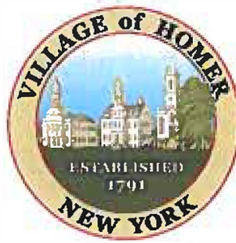


Darren "Hal" McCabe  
Mayor  
Mayor@HomerNY.org

Village Office  
31 N. Main Street  
Homer, NY 13077  
Phone: 607-749-3322  
www.HomerNY.org



Village Police: 607-749-2022  
Newton Water Works: 607-749-2511  
Glenwood Cemetery: 607-749-3517  
Streets and Parks: 607-749-3813  
Recreation: 607-749-2161  
Codes: 607-745-3177  
Homer Fire Department: 607-749-3121

**BOARD OF TRUSTEES  
MEETING AGENDA  
October 11, 2022**

- 1. Regular Meeting of the Board of Trustees called to order by Mayor McCabe**
- 2. Approve Minutes –September 20, 2022**
- 3. Treasurer's report:**
  - A. Authorize payment of bills
    - **F & G Funds – Vouchers # \$**
    - **A Fund – Vouchers # \$**
  - B. Approve Treasurer's Report
    - a. Inventory project update
- 4. Report of Offices and filing of written reports:** Cemetery, Codes, Dog Control, DPW, Fire Department, Fire Inspector, Police Department, Recreation, Water & Sewer
- 5. Privilege of the Floor**
- 6. Old Business**
  - A. Update on Dam Project
  - B. Update on Bus Stop
- 7. New Business**
  - A. Approve LWCCC Purchase Agreement
  - B. Approve 2023 Benefit Insurance Policies for Employees and Retirees
  - C. Review taxpayers' requests for water and sewer credit
    - a. 2 Henry Street
    - b. 3 Park Ave
    - c. 4964 Route 41
    - d. 23 Burgett Drive
    - e. 16 Clinton Street
    - f. 36 Burgett Drive
  - D. Approve Mortgage/ Lien Releases for various CDBG grant programs
  - E. Budget adjustments
  - F. Approve transferring \$1,434.19 in fire department refunds to fire truck replacement reserve
  - G. DPW and Water/ Sewer Updates
    - a. Leaves and small branch pickups are October 3- October 31
    - b. Winter updates from Streets and Water
    - c. Amnesty Day October 22, 2022
  - H. Discuss and approve zoning nonprofit fees
  - I. Approve updates to Employee and Volunteer Reimbursement Policy
  - J. Approve the following water and sewer billing policies
    - a. Pool Credit Policy
    - b. Leak Credit Policy
    - c. LIHWAP Program Updates
  - J. DOT Project Updates
  - K. Recreation Committee Updates
  - L. Discuss LED Light reserves

**Darren "Hal" McCabe**  
Mayor  
Mayor@HomerNY.org

**Village Office**  
31 N. Main Street  
Homer, NY 13077  
**Phone:** 607-749-3322  
[www.HomerNY.org](http://www.HomerNY.org)



**Village Police:** 607-749-2022  
**Newton Water Works:** 607-749-2511  
**Glenwood Cemetery:** 607-749-3517  
**Streets and Parks:** 607-749-3813  
**Recreation:** 607-749-2161  
**Codes:** 607-745-3177  
**Homer Fire Department:** 607-749-3121

N. Declare surplus items

O. Approve updated lease between the Town of Homer and Village of Homer for 31 North Main Street

**8. Attorney**

**9. Comments by Board Members**

**10. Executive Session** – Per NYS Public Officers Law, Article 7 §105

**11. Adjournment**

**Village of Homer Board of Trustees Meeting**  
**September 20, 2022**  
**6:00 p.m.**

The Regular Meeting of the Village of Homer Board of Trustees was held remotely via zoom and in person at the Homer Town Hall at 31 North Main St. with Mayor McCabe presiding.

Members present:

Mayor, Hal McCabe  
Trustee, Patrick Clune  
Trustee, Edward Finkbeiner  
Trustee, Kevin Slack  
Trustee, Elizabeth McGrath

Also, present were Village Clerk Dan Egnor, Village Treasurer Tanya Digennaro, Chief of Police Bob Pitman, Dante Armideo Village Lawyer, Don Ferris Homer News, Fred Forbes Town of Homer Superintendent, Buzz Barber Water/Sewer Superintendent, Kevin Smith Cortland Voice, Eddie Velazquez.

Trustee Clune made a **Motion** to approve minutes of August 30, 2022, Seconded by Trustee Slack- **all ayes**

On **Motion** by Trustee Clune, Seconded by Trustee Slack, to pay the following bills – **all ayes**.

➤ <b>F &amp; G Funds – Vouchers</b>	<b># 189-203</b>	<b>\$8,220.29</b>
➤ <b>A Fund – Vouchers</b>	<b># 524-575</b>	<b>\$45,818.47</b>

**Treasurer's report:** Report was received as submitted. Mayor McCabe read the report. **Motion** to accept the report as submitted by Trustee Clune, Seconded by Trustee Slack- **all ayes**. Tanya updated that when the inventory reports are finalized, they will be printed for the emergency plan. Changes can be done annually. The historical signs look good and should be finished soon. **Motion** to accept the report as submitted by Trustee Finkbeiner, Seconded by Trustee Clune- **all ayes**.

**ACCEPTANCE FOR FILING OF WRITTEN REPORTS:**

**CEMETERY:** Report was received as submitted. Mayor McCabe read the report. The cameras have been installed and the pictures are great. **Motion** to accept the report as submitted by Trustee Clune, Seconded by Trustee Slack- **all ayes**.

**CODES REPORT** – Report was received as submitted. Mayor McCabe read the report. **Motion** to accept the report as submitted by Trustee Finkbeiner Seconded by Trustee Clune- **all ayes**.

**ANIMAL CONTROL:** Report was received as submitted. Mayor McCabe read the report. **Motion** to accept the report as submitted by Trustee Clune, Seconded by Trustee Finkbeiner - **all ayes.**

**DPW/PARKS-** The sidewalk repairs, the bus stop and benches all look great. There are trees that need to be removed and will have to look at the budget to get replacements. **Motion** to accept the report as submitted by Trustee Finkbeiner, Seconded by Trustee Slack- **all ayes.** Reminder that leaves and small branch pick up starts October 3 and ends October 31. Compost site closes October 31, 2022. Amnesty Day for Village of Homer residents only (have your ID) is October 22 from 8:30-3:30. Check the web site to get a list of what will be taken and refused. The Oechsle bench was dedicated. **Motion** to approve the plow and sub staffing schedule for the 2022-23 winter season by Trustee Finkbeiner, Seconded by Trustee Slack- **all ayes.**

**FIRE DEPARTMENT** –The Fire Chief is asking to move the replacement of the “little rescue” truck up in the replacement schedule due to the extended time to build these trucks. The cost would be approximately \$60,000 and would like to know if he will need to get quotes. There is approximately \$270,000 in the budget for replacements. **Motion** to accept the report as submitted by Trustee Clune, Seconded by Trustee Slack- **all ayes.**

**FIRE INSPECTOR REPORT-** Report was received as submitted. Mayor McCabe read the report. **Motion** to accept the report as submitted by Trustee Clune, Seconded by Trustee McGrath- **all ayes.**

**POLICE** – Report was received as submitted. Mayor McCabe read the report. National Night Out and the Brockway show were a success and look forward to next year. **Motion** to accept the report as submitted by Trustee Finkbeiner, Seconded by Trustee Clune- **all ayes.**

**RECREATION** – Report was received as submitted. Mayor McCabe read the report. Zach is looking for teen ages to work the chains at the football games. Contact the Village office for any information. Recreation Committee is having a meeting next week. **Motion** to accept the report as submitted by Trustee Finkbeiner, Seconded by Trustee Clune- **all ayes.**

**WATER/SEWER** – Report was received as submitted. Mayor McCabe read the report. Fire hydrants are painted and have been tested this summer. **Motion** to accept the report as submitted by Trustee Clune, Seconded by Trustee Slack - **all ayes.**

**Privilege of the floor:** Fred Forbes thanks to Phil and Buzz for cleaning off the lights at the Town Hall. Randy Crawford is working on a price for his work on the move of the Police department.

**Old Business:** The mussel report is in, and removal of dam is moving forward. The bus stop has some repairs that are not meeting the standards of the original deal and Mike Galeotti will keep the Board informed. Dante Armideo is reviewing the sale of the LWCC/HCC and making sure all of the legal steps are in line to get a signed contract.

**New Business:** Cindy Stoker from the Living Center wanted to thank the Village for making the Brockway show a success. Next year improvements of adding a shuttle stop, picnic tables and more porta pottys will make the day more enjoyable. The show will return to Homer for the 2023. Rich Cunningham from Thoma gave an update on the DRI project. Once all the drafts are done the board will see the final presentation before the September 23<sup>rd</sup> deadline.

The sealant quote for the Community building, basketball court and Newton Water Works **Motion** to accept the bid for the Community building and basketball court. Allow the Mayor to accept a low bid for Newton by Trustee Finkbeiner, Seconded by Trustee Clune - **all ayes**.

There is debris near the bridge on IDA property behind the Circus House that needs to be removed and is asking the Village DPW to assist them. The DPW will need to rent a piece of equipment to lift the debris out of the river. This also ties into the river clean up by the Village **Motion** to rent the piece of equipment, at \$460.00 a day, to help cleaning the debris, by Trustee Finkbeiner, Seconded by Trustee Clune - **all ayes**.

Trustee Clune is asking the Board to confirm that they are committed to moving forward with the Police Department move into the Town Hall. The Chief agrees that this is a good move. The Mayor is glad to see that there will still be a place for the Senior citizens to continue what they do. The Village would like to see the RR Depo be turned into a business for tax purposes. The area is also designed for the police department. **Motion** to allow the Village to go forward with the Town to move the Police department into the Town Hall, by Trustee Clune, Seconded by Trustee Finkbeiner - **all ayes**.

