forward interoffice mail to Erin Magee in the Department of Public Works Department.

Erin, 11/12/26

Please read the attached 5K application. It requires your review and approval. Then please send it back to me in interoffice mail.

Attachment: Parade/Walk/Run Application

Event Name: Irondequoit Professional Firefighters Toys for Tots 5K

Event Date: ~~12/12/26~~ 12/13/26

Time: 9:30 am – 11:00 am (set up begins at 8:00 am)

Place and Address: 4554 Culver Rd

$100.00
paid via C.C. on 10/13/26
by C.Z.

FOR TOWN USE ONLY:	APPLICATION FEE RECEIVED: ☒ YES ☐ NO	BARRICADE USAGE FEE: $
	TOWN CLERK APPROVAL: [signature]	DATE: 11/12/26
	POLICE APPROVAL: [signature]	DATE: 10/15/26
	POLICE FEE: $ RECEIVED: ☐ YES ☐ NO	DATE: / /
	FIRE MARSHAL APPROVAL: [signature]	DATE: 10/23/26
	COMMISSIONER OF D.P.W. APPROVAL: [signature]	DATE: 11/12/26

* insurance approval - 10/28/26 (M)

TOWN OF IRONDEQUOIT
APPLICATION FOR PARADE/WALK/RUN

A NON-REFUNDABLE FEE OF $100.00 IS REQUIRED AT THE TIME OF APPLICATION

TYPE OF EVENT: ☐ PARADE ☐ WALK ☒ RUN

EVENT NAME: Irondequoit Professional Firefighters Toys for Tots 5K

DATE OF EVENT: ~~12/12/2026~~ 12/13/2026 RAIN DATE: _____

PURPOSE OF EVENT: Fund raiser

NAME OF SPONSOR ORGANIZATION: Irondequoit Firefighters Local 4176

ADDRESS: 2960 Culver Road, Rochester NY, 14622

DAYTIME TELEPHONE: 585-957-1423 EVENING TELEPHONE: 585-957-1423

CELL #: 585-957-1423 FAX #: _____ E-MAIL: ipalmer@irondequoitfire.org

TIME OF EVENT: FROM 0930 TO 1100

TIME & LOCATION OF ASSEMBLY: 0800 @ 4554 Culver Road

TIME & LOCATION OF DISBANDMENT: 1100 @ 4554 Culver Road

NUMBER OF PARTICIPANTS EXPECTED: 50 NUMBER OF VOLUNTEER MARSHALS: 20

EVENT TO TAKE PLACE: ☐ STREET ☐ SIDEWALK ☒ BOTH

IS AREA TO BE BLOCKED OFF? ☐ YES ☒ NO

IF YES, PLEASE SPECIFY: _____

ARE BARRICADES NEEDED? ☐ YES ☒ NO **(A FEE WILL BE ASSESSED FOR BARRICADE USAGE)**

IF YES, PLEASE INDICATE LOCATIONS WHERE BARRICADES ARE TO BE SET UP: _____

ALL AFFECTED RESIDENTS MUST ME NOTIFIED OF EVENT. HAVE YOU NOTIFIED ALL AFFECTED RESIDENTS?

☐ YES ☒ NO IF NO, NUMBER INFORMED: 50

PLEASE LIST THE NAMES AND ADDRESS OF ANY RESIDENT OPPOSED TO THIS EVENT, USE A SEPARATE SHEET OF PAPER IF NECESSARY:

NAME: _____ ADDRESS: _____

NAME: _____ ADDRESS: _____

HAVE YOU RECEIVED ROUTE CLEARANCE (IF APPLICABLE) (I.E. REGIONAL TRANSIT AUTHORITY)? **BUS RE-ROUTING MUST BE CLEARED BY APPLICANT WITH THE REGIONAL TRANSIT AUTHORITY** ☐ YES ☐ NO

Ian Palmer (585)-957-1423

Contact:


