

## **EXECUTIVE SESSION**

Board of Trustees  
Village of Kenmore

Kenmore Municipal Building  
June 17, 2025

PRESENT:	Hon. Patrick Mang	Mayor
	Hon. Paul Catalano	Trustee
	Hon. Brittany Jones	Trustee
	Hon. Christopher Ring	Trustee

ABSENT:	Hon. Donna Genesky	Trustee
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### **EXECUTIVE SESSION TO DISCUSS ONE (1) PERSONNEL/HEALTH, TWO (2) FINANCIAL AND TWO (2) LITIGATION MATTERS.**

Trustee Ring moved to go into Executive Session to discuss one (1) personnel/health, two (2) financial and two (2) litigation matters.

Seconded by Trustee Catalano and adopted by a full vote in the affirmative.

Trustee Ring moved to end the Executive Session.

Seconded by Trustee Jones and adopted by a full vote of all members present.

Kathleen P. Johnson  
Village Clerk/Treasurer

## **CORPORATION PROCEEDINGS**

Board of Trustees  
Village of Kenmore

Kenmore Municipal Building  
June 17, 2025

PRESENT:	Hon. Patrick Mang	Mayor
	Hon. Paul Catalano	Trustee
	Hon. Brittany Jones	Trustee
	Hon. Christopher Ring	Trustee
ABSENT:	Hon. Donna Genesky	Trustee

The meeting was called to order at 7:30 p.m. by Mayor Mang. The Mayor led the Pledge of Allegiance.

### **BOARD CONDUCTED A HEARING PERTAINING TO LOCAL LAW #3, 2025: AMENDING CHAPTER 25, ZONING, ARTICLE XIV, OUTDOOR DINING.**

Trustee Jones moved to open a hearing pertaining to proposed Local Law #3 – a Local Law amending Chapter 25, Zoning, Article XIV, Outdoor Dining.

Seconded by Trustee Ring and adopted by a full vote in the affirmative.

The Clerk read the Local Law in its entirety.

The Mayor explained that the hearing was open, and that the Board would address questions concerning the Local Law.

Gregory Kuhaneck on East Hazeltine Avenue asked what the fee is to obtain a permit.

Clerk Kathleen Johnson replied that the fee is \$100, which is paid annually.

Mr. Kuhaneck feels that the fact that the fee can be changed by the board seems arbitrary.

Mayor Mang replied that any change in fee would need to be approved by resolution at a Board meeting. He explained that this allows for fees to be adjusted without the need for a new local law, which is a longer process.

Marjorie Peters, 95 Knowlton, questions what the Local Law is for.

Mayor Mang explained that the Board is amending the current law in order to expand outdoor dining options to businesses that otherwise would be unable to do so. He said that, while additional changes might still be made to the outdoor dining law, in passing these amendments today, other businesses might be able to take advantage of outdoor dining for most of the summer.

Chris DiCesare, from Fattey's and the Kenmore Business Association stated that he loves being in Kenmore, but thinks the Village is putting more restrictions on businesses.

Trustee Ring replied that the current Outdoor Dining Law has been on the books since 2004. The amendments passed tonight will expand outdoor dining opportunities to other businesses. The amendments allow businesses to set up outdoor dining on Village property, with Board approval. He said that the Board is looking at the Outdoor dining law in its entirety and that additional changes may be made. Tonight's amendment allows to expand to Village of Kenmore property, with board approval

Mr. DiCesare stated that he's worried that Fattey's isn't grandfathered in, and that they have had outdoor dining since they opened.

The Mayor replied that they've always had to be approved for outdoor dining and that they have annually applied for, and been given, a permit to conduct outdoor dining.

Mr. DiCesare stated that Fattey's has always had music as part of their outdoor dining experience. He thinks that he thinks there should be less legislation and more conversation.

The Mayor stated that the Board agrees that music can add to the experience and that that is one of the things the Board is looking to address in future amendments to the outdoor dining law.

Trustee Catalano said that the board will continue to review the Outdoor Dining legislation and decide how best to improve the law. He said the law is designed to give businesses an opportunity to expand their business beyond the interior of their property. Regulations need to also address the needs of the residents.

Trustee Ring stated that additional changes may be done in phases.

Trustee Jones said that the Outdoor Dining local law is already on the books and has been for 21 years. The amendments being made tonight are very small but will serve to make outdoor dining options more permissive. Trustee Jones said that unfortunately, the social media message misrepresented what the local law was accomplishing. She reiterated that additional changes are already being discussed. She noted that the legislation needs to be designed to work for businesses, while being respectful to the surrounding residents. She invited the public to reach out to her with any ideas as to how the law can be improved.

Mayor Mang said that, unfortunately, the message that went out on social media was a misrepresentation of what the Board was doing. This isn't a new law at all. Outdoor Dining legislation has been on the books for years. The very small changes being made tonight actually help businesses by expanding outdoor dining opportunities. He said that the current law works well and has helped many businesses, including Fattey's. He said that the current law does not allow music, but that the Board is looking into that, as well. The Mayor also addressed a question concerning enforcement, saying that enforcement will be performed by the Building Inspector

Jeff Adler, Shepard Avenue, said that he has enforcement concerns about Fattey's on Shepard.