Beautification committee has two bids for the flowers for the 2023 season. Little York Plantations came in at the lower bid. They also will need 50% down as a prepay. **Motion** to accept the bid from Little York Plantations, by Trustee Finkbeiner, Seconded by Trustee Slack - **all ayes**. **Motion** to prepay 50% of the quote to Little York Plantations, by Trustee Finkbeiner, Seconded by Trustee Slack - **all ayes**. Trustee Finkbeiner was informed the Agway buildings will be painted one color (not pastel) when the rain stops. The new holiday decorations have been ordered. The old holiday decorations could be repurposed for decorations on Rt 281 if there is clearance by National Grid. The telephone pole electrical repairs will be done before the holiday season. The bid came in at \$582.00 per pole, there are 8 to be worked on. The repair cost is only for the broken ones, if they need to be is connected there is no cost. **Motion** to pay for pole repair by Beards Electric, by Trustee Finkbeiner, Seconded by Trustee Slack - **all ayes**.

**Motion** to accept the deferred payment agreements, by Trustee Clune, Seconded by Trustee McGrath - **all ayes**

**Motion** to approve the penalties based on post mark date policy, the Water/Sewer municipal connection form, customer dispute form, appeals procedure, and water/sewer billings policy, by Trustee Clune, Seconded by Trustee Slack - **all ayes**.

**Motion** to approve taxpayer request for water and sewer credit, by Trustee Clune, Seconded by Trustee Finkbeiner - **all ayes**

**Motion** to approve budget adjustments as read, by Trustee Finkbeiner, Seconded by Trustee Clune - **all ayes**

NY Class Resolution read by Dan Egnor.

**Municipal Cooperation Resolution**

WHEREAS, New York General Municipal Law, Article 5-G, Section 119-o (Section 119-o) empowers municipal corporations [defined in Article 5-G, Section 119-n to include school districts, boards of cooperative educational services, counties, cities, towns and villages, and districts] to enter into, amend, cancel, and terminate agreements for the performance among themselves (or one for the other) of their respective functions, powers, and duties on a cooperative or contract basis;

WHEREAS the Village of Homer wishes to invest portions of its available investment funds in cooperation with other corporations and/or districts pursuant to the NYCLASS Municipal Cooperation Agreement Amended and Restated as of March 28, 2019;

WHEREAS the Village of Homer wishes to satisfy the safety and liquidity needs of their funds; Now, therefore, it is hereby resolved as follows: That Village of Homer is hereby authorized to participate in the NYCLASS program under the terms of the NYCLASS Municipal Cooperation Agreement Amended and Restated as of March 28, 2019.

**Motion** to approve NY Class Proposal program as read and opening of a savings account, by Trustee Clune, Seconded by Trustee Slack- **all ayes.**

**Motion** to approve a NY Class Proposal to transfer funds to open the account using the \$400,000.00 from tax savings and \$200,00.00 from the ARPA fund and return funds to the First National Bank when needed, by Trustee Clune, Seconded by Trustee McGrath- **all ayes.**

Reminding residents about the rules of trash and recyclable to help the Village save money from being fined by Cortland County.

The DOT gave an update on the Fall projects on Main St. and Clinton may have to wait till Spring.

On **Motion** by Trustee Clune to appoint Ward Dukelow to Recreation Committee, Second by Trustee Slack- **All ayes.**

On **Motion** by Trustee Finkbeiner to approve Lynne Renner as temporary Recreation Specialist for football games at \$75.00 per game, Second by Trustee McGrath- **All ayes.**

On **Motion** by Trustee Finkbeiner to approve Anthony Guido and Anthony Cicioni as temporary Recreation Assistants, Second by Trustee McGrath- **All ayes.**

On **Motion** by Trustee Clune to approve mortgage release for Kimberly Metcalf for 2005 CDBG loan grant program, Second by Trustee McGrath- **All ayes.**

**Attorney:** The combining of Zoning and Planning Boards will be put off till next meeting.

**Comments by Board Members:**

Trustee Finkbeiner the DRI is moving forward, tax season is coming up, and the electric garbage truck. The old wreaths for 281 are great idea and if the rechargeable lights could be added even better. Not looking forward to budget time especially with 8% inflation.

Trustee Clune attended the Town meeting September 7th. The lease the Village has with the Town is up for renewal. The Town wants to wait on the new contract to consider the shared services. September is suicide awareness, Cortland County has double the state average and the 2<sup>nd</sup> highest in Central NY according to Linda Jones the legislative representative. The Court House stairs might not be able to be replaced or used they are looking into this. Leche pipeline for 2024 is looking for grant money and if completed could save \$500,000 a year. Only 34 properties went to auction, jail has to hire new health care workers at a cost of \$134,000 a year, smoke shack has been eliminated and the County is still looking at becoming a charter county.

Trustee Slack has seen activity around the Circus House. The owner has looked into getting a Restore NY grant to put apartments in the upper floor. Thanks to Terry and Gary at for suggesting the wreaths for RT 281.

Trustee McGrath thanks to Chief Pitman for all the help in 5k run in Homer for the Child Advocacy. Next years National Night Out procedures will be going to CAC.

Mayor McCabe did a presentation at NYCOM on Smart Communities. The parking lot at the American Legion could be repaved with DRI money and used by both Legion, Center for Arts and the Village.

#### **Questions from the Media: None today**

On **Motion** by Trustee Clune, Seconded by Trustee Slack, the Board entered Executive session at 7:50 P.M. **All ayes.**

On **Motion** by Trustee Clune, Seconded by Trustee Finkbeiner, the Board exited Executive session at 7:56 P.M. **All ayes.**

On **Motion** by Trustee Clune to approve Fred Coolidge to work till September 30th, Second by Trustee McGrath– **All aye**

On **Motion** by Trustee Clune to approve Karl Cole to work till October 31st and the add as sub for plowing, Second by Trustee McGrath– **All aye.**

On **Motion** by Trustee Clune to approve Jim Toolan Sr. work till Cemetery closing and the add a sub for plowing and go back to the Cemetery in the Spring, Second by Trustee McGrath– **All aye.**

On **Motion** by Trustee Clune to approve taxpayer requested outline, Second by Trustee McGrath– **All aye.**

On **Motion** by Trustee Clune, Seconded by Trustee Finkbeiner, the Board exited Executive session at **7:58** P.M. **All ayes.**

**On Motion** to adjourn by Trustee Clune Seconded by Trustee Finkbeiner at **7:59** PM-**All ayes.**

Respectfully Submitted,  
Maureen Hoy, Account Clerk

DRAFT



**Village of Homer**  
**CODE ENFORCEMENT OFFICE**  
 31 N. Main St  
 Homer, NY 13077

Kevin J. McMahon  
 NYS Code Enforcement

Phone 607-749-3322  
 Cell 607-745-0004

## MONTHLY ACTIVITY REPORT

Sep-22

	<u>Current Month</u>	<u>Year to date*</u>
Building Permits Issues	5	47
Building Permit Renewals		1
Expired Building Permit Notices		
Building Permit Inquiries	7	53
Flood Plain Permits/Special Use Permit		
Demo Permit issues		2
Solar Permit Issues		
Pool Permits		6
Plan Reviews	5	39
Certificates of Occupancy Issued	5	13
Certificates of Compliance Issued	6	30
Temporary C of O Issued		
Complaints filed	1	25
Compliance/ Violation Notices		20
Stop Work Order Issued	2	4
Closed out Permits	1	3
<b>Permits, Reviews, Notices -totals</b>	<b>32</b>	<b>243</b>
Fees Collected	<b>\$408.00</b>	<b>\$7,239.00</b>
Construction Cost	<b>\$52,365.00</b>	<b>\$1,970,845.00</b>

<b>Inspections:</b>		
Site visit-inspections	26	231
Foundations/Footers/Post Holes	7	37
Framing / Structural inspections	18	79
Mechanical inspections	3	19
Insulation inspection		7
Final, pre-final Inspection	8	36
Chimney / wood burning devices		
Fire and Safety Inspections		3
Swimming Pool inspections		6
<b>Total Inspections</b>	<b>62</b>	<b>418</b>
Training Classes (24 hrs annually)	6	31

## Permit Monthly Report

09/01/2022 - 09/30/2022

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
<b>September 2022</b>						
V22-53	09/12/2022	Mary Gfeller	V Structural Repairs	14 Nixon Ave SBL#: 76.24-01-13.000	\$20,315.00	\$100.00
<b>Description of Work:</b>						
<i>Tear off and reroof of shingled roof by JD Ferro at 14 Nixon Ave</i>						
V22-54	09/13/2022	Mary Davis	V Structural Repairs	21 Bartlett Ave SBL#: 66.81-01-22.000	\$10,350.00	\$82.00
<b>Description of Work:</b>						
<i>Porch rebuild by Randy's Home Repair at 21 Bartlett Ave 14' x 5'</i>						
V22-55	09/14/2022	Teresa Petrella	V Fence	4 Michael St SBL#: 66.50-03-21.000	\$1,200.00	\$64.00
<b>Description of Work:</b>						
<i>6' wooden privacy fence by owner in north rear side yard and rear yard at approx. 115' total</i>						
V22-56	09/20/2022	Walter Realty Associates, LLC	V Structural Repairs	120 S Main St (Welders Warehouse) SBL#: 76.34-01-57.000	\$3,000.00	\$66.00
<b>Description of Work:</b>						
<i>Existing 7 x 33 rear wall open storage lean to enclosure by owner for cold storage</i>						
V22-57	09/23/2022	Joe's Kwik Mart LLC	V Commercial construction	31 S West St SBL#: 66.80-01-29.000	\$17,500.00	\$96.00
<b>Description of Work:</b>						
<i>Replacement of fuel dispensers at Mobil Station by Monroe Mechanical Services at 31 S West St</i>						
<b>September 2022 Total:</b>					\$52,365.00	\$408.00
<b>Reporting Period Total:</b>					\$52,365.00	\$408.00

