

**EXECUTIVE SESSION**

Board of Trustees  
Village of Kenmore

Kenmore Municipal Building  
May 6, 2025

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

**EXECUTIVE SESSION TO DISCUSS TWO (2) FINANCIAL AND TWO (2) CONTRACTUAL MATTERS.**

---

Trustee Catalano moved to go into Executive Session to discuss two (2) financial and two (2) contractual matters.

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

Trustee Ring moved to end the Executive Session.

Seconded by Trustee Genesky 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  
May 6, 2025

PRESENT:	Hon. Patrick Mang	Mayor
	Hon. Paul Catalano	Trustee
	Hon. Brittany Jones	Trustee
	Hon. Donna Genesky	Trustee
	Hon. Christopher Ring	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 #2, 2025: PROHIBITING TRANSIENT AND SHORT-TERM RENTALS.**

Trustee Jones moved to open a hearing pertaining to proposed Local Law #2: Prohibiting transient and short-term rentals.

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

There were no questions or comments.

Trustee Jones moved to close the Hearing

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

### **BOARD APPROVED LOCAL LAW #2, 2025: PROHIBITING TRANSIENT AND SHORT-TERM RENTALS.**

Trustee Genesky moved to approve Local Law #2, 2025: Prohibiting transient and short-term rentals.

Seconded by Trustee Jones.

A roll call vote was taken:

Trustee Catalano	Aye
Trustee Jones	Aye
Trustee Genesky	Aye
Trustee Ring	Aye

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

---

Trustee Ring moved to open the hearing.

Seconded by Trustee Catalano 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, reported that, since 2018, there have numerous violations on the property. Violations concerning the garage started in July of 2024. Mr. Berns presented photos of the garage, which show it to be very dilapidated, with holes on the roof. The owner has not replied to any of the violations. Mr. Berns stated that the garage needs to be demolished as it presents a danger to the health and safety of the neighborhood. The estimated cost is \$4,000 - \$5,000, without content removal or cleanup.

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

John Smith property owner was present.

Mr. Smith stated that he is embarrassed by the condition of the garage, but that he has been out of work and lacks the financial resources to address any of the violations against his

property. He asked the Board to give him two weeks to see if he can address the garage demolition.

The Mayor stated that he's seen the house and noticed the garage. He is willing to give Mr. Smith two weeks to secure a contractor and to get permits from the Village. He stated that the garage must come down by June 2025, or the Village will do the work and assess the costs against his property.

Mr. Smith stated that the garage only has some garden tools and a lawn mower inside.

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

Trustee Jones moved to close the hearing.

Seconded by Trustee Ring 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 Jones 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 owner enter into an agreement with a contractor, and get a permit from the village, for the demolition of the garage within 14 days. The garage must be demolished and all debris removed by June 20, 2025. 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 Genesky	Aye
Trustee Ring	Aye

**BOARD CONDUCTED A HEARING UNDER CHAPTER 7 ARTICLE V: UNSAFE BUILDINGS PERTAINING TO 101 PALMER AVENUE.**

Trustee Genesky moved to open the hearing.

Seconded by Trustee Jones 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 101 Palmer Avenue.

Building Inspector Michael Berns stated are multiple violations on the stairs and porch, and that the garage has been in violation since June, 2024. He stated that there have been complaints of rodents coming in and out of the garage. He said that two Code Enforcement Officers had been at the property and spoke with the owner, but that the owner has made no effort to correct the violations. Mr. Berns presented a photo showing the east side of the garage, which had holes and was very dilapidated. Mr. Berns stated that the garage needs to be demolished as it is a danger to the health and safety of the neighborhood. The estimated cost is \$4,000 - \$5,000, without content removal or cleanup.

Mayor Mang asked if anyone was present from 101 Palmer.

Robert Drake and William Drake were present. They stated that they plan on taking down the garage the first week of June. They said they've already secured a permit for the work.

Mr. Berns looked at the permit, dated November 2024, and noted that it had expired and told the owner that a new permit would need to be secured from the Building Department.

Mayor Mang stated they have two weeks to get a permit and that the work needs to be completed by June 20, 2025. This includes demolition and removal of all debris.

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

Trustee Jones moved to close the hearing.

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

**BOARD APPROVED A RESOLUTION PERTAINING TO CHAPTER 7, ARTICLE V: UNSAFE BUILDINGS – 101 PALMER AVENUE.**

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 owner obtain a permit for the garage demolition within 14 days and the porch demotion and cleanup of all debris be completed by June 20, 2025. If the owner fails to comply, the Village of Kenmore will demolish the porch 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 Ring and adopted by a full vote in the affirmative.

A Roll Call Vote was taken as follows:

- Trustee Catalano      Aye
- Trustee Jones        Aye
- Trustee Genesky     Aye
- Trustee Ring         Aye

**BOARD CONDUCTED A HEARING UNDER CHAPTER 7 ARTICLE V: UNSAFE BUILDINGS PERTAINING TO 181 WASHINGTON AVENUE.**

---

Trustee Ring moved to open the hearing.

Seconded by Trustee Catalano 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 181 Washington Avenue.

Building Inspector Michael Berns stated the owner first received violation notices concerning the garage in June, 2024. He presented photos of the garage, which has a flat roof. The garage is in very poor condition. Mr. Berns recommends demolition of the garage, especially given the flat roof which makes it especially dangerous of collapse with the weight of snow. Mr. Berns said that he has learned that the owner passed away and that the estate is not in probate. He has had conversations with the owner's daughter. The daughter is aware of the violations. Mr. Berns stated that he recommended demolition of the garage as it poses a danger to the health and safety to the neighborhood. The estimated cost is \$4,000 - \$5,000, without content removal or cleanup.