The Mayor replied that this local law hearing concerns Outdoor Dining, not Special Events. Outdoor dining is allowed 7 days a week.

Mark Holosin, 40 West Hazeltine, stated that he thinks sidewalk cafes are great, and he thinks that music should be allowed.

The Mayor repeated that music was not allowed in the original legislation, but the Board is looking in allowing it. He said that the Board needs to balance the needs of the surrounding residents.

Amy Snyder, 1 Delaware Road, stated that she chose Kenmore, over the Elmwood Village, because of its vibrancy. She loves being out on her balcony and hearing the music at Spot. She wants the Board to consider allowing music.

Trustee Jones stated that she agrees, and that this is something the Board is already looking at.

Alyssa Massey, 70 Danbury Lane, said that she was responsible for the post. She said that she works part time at Fattey's and was concerned that it would no longer be able to have outdoor dining. She was unaware that the law was already in place, that Fattey's already had a permit for outdoor dining, and that the changes would actually help businesses. She then read a prepared statement noting Fattey's contributions to the community and her belief that regulations don't serve small businesses. She thinks that outdoor dining is great for the community.

Trustee Catalano thanked her for her comments. He said the Board agrees that outdoor dining benefits the Village. That's why these amendments are being put into the books – to allow more businesses to take advantage of outdoor dining. Mr. Catalano said that the Board is

looking at the law, taking one step at a time. He said that misinformation created a lot of confusion.

As there were no further comments, Trustee Ring moved to close the Hearing

Seconded by Trustee Catalano and approved by a full vote in the affirmative.

**BOARD APPROVED LOCAL LAW #3, 2025: AMENDING CHAPTER 25, ZONING, ARTICLE XIV, OUTDOOR DINING.**

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Trustee Catalano moved to approve Local Law #3, 2025 - a Local Law amending Chapter 25, Zoning, Article XIV, Outdoor Dining.

Seconded by Trustee Jones.

A roll call vote was taken:

Trustee Catalano	Aye
Trustee Jones	Aye
Trustee Ring	Aye
Mayor Mang	Aye

**BOARD CONDUCTED A HEARING UNDER CHAPTER 7 ARTICLE V: UNSAFE BUILDINGS PERTAINING TO 121 WARDMAN ROAD.**

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Trustee Jones moved to open the hearing.

Seconded by Trustee Ring and adopted by a full vote of all members present.

The Clerk advised that this was the time and place to conduct a hearing under Chapter 7 Article V: Unsafe Buildings, pertaining to the garage at 121 Wardman Road.

Building Inspector, Michael Berns, stated that this property had already had a hearing in May, wherein the Board's resolution required the property owner to secure a demolition permit

within 14 days of the formal notice. Mr. Berns reported that the building department had not received a permit application and that the garage remains a danger to the health, safety and welfare of the community. He presented updated photos. He recommends that the garage be demolished.

The Mayor asked if there was anyone present from 121 Wardman Road.

No one was present.

There were no other comments or questions brought to the Board's attention.

Trustee Catalano moved to close the hearing.

Seconded by Trustee Jones and adopted by a full vote of all members present.

**BOARD APPROVED A RESOLUTION PERTAINING TO CHAPTER 7, ARTICLE V:  
UNSAFE BUILDINGS – 121 WARMAN ROAD.**

Trustee Catalano moved to uphold the determination of the Building Inspector, finding that the property garage is in violation of Section 7-112, Chapter 7, Article V: Unsafe Buildings. The Clerk is directed to send notification of the findings, along with the Board Resolution, directing that the garage be demolished within 14 days from the date of the notice. If the owner fails to comply, the Village of Kenmore will demolish the garage with all costs being assessed against the property. A copy of this Resolution will be attached to these minutes for record purposes.

Seconded by Trustee Jones and adopted by a full vote in the affirmative.

A Roll Call Vote was taken as follows:

Trustee Catalano      Aye

Trustee Jones          Aye

Trustee Ring                      Aye

Mayor Mang                      Aye

**BOARD APPROVED THE APPOINTMENT OF A PERMANENT FULL-TIME LABORER FOR THE DEPARTMENT OF PUBLIC WORKS.**

Trustee Jones moved to approve the appointment of Carson Pryor as a permanent full-time Laborer for the Department of Public Works, effective June 18, 2025.

Seconded by Trustee Ring and adopted by a full vote in the affirmative

**BOARD APPROVED THE HIRE OF A PART-TIME EMPLOYEE FOR THE DEPARTMENT OF PUBLIC WORKS.**

Trustee Ring moved to approve the hire of Dean Leaderstorf as a part-time employee for the Department of Public Works, effective June 23, 2025.

Seconded by Trustee Catalano and adopted by a full vote in the affirmative.

**BOARD APPROVED THE HIRE OF A SEASONAL EMPLOYEE FOR THE DEPARTMENT OF PUBLIC WORKS.**

Trustee Catalano moved to approve the hire of Joseph Rizzo as a seasonal employee for the Department of Public Works, effective June 23, 2025.