## Daily Report & Mileage-Village of Homer

<u>Date:</u>	<u>9/1/2022</u>	<b>Miles</b>
9/1/2022	W Road, Cayuga St, Cortland St, Copeland Ave, Main St, Albany St <b>site visits</b> / 115 Rte 281 <b>foundation inspection</b> w owner and bldr- foundation issues to resolve w new building /60 Cortland St <b>plumbing inspection</b> w water testing complete-house vent needed/ no luck signing in to office laptop-dropped off to tech folks for repairs /	4.5
9/2/2022	Clinton St, Main St <b>site visits</b> / returned call to tech support for updates to office laptop / <b>office visit, plan review</b> , discussion w bldr for foundation issues vs remedies under Code compliance /returned email to buyer 70 Clinton St after research and located in the flood zone/	2
9/6/2022	W Street, Franklin St, Durkee Ave, Clinton St, Warren St, Willow Park E, James St <b>site visits</b> / 12 Franklin St <b>foundation inspection-crawl</b> space almost complete/ 8 Prospect St <b>framing inspection</b> lean to starting back up/ <b>final inspection</b> 70 N Main need to close out pool permit / <b>final inspection</b> 5 Willow Park Drive E fence, need to close out / <b>final inspection</b> 7 Warren St shed , need to close out / no laptop returned for IPS work yet / 17 Hudson St <b>issued Stop Work Order</b> for shed addition to garage mailing regular /	3.8
9/7/2022	Cayuga St, Main St, Clinton St, W Street <b>site visits</b> / started month end reports / computer fixed and back from Plan First -in office today w FS inspector and new laptop / <b>final inspection</b> 18 Cayuga St w ohd in place , need to close out / <b>foundation inspection, framing inspection</b> 115 N West St w floor joists in place/	2.7
9/8/2022	Main St, Cayuga St, Cortland St <b>site visits</b> / 51 Cortland St <b>framing inspection</b> w tear off reroof /	2
9/9/2022	Wolf Rd, Cayuga St, Bartlett Ave, James St <b>site visits</b> / <b>site visit</b> cemetary shed office -no one on site / <b>framing inspection</b> 9 Bartlett porch / research for 21 River St and unable to locate earlier NofV sent-missing perhaps from computer hard drive replacement / Cortland St, Copeland Ave, Main St, Albany St, Carroway Hill <b>site visits</b> / 51 Cortland St <b>framing inspection</b> shingling install /	4.3

9/12/2022	115 N West St returned call to Village WS Super for tie ins, floor drain discussion, perimeter tile-stopped for <b>drainage inspection, framing inspection, foundation inspection</b> / 14 Nixon Ave <b>issued bldgprmt pd \$100</b> reroof to email to installer / 21 River St discussion w DepMyr regarding placarding, condemnation etc/ 34 Clinton St final inspection pool fencing in place, need to close out / 8 Prospect St <b>framing inspection</b> lean to covered entry / issued <b>bldgprmtpkt</b> emailed to bldr porch work S Main St /	3.5
9/13/2022	returned call to installer w new pump change outs 31 S West St / Albany St, Main St, Copeland Ave, Center St, Cherry St <b>site visits</b> / 18 and 10 Cherry St garbage cans still curbside, need to send notices/ 12 Franklin St <b>foundation inspection</b> for addition / King St <b>site visits</b> , camper gone fr complaint filed w follow up/ 98 James St <b>site visit</b> -junk vehicles need to send NoFV / 8 Prospect St <b>framing inspection</b> w rafters and purlins in place / <b>office visit plan review issued bldgprmt pd \$82</b> porch rebuild /4 Michael St <b>office visit w bldgprmtpkt</b> for fence by owner to work on/ <b>site visits</b> Main St, Cayuga St, Park Ave, Copeland Ave /19 Park Ave site visit w junk car, trash and <b>need to send NoFV</b> /17 Hudson St responded to email fr <b>SWO for setback issues</b> /	5.6
9/14/2022	Main St site visits / 25 N Main <b>framing inspection, plumbing inspection</b> for restaurant / 120 S Main St <b>issued Stop Work Order</b> for addition with no permit /17 Hudson St lean to email showing changes to addition partial <b>plan review</b> without permit to follow up/ 11 Wall St <b>office visit, bldgprmtpkt, plan review</b> w owner to make changes-demo work without permit to pay and file, need letter from PE for changing scope /4 Michael St <b>issued bldgprmt pd \$64</b> to email to owner for fence/ Clinton St, N Fulton St, Prospect St, James St, King St <b>site visits</b> / 13 King St <b>post hole inspection</b> w owner /	3.3
9/15/2022	S Main St, Main St, N Main St, W Road <b>site visits</b> /63 S Main St <b>plan review</b> for signage permit-need to send to GML and PB / 25 N Main St Code research for alarms vs smokes, vs strobes and emailed bldr needing stamped plans after <b>plan review / framing inspection</b> 115 N West St wall framing up w partial shtg/	3.6
9/16/2022	18 Cayuga St <b>issued Cofo</b> and emailed to bldr / <b>submitted PB application and GML</b> to front office for lighted sign-American Legion/ emailed bldgprmtpkt 120 S Main St, returned call for dwgs needed / 17 Hudson St emailed owner rafters needed for Code compliance/ James St, Cortland St, Copeland Ave, N West St <b>site visits</b> /51 Cortland St <b>final inspection</b> need to close out permit /	3.2

9/19/2022	Dept Head Meeting in person / W Street, James St, Main St, Albany St <b>site visits / foundation inspection, plumbing inspection, framing inspection</b> 25 N Main St and Code research for bldr / 21 River St worked on update Violation notice, postings to complete/	2.4
9/20/2022	31 S West St emailed <b>bldgprmtpkt</b> for new pumps / 11 Suits Ave <b>final inspection pool</b> , to send close out to owners / Stanford Drive, Ferndale, Balmoral, W Street <b>site visits / 14 Nixon framing inspection</b> , no new activity reroof / Center St, Park Ave, Copeland Ave site visits / 61 Copeland Ave <b>site visit</b> w bldr-portico removal and rebuild proposed, need bldgprmtpkt and plans / <b>framing inspection</b> 9 Bartlett Ave porch decking done / 120 S Main St <b>issued bldgprmt pd \$66</b> lean to enclosure /	5.3
9/21/2022	Code Training in Oxford <b>6 CEU's</b> for Fire Code and Building Code classifications /	20.1
9/22/2022	Albany St, Pine St, Wall St, Main St <b>site visits / framing inspection</b> 11 Wall St rebuild w floor trusses / <b>plan review</b> , calls w fabricator, bldr, PM for handrails vs front and ramp entries 25 N Main / spoke w VlgClrk w FS inspection report complaints fr front office to attend to /	3.9
9/23/2022	Center St, Park Ave, S Fulton, N Fulton, Clinton St, Main St <b>site visits / 81 Cayuga St</b> emailed <b>bldgprmtpkt</b> for proposed addition / 8 Prospect <b>framing inspection</b> metal roofing almost complete / <b>site visit, framing inspection</b> 25 N Main St and Code research for ramp slope vs interior work / 31 S West St <b>issued bldgprmt pd \$96</b> emailed to installer for dispenser upgrades to gas station / emailed owner after <b>plan review</b> 17 Hudson St changes needed / spoke w FS inspector to review month end reports for submittal /	3.4
9/26/2022	W Road, James St, Main St <b>site visits / 17 Hudson St</b> more email correspondence for shed changes needed and <b>bldgprmtpkt</b> to complete/ office visit w PB Chair needing to change sign permit to ZBA/ <b>site visits</b> N Main St, Hooker Ave, N West St / <b>framing inspection</b> 115 N West St /	3.9
9/27/2022	N Main St site visits / returned call for signage questions for design follow up 25 N Main / emails sent to head office regarding digital signage and new local laws to get after/ completed ZBA form sent to front office for 63 S Main St to get notarized signature for digital signage request to take off PB docket / 69 N Main St <b>Complaint</b> for digging-no permit needed / Main St, Cayuga St, West Street <b>site visits / return visit</b> W Road, Cayuga St, Bartlett Ave, James St, Main St / <b>final inspection</b> 9 Bartlett Ave need to close out /	5.4

9/28/2022	site visits W Road, Cayuga St, Main St / office time spent w FS inspector reviewing reports, updates to visits and businesses/ 22 Prospect St returned call to owner permit completed / <b>framing inspection</b> 21 Bartlett Ave porch rebuild / more sign research fr VlgClrk vs digital upgrades for consideration /	3.6
9/29/2022	<b>site visits</b> Rte 281, Rte 11, James St, Cortland St, Center St / 115 N West St <b>framing inspection</b> -ceiling roof joist install / 11 Suits Ave <b>issued CofO</b> for pool/ 9 Water St <b>closed permit</b> two years old- not renewed / 34 Clinton St <b>issued CofO</b> for pool / <b>issued CofC</b> for heat pump 48 Cortland St / 5 Willow Park Dr <b>issued CofC</b> for fence / 70 N Main St <b>issued CofO</b> for pool / 52 Center St <b>final inspection</b> and <b>issued CofC</b> for fence / 7 Warren St <b>issued CofC</b> for shed / 24 James St <b>issued CofC</b> for fence / 51 Cortland St <b>issued CofC</b> reroof w <b>final inspection</b> / 9 Bartlett Ave <b>issued CofO</b> for porch replacement/ returned call for Ctr4Arts ques on cooking hoods to send links for study/	3.3
9/30/2022	S Main St, Cayuga St, James St <b>site visits</b> / issued <b>bldgprmtpkt</b> for Ctr4Arts via email / responded to email for request on mixed use occupancy not allowed in B2 for grant work request at S Main St former restaurant and current antiques shop /	2.2
	<b>Mileage for September</b>	<b>92</b>