The Mayor asked if there was anyone present from 181 Washington Avenue.

No one was present.

Trustee Jones asked when the owner passed away, and if he had already passed when notices went out. Mr. Berns didn't know.

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

Trustee Jones moved to close the hearing and table this matter until it can be ascertained that proper service was given.

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

**BOARD APPROVED AND GAVE PERMISSION TO THE DEPARTMENT OF PUBLIC WORKS SUPERINTENDENT TO ATTEND THE “2025 HIGHWAY SCHOOL”.**

Trustee Jones moved to approve and grant permission to Department of Public Works Superintendent David Root to attend the “2025 Highway School”, in Ithaca, N.Y. on June 2-4, 2025, with expenses.

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

**BOARD APPROVED A GRANT WRITER FOR THE 2025-2026 FISCAL YEAR.**

Trustee Genesky moved to approve an agreement with J. Potter Grant Consulting for grant writing services for the 2025-2026 fiscal year. A copy of the agreement has been appended to these minutes for record purposes.

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

**BOARD APPROVED AN AGREEMENT WITH ERIE COUNTY BOARD OF ELECTIONS.**

Trustee Catalano moved to approve an agreement with Erie County Board of Elections, allowing the 2024 primary and general elections to take place in the Kenmore Community Center. A copy of the agreement is attached to these minutes for record purposes.

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

**BOARD APPROVED AND DESIGNATED POLICE EQUIPMENT AS SURPLUS.**

Trustee Ring moved to approve a request from the Kenmore Police Department to designate various Police equipment as surplus.

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

**BOARD APPROVED A STREET CLOSURE FOR KENMORE DAYS.**

Trustee Jones moved to approve and granted permission for a street closure on Wilber Avenue, between Mang and Victoria, for Kenmore Days on Thursday, June 12, 2025 through Saturday, June 14, 2025.

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

**BOARD APPROVED FOUR BUSINESS ASSOCIATION EVENTS.**

Trustee Genesky moved to approve and grant permission to the Kenmore Business Association to hold “Discover Kenmore” on July 19, 2025 from 9am-5pm, “Concert” on June 27, 2025 from 2pm-11pm, “Halloween Walk” on October 25, 2025 from 12om-2pm, and the “Stop, Sip and Shop” on December 4, 2025 from 4pm-8pm.

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

**BOARD APPROVED AND GRANTED PERMISSION TO THE RESIDENTS OF EAST GIRARD BOULEVARD TO HOLD THEIR ANNUAL ISLAND PLANTING.**

Trustee Catalano moved to approve and grant permission to the residents of East Girard Boulevard to hold their annual Island Planting on May 17, 2025, at the request of Peggy Ivancic.

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

**BOARD APPROVED AND GRANTED PERMISSION TO THE RESIDENTS OF COLUMBIA BOULEVARD TO HOLD THEIR ANNUAL ISLAND PLANTING.**

Trustee Ring moved to approve and grant permission to the residents of Columbia Boulevard to hold their annual Island Planting on Friday, May 16, 2025 and Saturday May 17, 2025, at the request of Peggy Melisa Dettbarn.

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

**BOARD APPROVED AND GRANTED PERMISSION TO THE RESIDENTS OF COLUMBIA BOULEVARD TO HOLD A BLOCK PARTY.**

Trustee Jones moved to approve and grant permission to the residents of Columbia Boulevard, to hold a block party on Saturday, August 16, 2025, between Delaware Avenue and Delaware Road, at the request of Melisa Dettbarn.

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

**BOARD APPROVED AND GRANTED PERMISSION TO THE RESIDENTS OF WEST HAZELTINE AVENUE TO HOLD A BLOCK PARTY.**

Trustee Genesky moved to approve and grant permission to the residents of West Hazeltine Avenue, to hold a block party on Saturday, August 23, 2025, between Delaware Avenue and Eugene Avenue, at the request of David Klimchuk.

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

**BOARD APPROVED AN AGREEMENT CONCERNING ANIMAL SHELTERING.**

Trustee Catalano moved to approve an agreement between the Village, the Town of Tonawanda and Paws Inn the Falls Animal Complex concerning animal sheltering. A copy of the agreement is attached to these minutes for record purposes.

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

**BOARD APPROVED A PUBLICATION OF A LEGAL NOTICE FOR LOCAL LAW #3, 2025: SPECIAL EVENTS PERMITS.**

Trustee Ring moved to approve the publication of a legal notice for Local Law #3, 2025: Special Events Permits. A copy of the legal notice is appended to these minutes for record purposes.

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

**ABSTRACT OF AUDITED VOUCHERS.**

---

Trustee Genesky 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 May 6, 2025 in the amount of \$353,598.14; General Fund \$231,678.44; Water Fund \$80,758.95; Sewer Fund \$5,475.00; Capital Fund \$33,702.00; and Community Development Fund \$1,983.75 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**

---

The Mayor asked if anyone wished to be heard.

Sergio Quevedo from Surge Restaurant wants to use parking spots in the Municipal Parking lot for an outdoor dining location. He stated that 95% of his patrons access his restaurant from the parking lot. Wants to leave the handicap spot as is, and use four spots for outdoor dining, using planters to designate the space.

Mayor Mang stated that the Board is consulting with legal to explore options.

There were no questions or comments.

The meeting was adjourned.

The next meeting of the Board of Trustees will be held on May 20, 2025 at 7:30 p.m.

Kathleen P. Johnson  
Village Clerk/Treasurer