Seconded by Trustee Jones and adopted by a full vote in the affirmative.

**BOARD GRANTED PERMISSION FOR TWO FIREFIGHTERS TO ATTEND VARIOUS COURSES.**

Trustee Jones moved to approve and grant permission to Fire Fighter Hector Rivera to attend “National Fuel-Natural Gas Basics” on June 16, 2025, Firefighters Frank Cutrona and Hector Rivera to attend “Propane Emergencies-Operations Level”, on July 12, 2025, and

Firefighter Frank Cutrona to attend “Truck Company Operations” on July 1-24, 2025 in Cheektowaga, New York, with expenses.

Seconded by Trustee Ring and adopted by a full vote in the affirmative.

**BOARD GAVE PERMISSION TO THE KENMORE UNITED METHODIST CHURCH TO HOLD A BLOCK PARTY.**

Trustee Ring moved to approve and grant permission to the Kenmore United Methodist Church, on Delaware Road between Landers and Chapel Road, to hold a block party on Saturday, August 9, 2025, with a rain date of Sunday, August 10, 2025, at the request of Reverend. Becky Naber.

Seconded by Trustee Catalano and adopted by a full vote of all members present.

**BOARD APPROVED A RESOLUTION AUTHORIZING LEGAL ACTION CONCERNING A CODE VIOLATION.**

Trustee Catalano moved to approve a Resolution authorizing Hodgson Russ LLP to instigate a legal action against M&C Rosie Mae LLC, and David Amoia concerning a code violation. A copy of this Resolution is appended to these minutes for record purposes.

Seconded by Trustee Catalano and adopted by a full vote of all members present.

**BOARD APPROVED SPECS AND AUTHORIZED PUBLICATION OF A LEGAL NOTICE FOR THE 2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SIDEWALKS AND CURB REPLACEMENT PROJECT.**

Trustee Jones moved to approve specs and give permission to the Clerk/Treasurer to publish a legal notice to bidders for the 2025 Community Development Block Grant (CDBG) Sidewalks and Curb Replacement Project. A copy of the legal notice has been appended to these minutes for record purposes.

Gregory Kohanic wanted to know where the project would be taking place.

Mayor Mang responded that the project will address ADA curb ramps on parts of Wilber.

Mr. Kohanic questioned why curbs hadn't been replaced on his street, and stated that the Village has done nothing to help his street. He also complained that the Village is hurting businesses.

The Mayor replied that the Board had just passed legislation that helps businesses.

There were no other questions or comments.

Seconded by Trustee Ring and adopted by a full vote of all members present.

**BOARD APPROVED CHANGE ORDER FOR THE KENMORE POLICE DEPARTMENT PROJECT.**

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Trustee Ring moved to approve a change order for the Kenmore Police Department Project in the amount of \$10,854.00. A copy of the change order is attached to these minutes for record purposes.

Seconded by Trustee Catalano and adopted by a full vote of all members present.

**ABSTRACT OF AUDITED VOUCHERS.**

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Trustee Catalano offered the following resolution and moved for its adoption:

**RESOLVED**, that the Mayor be and he hereby is authorized to sign the Abstract of Audited Vouchers dated June 17, 2025 in the amount of \$1,622,625.15; General Fund \$661,456.08; Water Fund \$111,150.60; Sewer Fund \$71,293.19; Capital Fund \$778,725.28; to direct the Treasurer to pay each of the listed claimants in the amount appearing opposite his/her name.

Seconded by Trustee Jones and adopted by a full vote in the affirmative.

**INVITATION FOR PUBLIC COMMENT/QUESTIONS**

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The Mayor asked if anyone wished to be heard.

Greg Kohanic complained that the property at 2765 Delaware Avenue (the former Kenmore Presbyterian Church) has been a mess for years, and that the same is true of the former St. Paul's school. He noted that the Delaware Avenue property maintenance issues had been recently addressed.

Mayor Mang replied that the Board had just had a meeting with the owner/developer of 2765 Delaware Avenue. He stated that part of the delay is that there had been two different developers involved. The first developer had backed out. The property was then sold to another party and that new plans are being developed. The Mayor stated that the same had been true of St. Paul's School – that the property had been transferred to two different owners. He said that the Village is constantly pushing these owners to maintain their properties and to move forward with development.

Debbie Kurtz, 70 Enola, advised that she is once again having issues with the property at 66 Enola. She said that the owners are back from prison and that weeds and garbage are everywhere. Shingles from their garage roof are falling into her pool.

Mayor Mang asked the Building Inspector to follow up.

Ned Barber, 210 Lincoln, stated that he lives next to the Kenmore Police Department and is complaining that workers are starting before 7 AM. He says that he is woken up with workers reporting to the site at 6 AM. Mr. Barber also complained about the smell of diesel in the air from construction.

Mayor Mang said that the Village will follow up with the contractors to make sure that work isn't starting before 7 AM.

There were no other questions or comments.

The meeting was adjourned.

The next meeting of the Board of Trustees will be held on July 1, 2025 at 7:30 p.m.

Kathleen P. Johnson  
Village Clerk/Treasurer