Submitted By: Kevin J. McMahon

## Permit Status Report

09/01/2020 - 09/30/2022

Permit Type: All

Permit #	Applicant	Parcel Location	SBL#	Permit Type	Issued	Status
V19-39	Ann Swisher	26 Warren St	66.82-01-24.000	V Structural Repairs	09/11/2020	Open
V20-14	Kimberly and Michael Burk	19 Prospect St	66.65-01-46.000	V New Residential Const	04/25/2022	Open
V20-40	Philip Hess	25 N West St	66.72-01-42.000	V Deck	09/23/2021	Open
V20-55	Patrick Clune	46 N Main St	66.66-02-16.000	V Fence	11/17/2020	Open
V21-03	Thomas Sullivan	3 Central Park Pl	66.82-01-18.000	V New Residential Const	01/19/2022	Open
V21-12	DM3 of Cortland LLC	Homer Exchange Building 19-29 N Main St	66.75-01-27.000	V Commercial construction	04/19/2021	Open
V21-22	Heather & Daniel Farris	24 Hudson St	66.56-01-08.200	V Fence	05/12/2021	Open
V21-24	Charles Wilbur	110 N Main St	66.50-02-14.000	V Fence	05/17/2021	Open
V21-59	DM3 of Cortland LLC	Homer Exchange Building 19-29 N Main St	66.75-01-27.000	V Commercial construction	12/22/2021	Open
V22-01	Hamilton Builders	Balmoral Way	66.40-01-12.000	V New Residential Const	01/20/2022	Open
V22-10	Ryan DuBois	60 Cortland St	76.34-01-05.000	V Structural Repairs	03/31/2022	Open
V22-14	DM3 of Cortland LLC	Homer Exchange Building 19-29 N Main St	66.75-01-27.000	V Commercial construction	04/25/2022	Open
V22-17	Paul Gallow	55 River St	76.27-01-12.000	V New Residential Const	05/13/2022	Open
V22-18	50 N Main St, LLC	50 N Main St LLC 5 Unit 50 N Main St	66.66-02-15.000	V Structural Repairs	05/13/2022	Open
V22-19	Center for the Arts of Homer	Center for the Arts 70-72 S Main St	76.26-01-30.000	V Structural Repairs	05/13/2022	Open
V22-20	Sam Ferro	29 James St	66.74-02-28.000	V Fence	05/23/2022	Open
V22-22	Stuart Michael Ward	8 Phelps Dr	66.41-02-28.000	V Swimming Pools	05/31/2022	Open
V22-30	Diane Sutton	33 Cortland St	76.26-01-14.000	V Structural Repairs	06/23/2022	Open
V22-32	Shirley Ellsworth	13 Stanford Dr	66.41-02-07.000	V Deck	06/28/2022	Open

Permit #	Applicant	Parcel Location	SBL#	Permit Type	Issued	Status
V22-37	Amy Whittington	5 Morgan Dr	76.25-01-27.000	V Structural Repairs	07/13/2022	Open
V22-38	Dewayne Block Building LLC	The Village Restaurant 23 S Main St	66.83-01-39.000	V Commercial construction	07/13/2022	Open
V22-43	DM3 of Cortland LLC	DM3 LLC 4 Unit 12 Water St	66.75-01-09.000	V Structural Repairs	07/20/2022	Open
V22-44	Phillips Group LLC	Hi Lanes Bowling 8 Prospect St	66.65-01-21.000	V Commercial construction	07/22/2022	Open
V22-47	JD Ferro Roofing LLC	25 Clinton St	66.66-03-07.000	V Structural Repairs	08/02/2022	Open
V22-49	Burriss Family Contracting Inc	12 Franklin St	66.65-01-40.000	V New Residential Const	08/03/2022	Open
V22-50	Coffee Grounds LLC	Coffee Grounds LLC 139 N West St	66.49-01-12.000	V Commercial construction	08/03/2022	Open
V22-52	Linda Holland	9 Suits Ave	66.40-01-07.000	V Structural Repairs	08/17/2022	Open
V22-53	Mary Gfeller	14 Nixon Ave	76.24-01-13.000	V Structural Repairs	09/12/2022	Open
V22-54	Mary Davis	21 Bartlett Ave	66.81-01-22.000	V Structural Repairs	09/13/2022	Open
V22-55	Teresa Petrella	4 Michael St	66.50-03-21.000	V Fence	09/14/2022	Open
V22-56	Walter Realty Associates, LLC	Welders Warehouse 120 S Main St	76.34-01-57.000	V Structural Repairs	09/20/2022	Open
V22-57	Monroe Mechanical Services	31 S West St	66.80-01-29.000	V Commercial construction	09/23/2022	Open
					<b>Total #</b>	<b>32</b>



## September 2022 Cemetery Monthly Report

Mowing and trimming continues throughout the cemetery. We have had 3 flush stone installations this month. We have had 3 burials, 2 full and 1 cremation. We have had 1 lot sale. Backhoe # 24 has used 29.57 gallons of diesel fuel. Truck # 22 has used 35 gallons of gas. Mowers and trimmers have used 111 gallons of gas. The cemetery security of 4 cameras throughout have been installed and are working flawlessly. We found out the issue with our solar power in the garage and shed down below. It was a bad inverter so I don't know if it can be returned to Harbor freight or not but going to purchase another and that will be finished.

Respectfully submitted,

James P. Toolan Jr.

Sexton

Case Name	Case Type	Case Subtype	Incident Date	Resolution	Assigned To	Location	Jurisdiction
Stray cat-Main St-Homer Village	Stray	Confined	9/5/22 1:18 PM	Impound	Suzie Tracy	South Main Street, S Main St, Homer, NY	Village of Homer

VILLAGE OF HOMER INCIDENT REPORT 09/01/22 THROUGH 09/30/22

Intake Date	Animal ID	Species	Primary Breed	Age (Months)	Sex	Intake Type	Outcome Date	Outcome Type
09/05/2022	CAAS-A-358	Cat	Domestic Shorthair	5	Female	Stray		

Village of Homer Intake Report 9/01/22-9/30/22

**Darren "Hal" McCabe**  
**Mayor**  
Mayor@Homerny.org

**Village Office**  
31 N. Main Street  
Homer, NY 13077  
**Phone:** 607-749-3322  
www.Homerny.org



**Village Police:** 607-749-2022  
**Newton Water Works:** 607-749-2511  
**Glenwood Cemetery:** 607-749-3517  
**Streets and Parks:** 607-749-3813  
**Recreation:** 607-749-0663  
**Codes:** 607-745-0004  
**Homer Fire Department:** 607-749-3121

## **September 2022 Streets and Parks Report**

Submitted by Superintendent Philip Stockton

- Continue fixing catch basins in the Village.
- Continue sucking catch basins out.
- Continue sweeping Village streets.
- Continue patching a few streets and parking lots in the village.
- Fixed a few trouble areas on Brentwood Dr. with blacktop (water problems).
- Fixed a water problem on 5 King Street with blacktop.
- Received all of our salt for winter.
- Grain bins at the shop is primed, waiting for it to stop raining to paint.
- Cleaned area up out back of shop and organized trees.
- Hauled the rest of the old compost to the Cemetery to make room for fall cleaning.
- Continue hauling brush to City of Cortland.
- Fixed boy's bathroom at Calale Park.
- Cut a big tree up at Newton Park that fell from storm.
- Took hanging baskets and the flower pots from Main St and took to Little York Plantation.
- Dug a hole and put stone in at the Center of the Arts. - for the cardif giant display.
- Started working on the bus shelter - getting the lawn leveled out.
- Put the last 2 historical signs up in the Village. All signs have been painted so we should be good for a while.
- Took barricades to Main St for Homecoming Parade for Bob Pitman and helped put up No Parking signs on Center St.

**Darren "Hal" McCabe**  
**Mayor**  
Mayor@HomerNY.org  
Cell: 607-345-7174

**Village Office**  
31 N. Main Street  
Homer, NY 13077  
**Phone:** 607-749-3322  
www.HomerNY.org



**Village Police:** 607-749-2022  
**Newton Water Works:** 607-749-2511  
**Glenwood Cemetery:** 607-749-3517  
**Streets and Parks:** 607-749-3813  
**Recreation:** 607-749-2161  
**Codes:** 607-745-3177

## September 2022 Mechanic Report

Submitted by Nathan Parker, MEO/Mechanic

### **HPD:**

- #226- oil change and service.
- #125- NYSI.

### **CEMETERY:**

- #22- Plugged RF tire.
- #22- NYSI.

### **DPW:**

- #29- NYSI.
- #23- NYSI.
- #28 welded wing bracket together.
- #21- alignment at Jtech.
- #34- Removed and replaced cabin air filter.
- #23- Removed and replaced cabin air filter and cleaned.
- #36- Removed and replaced backup alarm.
- #27- Replaced the front center wheel hub cap, removed and replaced the turbo hose duct that split.



September 2022

October 4, 2022

Honorable Mayor and Village Trustees.

September had a total of forty calls. This was a quieter month. we had the calls with no big incidents. We had a chimney fire the was just smoke not going up the chimney. The draft must have not been right. This is the good kind of chimney fire, no fire. No damage.

The ladder trucks pump was tested, and all is good with it. We had our weeklong fire school it was put on by our captain and lutenist. With the guidance of the training chief. They did a doll house fire to show ventilation of the fire. This was a real good tool that they used.