1.60 mi
Lakeshore Blvd
The White Lady's Castle
Log Cabin Rd
Zoo Rd
Durand Lake
Daffodills
Durand Eastman Park Arboretum
Shelter
Trott Lake
Lake Bluff Rd
Anatolia Mediterranean Grill
Bill Gray's Seabree
Whirlwind
Nixon Dr
Culver Rd
Lynn Dr
Mallard Dr
Fawn St
Birch Hills Dr
Seacliffe Rd
The Union Tavern: Restaurant and Event...
Seabreeze Amusement Park
Broderick Dr
Shamrock Jack's Irish Pub
Pinehill Dr
Brad St
120
0.40 mi
Breezeway Dr
Parkgrove Rd
Sea Breeze Dr
Bayton Dr
Emily St
Sea View Ave
Topper Dr
Keating Dr
Parkside Diner on Lake Ontario
0.60 mi
Havenwood Dr
Maryknoll Park
Durand Blvd
Park Rd
Yoely Beauty Salon
Wacona Ave

TOWN OF IRONDEQUOIT

"Where the land and waters meet." Est. 1839

INDEMNIFICATION AND CONTRIBUTION AGREEMENT

To the fullest extent permitted by law, Contractor agrees to indemnify, defend Town of Irondequoit any and all losses, claims, actions, demands, liabilities, or expenses, including but not limited to attorney's fees and all other costs of defense, by reason of the liability imposed by law or otherwise upon Town of Irondequoit for damages because of bodily injuries, including death, at any time resulting therefrom, sustained by any persons, including Contractor's employees, or on account of damages to property, including loss of use thereof, arising directly or indirectly from the performance of Contractor's work or from any of the acts or omissions on the part of Contractor, its employees, agents, representatives, materialmen, suppliers, and/or subcontractors. If such indemnity is made void or otherwise indemnity permitted by law, so as to require indemnification, in whole or in part, to the fullest extent permitted by law.

Contractor shall strictly observe and comply with all safety laws, rules and regulations (including but not limited to the Federal Occupational Safety and Health Act, the New York Labor Law, and all regulations promulgated pursuant to such laws) and to provide such protection as necessary to protect its workers and the workers of other contractors. In the event that additional safety measures are required. Contractor agrees that it will install or procure such additional safety measures at its sole expense. To the fullest extent permitted by law, Contractor shall hold harmless, indemnify and defend Town of Irondequoit against all losses, claims, fines or expenses, including but not limited to attorney's fees, resulting from the enforcement of these laws and related acts of its officers, employees, subcontractors, suppliers, and materialmen.

Irondequoit Professional Firefighters

(Individual or Company Name)

Date 10/13/2026

By _____

Signature

Ian Palmer - Irondequoit

Print Name and Office Fire Dist.

IRONFIR-01 JZIELENSKI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # PC-637578 Walsh Duffield Companies, Inc. 155 Culver Road, Suite 200 Rochester, NY 14620	CONTACT NAME: June A. Zielenski, CISR PHONE (A/C, No, Ext): (585) 267-8712 FAX (A/C, No): E-MAIL ADDRESS: jzielenski@walshduffield.com
INSURED Irondequoit Fire District 2960 Culver Rd Rochester, NY 14622	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Utica National Assurance Company — 10687 INSURER B : FDM Preferred Ins. Co., Inc. — 13608 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER: 1**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR X EBL $1M/$3M-EPL$1M GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [ ] PRO-JECT [ ] LOC X OTHER:	X	X	5514583	3/1/2026	3/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG ABUSE MOLESTATI	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 10,000,000 $ 10,000,000 $ 500,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	X	X	5514484	3/1/2026	3/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED X RETENTION $ 10,000	X	X	5520932	3/1/2026	3/1/2027	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 20,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		FDIWC1022326	5/16/2026	5/16/2027	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 100,000 $ 100,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 5K Toys for Tots Event - December 12, 2026 (4554 Culver Rd, Rochester NY 14622)

Certificate holder is included as an Additional Insured as required by signed written contract per the policy forms referenced below to the extent provided therein. Waiver of Subrogation and 30-day Cancellation Notice applies to General Liability, Automobile, and Umbrella.