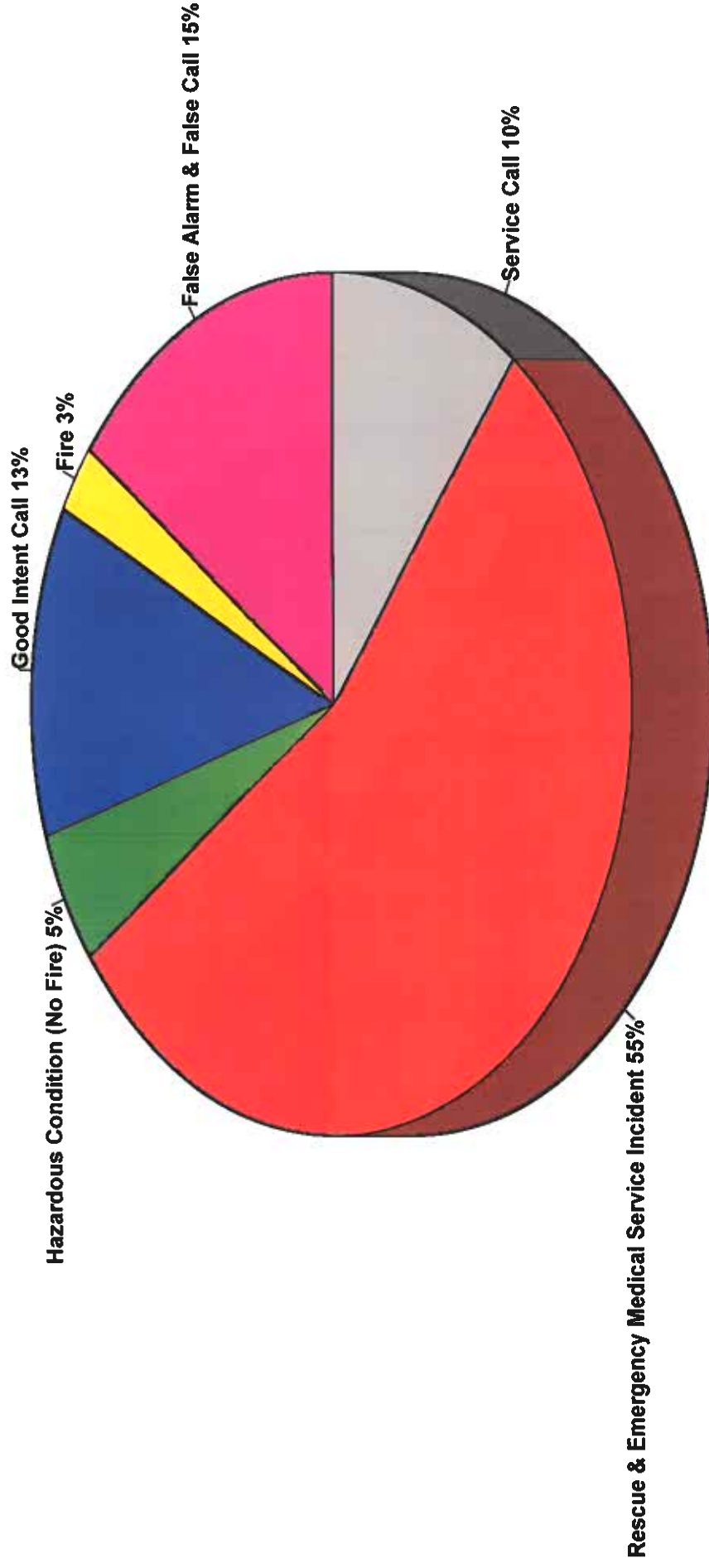
October 20<sup>th</sup> we are having our open house if you all can it would be nice to see you all. You can see the station and the trucks and we can answer any questions you have.

Respectively Submitted

Charles E. Ford

Homer Fire Chief

Incident Type Summary  
Alarm Date Between {09/01/2022} And {09/30/2022}



# Homer Fire Department

## Incident Type Report (Summary)

Alarm Date Between {09/01/2022} And {09/30/2022}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
<b>1 Fire</b>				
114 Chimney or flue fire, confined to chimney	1	2.50%	\$0	0.00%
	<u>1</u>	<u>2.50%</u>	<u>\$0</u>	<u>0.00%</u>
<b>3 Rescue &amp; Emergency Medical Service Incident</b>				
311 Medical assist, assist EMS crew	14	35.00%	\$0	0.00%
321 EMS call, excluding vehicle accident with	3	7.50%	\$0	0.00%
322 Motor vehicle accident with injuries	2	5.00%	\$0	0.00%
324 Motor Vehicle Accident with no injuries	2	5.00%	\$0	0.00%
353 Removal of victim(s) from stalled elevator	1	2.50%	\$0	0.00%
	<u>22</u>	<u>55.00%</u>	<u>\$0</u>	<u>0.00%</u>
<b>4 Hazardous Condition (No Fire)</b>				
444 Power line down	2	5.00%	\$0	0.00%
	<u>2</u>	<u>5.00%</u>	<u>\$0</u>	<u>0.00%</u>
<b>5 Service Call</b>				
522 Water or steam leak	1	2.50%	\$0	0.00%
531 Smoke or odor removal	1	2.50%	\$128	100.00%
554 Assist invalid	1	2.50%	\$0	0.00%
571 Cover assignment, standby, moveup	1	2.50%	\$0	0.00%
	<u>4</u>	<u>10.00%</u>	<u>\$128</u>	<u>100.00%</u>
<b>6 Good Intent Call</b>				
611 Dispatched & cancelled en route	2	5.00%	\$0	0.00%
6112 Dispatched & cancelled en route by	1	2.50%	\$0	0.00%
622 No Incident found on arrival at dispatch	1	2.50%	\$0	0.00%
631 Authorized controlled burning	1	2.50%	\$0	0.00%
	<u>5</u>	<u>12.50%</u>	<u>\$0</u>	<u>0.00%</u>
<b>7 False Alarm &amp; False Call</b>				
745 Alarm system activation, no fire -	5	12.50%	\$0	0.00%
746 Carbon monoxide detector activation, no CO	1	2.50%	\$0	0.00%
	<u>6</u>	<u>15.00%</u>	<u>\$0</u>	<u>0.00%</u>

Total Incident Count: 40

Total Est Loss:

\$128



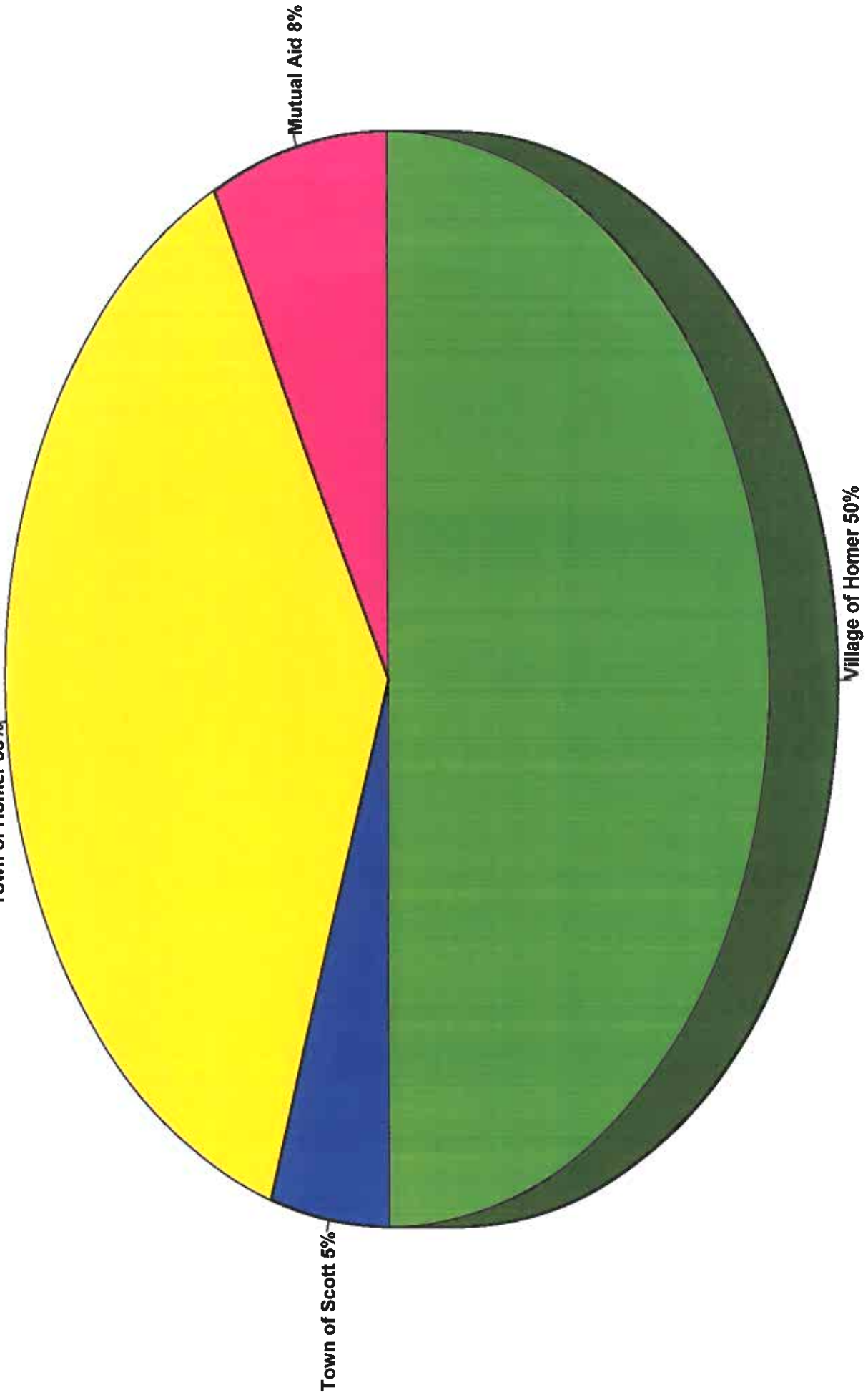
# Homer Fire Department

## Incidents by District (Summary)

Alarm Date Between {09/01/2022} And {09/30/2022}

District		Count	Pct of Incidents	Est Losses	Pct of Losses
MA	Mutual Aid	3	7.50 %	\$0	0.00 %
TH	Town of Homer	15	37.50 %	\$0	0.00 %
TS	Town of Scott	2	5.00 %	\$0	0.00 %
VH	Village of Homer	20	50.00 %	\$128	100.00 %
Total Incident Count:		40	Total Est Losses:		\$128

Incidents by District  
Alarm Date Between {09/01/2022} And {09/30/2022}  
Town of Homer 38%



# Homer Fire Department

## Incident Type Report (Summary)

Alarm Date Between {09/01/2022} And {09/30/2022}  
and District = "MA "

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
<b>5 Service Call</b>				
571 Cover assignment, standby, moveup	1	33.33%	\$0	0.00%
	1	33.33%	\$0	0.00%
<b>6 Good Intent Call</b>				
611 Dispatched & cancelled en route	2	66.66%	\$0	0.00%
	2	66.66%	\$0	0.00%

Total Incident Count:

3

Total Est Loss:

\$0

# Homer Fire Department

## Incident Type Report (Summary)

Alarm Date Between {09/01/2022} And {09/30/2022}  
and District = "TH "

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
<b>1 Fire</b>				
114 Chimney or flue fire, confined to chimney	1	6.66%	\$0	0.00%
	<u>1</u>	<u>6.66%</u>	<u>\$0</u>	<u>0.00%</u>
<b>3 Rescue &amp; Emergency Medical Service Incident</b>				
311 Medical assist, assist EMS crew	4	26.66%	\$0	0.00%
321 EMS call, excluding vehicle accident with	1	6.66%	\$0	0.00%
322 Motor vehicle accident with injuries	1	6.66%	\$0	0.00%
324 Motor Vehicle Accident with no injuries	1	6.66%	\$0	0.00%
	<u>7</u>	<u>46.66%</u>	<u>\$0</u>	<u>0.00%</u>
<b>4 Hazardous Condition (No Fire)</b>				
444 Power line down	1	6.66%	\$0	0.00%
	<u>1</u>	<u>6.66%</u>	<u>\$0</u>	<u>0.00%</u>
<b>5 Service Call</b>				
522 Water or steam leak	1	6.66%	\$0	0.00%
554 Assist invalid	1	6.66%	\$0	0.00%
	<u>2</u>	<u>13.33%</u>	<u>\$0</u>	<u>0.00%</u>
<b>6 Good Intent Call</b>				
622 No Incident found on arrival at dispatch	1	6.66%	\$0	0.00%
	<u>1</u>	<u>6.66%</u>	<u>\$0</u>	<u>0.00%</u>
<b>7 False Alarm &amp; False Call</b>				
745 Alarm system activation, no fire -	3	20.00%	\$0	0.00%
	<u>3</u>	<u>20.00%</u>	<u>\$0</u>	<u>0.00%</u>

Total Incident Count: 15

Total Est Loss: \$0

# Homer Fire Department

## Incident Type Report (Summary)

Alarm Date Between {09/01/2022} And {09/30/2022}  
and District = "TS "

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
<b>3 Rescue &amp; Emergency Medical Service Incident</b>				
311 Medical assist, assist EMS crew	1	50.00%	\$0	0.00%
321 EMS call, excluding vehicle accident with	1	50.00%	\$0	0.00%
	2	100.00%	\$0	0.00%

Total Incident Count:

2

Total Est Loss:

\$0

# Homer Fire Department

## Incident Type Report (Summary)

Alarm Date Between {09/01/2022} And {09/30/2022}  
and District = "VH "

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
<b>3 Rescue &amp; Emergency Medical Service Incident</b>				
311 Medical assist, assist EMS crew	9	45.00%	\$0	0.00%
321 EMS call, excluding vehicle accident with	1	5.00%	\$0	0.00%
322 Motor vehicle accident with injuries	1	5.00%	\$0	0.00%
324 Motor Vehicle Accident with no injuries	1	5.00%	\$0	0.00%
353 Removal of victim(s) from stalled elevator	1	5.00%	\$0	0.00%
	<b>13</b>	<b>65.00%</b>	<b>\$0</b>	<b>0.00%</b>
<b>4 Hazardous Condition (No Fire)</b>				
444 Power line down	1	5.00%	\$0	0.00%
	<b>1</b>	<b>5.00%</b>	<b>\$0</b>	<b>0.00%</b>
<b>5 Service Call</b>				
531 Smoke or odor removal	1	5.00%	\$128	100.00%
	<b>1</b>	<b>5.00%</b>	<b>\$128</b>	<b>100.00%</b>
<b>6 Good Intent Call</b>				
6112 Dispatched & cancelled en route by	1	5.00%	\$0	0.00%
631 Authorized controlled burning	1	5.00%	\$0	0.00%
	<b>2</b>	<b>10.00%</b>	<b>\$0</b>	<b>0.00%</b>
<b>7 False Alarm &amp; False Call</b>				
745 Alarm system activation, no fire -	2	10.00%	\$0	0.00%
746 Carbon monoxide detector activation, no CO	1	5.00%	\$0	0.00%
	<b>3</b>	<b>15.00%</b>	<b>\$0</b>	<b>0.00%</b>

Total Incident Count: 20

Total Est Loss:

\$128

# Homer Fire Department

## Staff Activity by Activity Code (Summary)

Date Between {09/01/2022} And {09/30/2022}

Activity Code	Staff Count	Total Hrs	Pct Hrs
FX Fire alarm response.	221	145.19	70.45%
MX Medical At Scene	139	60.88	29.54%
	360	206.07	

None - means notice sent  
no response  
Most no responses 2 letters

# Town of Homer

## Inspection Search Report

By Reference #

Ref #	Inspection Date/Time	Type	Result	Inspector	Parcel Location	Identifier
41 James Antiques 41 James St	03/04/22 12:00PM	PI Business	<none>	f	41 James Antiques 41 James St	66.74-02-33.000
Sweeney's Pest Control 7 N West St	05/04/22 12:00PM	PI Business	<none>	No Longer There	Sweeney's Pest Control 7 N West St	66.72-03-21.200
Rettie LLC 6 N West St	06/14/22 11:00AM	PI Business	Failed		Rettie LLC 6 N West St	66.72-02-16.000
Coffee Grounds LLC 139 N West St	06/14/22 12:00PM	PI Business	<none>		Coffee Grounds LLC 139 N West St	66.49-01-12.000
ID Booth 216 S Main St	06/14/22 12:00PM	PI Business	<none>		ID Booth 216 S Main St	76.57-01-08.100
Demunn 4 Unit 18 - 1/2 B N Fulton St	06/17/22 12:00PM	PI Business	<none>		Demunn 4 Unit 18 - 1/2 B N Fulton St	66.73-01-12.200
Homer Men and Boys 9-13 S Main St	06/22/22 10:00AM	PI Business	Failed		Homer Men and Boys 9-13 S Main St	66.83-01-44.000
Coffee Grounds LLC 45 James St	07/06/22 3:30PM	PI Business	Passed		Coffee Grounds LLC 45 James St	66.73-02-21.110
Farm Credit East 1 Technology Place	07/11/22 10:00PM	PI Business	Failed		Farm Credit East 1 Technology Place	76.32-01-01.120
Total Auto Care 2 S West St	07/12/22 12:00PM	PI Business	<none>		Total Auto Care 2 S West St	66.80-01-03.000
Forest Fisheries 68 1/2 N West St	07/19/22 10:00AM	PI Business	Failed		Forest Fisheries 68 1/2 N West St	66.57-01-12.100
Williams 6 Unit 13 Clinton St	07/29/22 12:00PM	PI Business	Passed		Williams 6 Unit 13 Clinton St	66.66-03-12.000
David Finn DDS 37 N West St	08/04/22 8:00AM	PI Business	Failed		David Finn DDS 37 N West St	66.64-01-13.000
Coffee Grounds LLC 45 James St	08/23/22 10:15AM	PI Business	Passed		Coffee Grounds LLC 45 James St	66.73-02-21.110
Arnolds Florist 29 Cayuga St	09/12/22 12:00PM	PI Business	Failed		Arnolds Florist 29 Cayuga St	76.26-01-22.000
Lucky Kitchen 15 S Main St	09/12/22 11:30PM	PI Business	Failed		Lucky Kitchen 15 S Main St	66.83-01-42.000

END Sept - 15th Sept  
Rec'd 15th Sept  
Rec'd 15th Sept



Ref #	Inspection Date/Time	Type	Result	Inspector	Parcel Location	Identifier
CCC by Don Richards 137 S Main St	09/28/22 9:30AM	PI Business	Passed		CCC by Don Richards 137 S Main St	76.42-01-03.100

# Inspection Search Report

By Reference #

Ref #	Inspection Date/Time	Type	Result	Inspector	Parcel Location	Identifier
Elizabeth Brewster House 39 S Main St	12/20/21 11:00AM	PI Multiple Dwellings	Passed		Elizabeth Brewster House 39 S Main St	66.83-01-25.000
Ellis Pines 24 Unit 45 Cortland St	02/24/22 8:22AM	PI Multiple Dwellings	Passed		Ellis Pines 24 Unit 45 Cortland St	76.26-01-11.200
Lexi Properties 4 Unit 36 James St	05/17/22 10:00AM	PI Multiple Dwellings	Failed		Lexi Properties 4 Unit 36 James St	66.82-01-04.000
Demunn 4 Unit 18-1/2 A N Fulton St	06/14/22 12:00PM	PI Multiple Dwellings	<none>		Demunn 4 Unit 18-1/2 A N Fulton St	66.73-01-12.120
M Pollak 3 Unit 92 S Main St	06/20/22 11:00PM	PI Multiple Dwellings	Failed		M Pollak 3 Unit 92 S Main St	76.26-01-49.000
Williams 6 Unit 13 Clinton St	06/27/22 9:30AM	PI Multiple Dwellings	Passed		Williams 6 Unit 13 Clinton St	66.66-03-12.000
Bernheim 4 Unit 11 S Fulton St	06/28/22 6:00PM	PI Multiple Dwellings	Failed		Bernheim 4 Unit 11 S Fulton St	66.81-02-18.000
I Caruso 3 Unit 16 Clinton St	07/06/22 11:00AM	PI Multiple Dwellings	Passed		I Caruso 3 Unit 16 Clinton St	66.66-02-26.000
Karam LLC 4 Unit 14 Wall St	07/08/22 10:00AM	PI Multiple Dwellings	Failed		Karam LLC 4 Unit 14 Wall St	66.75-01-34.200
41 N Fulton 14 Units	07/12/22 10:00AM	PI Multiple Dwellings	Failed		41 N Fulton 14 Units 41 N Fulton St	66.66-03-20.000
Arnolds Florist Apt 3 29 Cayuga St	07/12/22 12:00PM	PI Multiple Dwellings	Failed		Arnolds Florist Apt 3 29 Cayuga St	76.26-01-22.000
Barney 4 Unit 18 Wall St	07/12/22 12:00PM	PI Multiple Dwellings	<none>		Barney 4 Unit 18 Wall St	66.75-01-35.000
Benson 3 Unit 122-126 N Main St	07/12/22 12:00PM	PI Multiple Dwellings	<none>		Benson 3 Unit 122-126 N Main St	66.43-01-05.100
CEC Rentals LLC 3 Unit 57 N West St	07/12/22 12:00PM	PI Multiple Dwellings	<none>		CEC Rentals LLC 3 Unit 57 N West St	66.64-01-08.000
Cort a north 4 Unit 21 Pine St	07/12/22 12:00PM	PI Multiple Dwellings	<none>		Cort a north 4 Unit 21 Pine St	66.83-01-19.000
Dewayne Block Bldg LLC 6 Unit 23 South Main St	07/12/22 12:00PM	PI Multiple Dwellings	<none>		Dewayne Block Bldg LLC 6 Unit 23 South Main St	66.83-01-39.000