CERTIFICATE HOLDER

The Town of Irondequoit
1280 Titus Avenue
Rochester, NY 14617

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Edward F. Walsh Jr.

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AGENCY CUSTOMER ID: IRONFIR-01 JZIELENSKI

LOC #: 1

ADDITIONAL REMARKS SCHEDULE

AGENCY	License # PC-637578	NAMED INSURED
Walsh Duffield Companies, Inc.		Irondequoit Fire District 2960 Culver Rd Rochester, NY 14622 Monroe
POLICY NUMBER		
SEE PAGE 1		
CARRIER	NAIC CODE	EFFECTIVE DATE: SEE PAGE 1
SEE PAGE 1	SEE P 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

26-27 COVERAGE FORMS

GENERAL LIABILITY:
CPKG CG 00 01 04 13 COMMERCIAL GENERAL LIABILITY COVERAGE FORM
CPKG 8-E-3590 09 06 VOLUNTEER FIRE DEPTS - BLANKET GL ADDITIONAL INSURED
CPKG CG 20 01 19 12 BLANKET GL PRIMARY NON-CONTRIBUTORY (BY CONTRACT)
CPKG CG 24 04 12 19 WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WOS)

AUTOMOBILE:
8-E-2419 4-2017 COMMERCIAL AUTOMOBILE EXTENSION ENDORSEMENT - BLANKET ADDITIONAL INSURED
CA 04 44 03 10 WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WOS)

UMBRELLA LIABILITY:
CU 00 01 04 13 COMMERCIAL LIABILITY UMBRELLA COVERAGE FORM
cu 24 03 12 20 WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WOS)

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Melissa Rhoads

From: Susan Lamanna <susanlam@paris-kirwan.com>
Sent: Wednesday, October 28, 2026 2:56 PM
To: Melissa Rhoads
Subject: RE: Irondequoit Firefighters Toys for Tots 5K

Thank you, Melissa, approved! Going forward, I would recommend getting a copy of the forms they list (many times they're included with what you send over); we won't need in this case; however, it should be routine; the forms they list are include with the certificate.

Susan
Susan Lamanna
Commercial Account Representative
Paris-Kirwan Associates Inc.
255 East Ave, Suite 300
Rochester, NY 14604
585-461-6436 phone
585-340-1714 fax
Susan.Lamanna@Paris-Kirwan.com

Please update your records with my new email address, thank you!

Please note my office hours are 7:30-4:00 M-Thurs and 7:30- 2:45 on Fridays.

From: Melissa Rhoads <mrhoads@irondequoit.gov>
Sent: Wednesday, October 28, 2026 2:43 PM
To: Susan Lamanna <susanlam@paris-kirwan.com>
Subject: RE: Irondequoit Firefighters Toys for Tots 5K

Attention! External Email. Be careful with Links/Attachments!

Hi Susan! I just received the updated COI for the Toys for Tots 5K, please see attached and let me know if this is now approved. Thanks!

Melissa Rhoads
Town of Irondequoit – Clerk's Office
1280 Titus Ave
Rochester, NY 14617
(p) – 585-467-8840

Department of Transportation

Monroe County, New York

Adam J. Bello
County Executive

Thomas J. Frys, P.E.
Director

October 27, 2026

Captain Ian Palmer
Irondequoit Professional Firefighters Local 4176
2960 Culver Road
Rochester, New York 14622

RE: PARADE PERMIT – TOYS FOR TOTS 5K

Dear Captain Palmer:

This is to inform you of the approval to cross Culver Rd (CR 120) at Breezeway Dr on Sunday, December 13, 2026, between the hours of 9:00 and 11:00 am for the referenced event.

All emergency departments must be notified by your office of the date and times of the above activities. This approval is also granted with the understanding that the County of Monroe assumes no liability for any injury to any participant or bystander while they are within the County right-of-way and that the provision of traffic control within the approved activities and locations will be the responsibility of the Irondequoit Police Department.