Ref #	Inspection Date/Time	Type	Result	Inspector	Parcel Location	Identifier
Gettis 3 Unit 23 Clinton St	07/12/22 12:00PM	PI Multiple Dwellings	<none>		Gettis 3 Unit 23 Clinton St	66.66-03-08.000
Sweeney 3 Unit 12 S Fulton St	07/24/22 10:00PM	PI Multiple Dwellings	Failed		Sweeney 3 Unit 12 S Fulton St	66.81-02-26.000
Bennedy 3 Unit 35 Clinton St	08/03/22 1:00PM	PI Multiple Dwellings	Failed		Bennedy 3 Unit 35 Clinton St	66.66-03-01.000
Lexi Properties 4 Unit 36 James St	08/23/22 12:00PM	PI Multiple Dwellings	<none>		Lexi Properties 4 Unit 36 James St	66.82-01-04.000
Armedio Bros LLC 3 Unit 31 Clinton St	09/12/22 10:15AM	PI Multiple Dwellings	Failed		Armedio Bros LLC 3 Unit 31 Clinton St	66.66-03-03.000
Ellis Pines 24 Unit 45 Cortland St	09/27/22 10:00AM	PI Multiple Dwellings	Passed		Ellis Pines 24 Unit 45 Cortland St	76.26-01-11.200

# Inspection Search Report

By Reference #

Ref #	Inspection Date/Time	Type	Result	Inspector	Parcel Location	Identifier
Congregational Church & Jones Hall 28 S Main St	12/02/21 12:00PM <i>Follow up 10/17</i>	PI	Failed	Kevin McMahon	Congregational Church & Jones Hall 28 S Main St	66.82-01-21.000
Elizabeth Brewster House 39 S Main St	12/23/21 11:00PM	PI	Passed	Kevin McMahon	Elizabeth Brewster House 39 S Main St	66.83-01-25.000
First United Methodist Church 18 Cayuga St	12/30/21 12:00PM	PI	Passed	Kevin McMahon	First United Methodist Church 18 Cayuga St	66.82-01-21.000
Dasher's 2-4 N Main St	01/14/22 12:00PM	PI	<none>	Kevin McMahon	Dasher's 2-4 N Main St	66.74-02-18.000
The Unroom 121 S Main St	01/14/22 12:00PM <i>Owner passed away</i>	PI	Failed	Kevin McMahon	The Unroom 121 S Main St	76.34-01-38.000
T		PI				
St						
Homer Elks Lodge 82-84 Cortland St	01/19/22 9:25AM	PI	Passed	Kevin McMahon	Homer Elks Lodge 82-84 Cortland St	76.42-01-01.000
Kory' Diner 9-11 N West St	01/27/22 1:30PM <i>out of business</i>	PI	Failed	Kevin McMahon	Kory' Diner 9-11 N West St	66.72-03-21.100
Sinfully Sweet Cafe 17 S Main St	02/03/22 10:00AM <i>inspect fail</i>	PI	Failed	Kevin McMahon	Sinfully Sweet Cafe 17 S Main St	66.83-01-41.000
Dunkin Donut 31 S West St	05/17/22 12:00PM	PI	Failed	Kevin McMahon	Dunkin Donut 31 S West St	66.80-01-29.000
Hobo's 10 S West St	07/26/22 10:00PM	PI	Failed	Kevin McMahon	Hobo's 10 S West St	66.80-01-24.000
St. Margaret's Church 14 Copeland Ave	08/23/22 9:30AM <i>Contract working on it</i>	PI	Failed	Kevin McMahon	St. Margaret's Church 14 Copeland Ave	76.34-01-47.000
Sinfully Sweet Cafe 17 S Main St	08/23/22 12:00PM	PI	<none>	Kevin McMahon	Sinfully Sweet Cafe 17 S Main St	66.83-01-41.000
Burns McAuliffe American Legion 63 S Main St	08/23/22 4:30PM <i>Contract 9/22 Working on it</i>	PI	Failed	Kevin McMahon	Burns McAuliffe American Legion 63 S Main St	66.83-01-23.000
Little Italy Pizzeria 125 S Main St	09/20/22 10:00AM <i>Waiting on Grease cleaning report</i>	PI	Failed	Kevin McMahon	Little Italy Pizzeria 125 S Main St	76.34-01-40.000

Darren "Hal" McCabe  
Mayor  
Mayor@HomerNY.org

Village Office  
31 N. Main Street  
Homer, NY 13077  
Phone: 607-749-3322  
www.HomerNY.org



Village Police: 607-749-2022  
Newton Water Works: 607-749-2511  
Glenwood Cemetery: 607-749-3517  
Streets and Parks: 607-749-3813  
Recreation: 607-749-2161  
Codes: 607-745-3177  
Homer Fire Department: 607-749-3121

## **September '22**

Submitted by Recreation Director Zack Pollak

### **Youth Football & Cheer**

Referee shortage still affecting the number of officials at each game, but games are still flowing smoothly. Senior tackle team has a kid who suffered a nasty concussion, and 2 ankle injuries. All are recovering, out for the season. No issues with parents this month.

Cheer is going well. The team is split into 2 squads for practice and games. Each squad cheers for one hour and then switches.

### **Basketball**

Registration will be 11/11 and close 11/31. Plan to continue participating in the John Tobin Basketball League in Cortland. Talking with our cheer coach to possibly add basketball cheer to the program. I am expecting 7 or 8 teams in 3<sup>rd</sup> – 4<sup>th</sup> grade, and a large K – 2 presence.

**Rec Committee:** Met the last week in September. Set basketball rate of \$60/70 for 3<sup>rd</sup> – 6<sup>th</sup> grade, and \$35/45 for K – 2.

### **Ski Club**

Registration will be open mid-October. Currently exploring the option of changing to Greek Peak, rather than Labrador.

### **Arts & Crafts with Tammy** on the following dates at the Elks Club

Oct 8, Oct 15, Nov 5, Nov 19, Dec 10, Dec 17

Visit [villageofhomer.recdesk.com](http://villageofhomer.recdesk.com) for more information or to register for programs (no www prefix)

**Darren "Hal" McCabe**  
**Mayor**  
Mayor@Homerny.org

**Village Office**  
31 N. Main Street  
Homer, NY 13077  
**Phone:** 607-749-3322  
www.Homerny.org



**Village Police:** 607-749-2022  
**Newton Water Works:** 607-749-2511  
**Glenwood Cemetery:** 607-749-3517  
**Streets and Parks:** 607-749-3813  
**Recreation:** 607-749-0663  
**Codes:** 607-745-0004  
**Homer Fire Department:** 607-749-3121

## **September 2022 Water and Sewer Report**

Submitted by Lawrence Barber, Water & Sewer Superintendent

### **Water:**

- The meter at the High School is working again.
- Sent out all the results to the houses that participated in the lead and copper testing. Everything was good.
- The homeowner at 84 South Main that said his daughter was having a high lead test result. So, we did a lead and copper test, and the results came back fine.
- Did our monthly report for the Health Department.
- Put the door hangers out for shutoffs for non-payment. It worked as we didn't have to shut anybody off.
- Put a hydrant extension on the new hydrant that we did on the corner of James and Cortland Street. It was too low.
- Topsoiled around the new hydrant we put in on Copeland Ave and West Street.
- Helped the Street Dept do some patching a few times this month.
- Repaired the hydrant at 13 North West Street. It was turning way too hard.
- Did tons of Udig tickets this month.
- Had to make some changes to the E.R.P. for the Health Department.
- Put in a new meter at 60 Cayuga Street.
- Repaired some water meters that weren't reading.
- Helped Cortlandville with a leak on West Street.
- Blacktoped around the hydrant at James and Cortland Street.
- Put new tires on Truck 11.

**Darren "Hal" McCabe**  
**Mayor**  
Mayor@Homerny.org

**Village Office**  
31 N. Main Street  
Homer, NY 13077  
**Phone:** 607-749-3322  
[www.Homerny.org](http://www.Homerny.org)



**Village Police:** 607-749-2022  
**Newton Water Works:** 607-749-2511  
**Glenwood Cemetery:** 607-749-3517  
**Streets and Parks:** 607-749-3813  
**Recreation:** 607-749-0663  
**Codes:** 607-745-0004  
**Homer Fire Department:** 607-749-3121

**Sewer:**

- Checked all pump stations.
- Cleaned floats. They were getting covered in grease.
- Cleaned the floor at the main pump station.
- Fixed the sub pump at main pump station.
- Everything is running smoothly..... knock on wood.

**THIS AGREEMENT**, made by and between **VILLAGE OF HOMER**, a New York municipal corporation with offices 31 N. Main Street, Homer, New York 13077, hereinafter "Seller," and **CENTER FOR THE ARTS OF HOMER, INC.**, a New York State not-for-profit corporation with offices at 90 Clinton Street, Homer, New York 13077, hereinafter "Buyer."

**WITNESSETH:**

**WHEREAS**, Seller agrees to sell and convey and Buyer agrees to purchase certain real property, together with the improvements located thereon, owned by Seller situate in the Village and Town of Homer, County of Cortland, State of New York, more particularly described below;

**WHEREAS**, the parties wish to enter into an agreement for the purchase and sale of said real property;

**NOW, THEREFORE**, for good and valuable consideration, the parties agree as follows:

1. **PREMISES TO BE SOLD:** At the time of closing, Seller will transfer and convey to Buyer and Buyer will purchase in fee simple the real property owned by Seller located at Central Park Place in the Village of Homer, County of Cortland, New York, Tax Map No. 66.82-01-20.100. Fee simple title shall be transferred and conveyed to Buyer by warranty deed with lien covenant. Seller will also transfer and convey to Buyer and Buyer will purchase that portion of the "White Chapel" extending beyond the boundaries of the premises referenced as Tax Map No. 66.82-01-20.100 and situate on a parcel of land currently owned by The First Religious Society of the Town of Homer known as Tax Map Parcel No. 66.82-01-21.000.

The above-described real property and improvements are hereinafter referred to as the "premises". Unless otherwise stated, Buyer accepts the improvements situated on the premises in "as is" condition.

2. **PURCHASE PRICE:** The purchase price for the premises shall be \$1.00 to be paid at the time of closing.



3. **EASEMENTS/REGULATIONS:** Buyer agrees to accept the premises subject to:

(a) Utility or municipal easements of record which do not materially affect the marketability of title, provided the same do not unreasonably affect Buyer's ability to use or develop the premises;

(b) Zoning regulations or other laws of the local municipality, town, county, state or federal government; and

(c) Whatever state of facts may be shown by a current accurate survey of the premises, provided the same do not render title to the premises unmarketable.

4. **REPRESENTATIONS OF SELLER:** Seller represents and warrant to Buyer as follows:

(a) **Marketable Title.** Seller is the owner in fee simple of the premises and at closing will transfer to Buyer marketable title to said premises, subject to the encumbrances referred to in paragraph 3 hereof.

(b) **Zoning Regulations.** The premises are in compliance with all applicable zoning regulations and other municipal ordinances.

(c) **Agreements:** There are no management, service, equipment, supply, security, maintenance, concession or other agreements affecting the premises.

(d) **Notice of Condemnation:** Seller has not received any notice of any condemnation proceeding or other proceedings in the nature of eminent domain (a "taking") in connection with the premises.

5. **BUYER'S CONTINGENCIES:** The performance of Buyer hereunder is made contingent upon all the following:

(a) Buyer entering into a new lease agreement with The First Religious Society of the Town of Homer for the real property on which the "White Chapel" is situated, being a portion of Tax Map No. 66.82-01-21.000.

(b) Termination of the lease agreement between The First Religious Society of the Town of Homer and the Village of Homer dated August 1, 2018, and recorded December 27, 2018, in the Cortland County Clerk's Office as Instrument No. 2018-07561.

(c) Seller's performance of all remaining obligations hereunder.

6. **SELLER'S CONTINGENCIES:** Seller's obligation to complete the transactions provided for herein shall be subject and contingent upon the following:

(a) Buyer's adherence to the Proposed Usage Guidelines for the Little White Church Community Center set forth on Exhibit A annexed hereto and made a part hereof. This covenant shall survive the closing of the premises.

(b) Seller obtaining approval by the New York State Comptroller's Officer and all other applicable agencies.

(c) Buyer's performance of all remaining obligations hereunder.

7. **TAXES, UTILITIES, RENT:** At closing, water charges, rents, fuels in storage, sewer charges and taxes are to be adjusted and prorated. Taxes and sewer adjustments, if applicable, shall be based on the fiscal year for which they are assessed. If current tax rates are not yet fixed, tax adjustments shall be on the basis of tax rates for the preceding fiscal year.

8. **TITLE DOCUMENTS:** At least fifteen (15) days prior to closing, Seller's attorney shall furnish Buyer's attorney with a copy of the proposed deed to the premises, together an abstract company title search covering at least forty (40) years to time of transfer, showing that Seller has marketable title to the premises, subject to the encumbrances set forth in paragraph 3 hereof. If Buyer has objections to the marketability of title of the premises, Buyer shall furnish

Seller's attorney with a written statement of objections thereto, and Seller shall have twenty (20) days in which to make said title marketable. In the event Seller is unable to do so, Buyer may accept whatever title Seller is able to convey or may choose to cancel and terminate this agreement, and in such event neither party shall have any further liability to the other hereunder.

9. **CLOSING:** Closing shall be held on or about \_\_\_\_\_, 2022, at the offices of Seller's attorney. At closing, Seller shall execute and deliver to Buyer a good and sufficient warranty deed with lien covenant to the premises, together with all other necessary title documents to accomplish the transfer of the premises, and Buyer shall pay the balance of the purchase price to Seller in accordance with paragraph 2 hereof.

10. **RECORDING/FILING FEES:** Seller shall pay the cost of all transfer taxes relating to transfer of title to the premises, the cost of filing the transfer gains affidavit, the cost of recording any mortgage discharge(s) or releases(s), together with all other recording costs, filing fees and abstract fees normally attributable to a seller of real property in Cortland County. Buyer shall pay the cost of recording the deed and mortgage and the cost of filing the equalization and assessment form, together with all other recording costs, filing fees and abstract fees normally attributable to a purchaser of real property in Cortland County.

11. **BROKERS:** Seller and Buyer each represent and warrant to the other that neither has had any dealings with respect to this transaction with any real estate broker, firm or salesperson.

12. **ASSIGNMENT:** Buyer shall not assign any of its rights or obligations hereunder without the express written consent of Seller, which consent shall not be unreasonably withheld.

13. **INTEGRATION:** This agreement supersedes all prior agreements and understandings and sets forth the entire understanding of the parties with respect to the subject matter contained herein and may not be changed or terminated orally, and no attempted change,

termination or waiver of any of the provisions hereof shall be binding unless in writing and signed by all of the parties hereto.

14. **INTERPRETATION:** This agreement shall be governed by and construed according to the laws of the State of New York.

15. **PARTIES IN INTEREST:** This agreement shall be binding upon and inure to the benefit of the parties hereto, their legal representatives, successors and assigns.

16. **SEVERABILITY:** If any one or more provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this agreement, but it shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

**IN WITNESS WHEREOF,** the parties hereto have caused this agreement to be executed the day and year first above written.

Dated: \_\_\_\_\_

VILLAGE OF HOMER, Seller

By: \_\_\_\_\_  
Mayor

Dated: \_\_\_\_\_

CENTER FOR THE ARTS OF HOMER, INC.,  
Buyer

By: \_\_\_\_\_  
Authorized Representative

## **Exhibit A**

### **Proposed Usage Guidelines for Little White Church Community Center**

Center for the Arts of Homer, Inc. proposes accepting title of the Little White Church Community Center (hereinafter "LWCCC") from the Village of Homer. After transfer of ownership, the Center will oversee fundraising, refurbishment, and restoration of the LWCCC to return the property to public use. The Center will program and schedule the property's spaces once fit for occupancy, working in concert with key community partners.

The Center will ensure that the LWCCC remains a "creative community center" for the Village of Homer in perpetuity. The Village of Homer, the Homer Central School District and Homer-based nonprofit organizations will be given first option to utilize the building's spaces, based on mutually-agreed-upon usage guidelines set by the parties to this agreement. Bookings and holds (accompanied by deposits) from Homer Village-based organizations will be given priority during a pre-booking period each November (not-for-profit organizations) and December (NFP, private, and for-profit groups) for the following calendar year. Those entities will also be able to book the facility throughout the year based on availability. The Village of Homer and Homer School District will have access to book the facility at no cost throughout the year for public meetings based on availability.

Center for the Arts will book and hold dates only after all other Homer-Village-based NFP organizations and groups have had their opportunity to do so during the pre-booking period described above. The Center will develop a rental fee schedule, and the Center will attempt to make bookings for nonprofit organizations free of charge, based on size and scope of each event. To ensure that the facility operates for public benefit, an LWCCC Advisory Council will be formed, consisting of one member each from The Village of Homer, the Landmark Society of Cortland, and the Center for the Arts of Homer, Inc. This council's mission will be to ensure that programming serves the public benefit and that the space is not changed from community use without consent by the legally constituted governing boards of the Center for the Arts and the Village of Homer. It will also serve to hear the voices of community members and groups as they may need to address LWCCC-related issues. The Advisory Council has the authority to create a new name for the LWCCC to convey its mission as a "creative community center."

The Center for the Arts will respect the historical significance of the building and abide by the rules for the Village Green set by the First Religious Society of Homer, which govern the chapel/sanctuary portion of the building and land south of the link structure and community center building.

**Darren "Hal" McCabe**  
**Mayor**  
Mayor@HomerNY.org

**Village Office**  
31 N. Main Street  
Homer, NY 13077  
**Phone:** 607-749-3322  
www.HomerNY.org



**Village Police:** 607-749-2022  
**Newton Water Works:** 607-749-2511  
**Glenwood Cemetery:** 607-749-3517  
**Streets and Parks:** 607-749-3813  
**Recreation:** 607-749-2161  
**Codes:** 607-745-3177  
**Homer Fire Department:** 607-749-3121

### **Treasurer's CDBG Report**

**The below CDBG mortgage liens are proposed to be released due to meeting all requirements of CDBG Loan or Grant programs:**

1. Bertha Barber, 6 Maple Ave, \$23,825.97 2001.
2. Linda Belden ,45 Albany Street, \$13,500, 1992
3. Sarah S. Bias, 73 North Main Street, \$22,811.00, 2004
4. Donna Brayton, 46 James Street, \$7,142.85, 1991
5. Donna Brayton, 42 James Street, \$8,184.02

**Darren "Hal" McCabe**  
**Mayor**  
Mayor@HomerNY.org

**Village Office**  
31 N. Main Street  
Homer, NY 13077  
**Phone:** 607-749-3322  
[www.HomerNY.org](http://www.HomerNY.org)



**Village Police:** 607-749-2022  
**Newton Water Works:** 607-749-2511  
**Glenwood Cemetery:** 607-749-3517  
**Streets and Parks:** 607-749-3813  
**Recreation:** 607-749-2161  
**Codes:** 607-745-3177  
**Homer Fire Department:** 607-749-3121

## **LED Light Reserve**

The Village of Homer purchased LED lights. The maintenance agreement each year to maintain the lights is approximately \$8,000 per year. In addition, fixed asset repairs the Village would cover anticipated to be \$22,000 per year, The Village is proposing to create a reserve to cover these and future costs.