If you have any questions, please contact John Raymond at 585-753-7711 or me at 585-753-7747.

Sincerely,

Henry Herdzik, P.E.
Chief of Highway and Bridge Engineering

HH:JR:jlc

cc: T. Frys, T. Harris, T. Cesario, D. Gustavson
Courtney Zuniga, Irondequoit Town Clerk
E. Magee, A. Doeller, Irondequoit DPW
Scott Peters, Chief, Irondequoit Police Department
Alberto Pina, Shannon Lefler, RGRTA
File H:\Subject\Trans Eng - Permits\PERMITS\Parade\2026\Irondequoit\Toys for Tots 5K\Irondequoit, Toys For Tots 5K 2026.doc

50 West Main Street • Suite 6100 City Place Building • Rochester, New York 14614-1231
(585) 753-7720 • *fax:* (585) 753-7730 • *www.monroecounty.gov* • email: *mcdot@monroecounty.gov*

Melissa Rhoads

From: Ian Palmer <ipalmer@irondequoitfire.org>
Sent: Thursday, October 22, 2026 3:02 PM
To: Melissa Rhoads
Subject: RE: Toys for Tots 5K

Hi Melissa. We are still awaiting the confirmation from our insurance carrier, it should be no issue, they are just adding the coverage. As for the date change, it is confirmed that we are switching to the 13th. Thank you.

Captain Ian Palmer
Irondequoit Fire District
FTO

Designation Conferred

"The difference between operational success and failure is determined during training."

From: Melissa Rhoads <mrhoads@irondequoit.gov>
Sent: Tuesday, October 20, 2026 10:04 AM
To: Ian Palmer <ipalmer@irondequoitfire.org>
Subject: Toys for Tots 5K

> You don't often get email from mrhoads@irondequoit.gov. Learn why this is important

Good morning Ian!

The application for your Toys for Tots 5K is still making it's rounds among the Department Heads, however, I did get a response from our Insurance Broker regarding your Certificate of Insurance. She stated "This is missing waiver of subrogation and 30 days' notice of cancellation.". Everything looks OK. Can you have your insurance company update your COI and send me a new copy which includes everything required? I included a copy of the sample for your convenience.

Please let me know if you have any questions.

Thank you and have a great day!

Melissa Rhoads
Town of Irondequoit – Clerk's Office
1280 Titus Ave

Resolution Number 2026 -

EXTRACT OF MINUTES OF MEETING OF THE TOWN BOARD ADOPTING A RESOLUTION APPROVING THE 2027 ORGANIZATIONAL, WORKSHOP AND REGULAR TOWN BOARD MEETING DATES

At a workshop 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 17th day of November 2026 at 4:00 P.M. local time: there were:

PRESENT:

John Perticone	Town Supervisor
Ann Cunningham	Town Board Member
Steve Barz	Town Board Member
Grant Malone	Deputy Town Supervisor
McConville Considine Cooman & Morin PC	Attorney for the Town

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

WHEREAS, the 2027 Town Board Meeting Schedule for Workshop Meetings and the Regular Town Board Meetings has been submitted by the Town Clerk's Office for approval by the Town Board.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board approves the 2027 Workshop and Regular Town Board Meeting Schedule as follows:

Organizational Meeting: Monday, January 4th, 2027, at 4:00 PM in the Broderick Room

Workshop-Tuesdays @ 4pm	**Regular Town Board- Tuesdays @ 7pm**
January 12, 2027	January 19, 2027
February 9, 2027	February 16, 2027
March 9, 2027	March 16, 2027
April 13, 2027	April 20, 2027
May 11, 2027	May 18, 2027
June 8, 2027	June 15, 2027
July 13, 2027	July 20, 2027
August 10, 2027	August 17, 2027
September 14, 2027	September 21, 2027
October 12, 2027	October 19, 2027
November 9, 2027	November 16, 2027
December 14,2027	December 21, 2027

This resolution shall take effect upon its adoption.

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

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