

December 29, 2025

The Public Hearing on Zoning Law 1 of 2025 was held on December 29, 2025.

RESOLUTION # 193

OPEN PUBLIC HEARING

A motion was made by Trustee Astry to open the Public Hearing on Zoning Law 1 of 2025 at 7:00PM on December 29, 2025, seconded by Trustee DuBois. VOTE: 5 AYES, 0 NAYS.

GUESTS: Nancy & Steve Wickmark-Pettit Place, Jeff Frick-Maple Avenue, Rudy Abersold-Putnam Road, Ryan Burlingame-Maple Avenue, David Rowley-Burnham Place, Randy Carlson-Burnham Place, Tom Beichner-Maple Avenue

Tom Beichner-he spoke as a resident of the village for over forty four years. He commended the folks who donated their time on rewriting the zoning laws that were over 20 years old. It has been over five years since they started and he knows it took a lot longer than they expected but he feels that's due to their due diligence in doing their homework. Most of the volunteers are lifelong residents and he is confident they have put together a document they feel is in the best interest of all of us.

Ryan Burlingame-Zoning Rewrite Committee Chair- he wanted to do a quick review. The Zoning Laws were over 20 years old, Nancy Wickmark and her team put together a thorough Comprehensive Plan to support the new zoning rewrite committee. It took longer than expected due to Covid, the STR law, the committee is made up of all volunteers and they took time to gather information and do their homework before they presented it to the board. There was nothing of significance in the response from the Chautauqua County Planning Board (CCPB) that would delay a vote. As stated previously, the Zoning Laws should be a living document, updated and revised regularly. The committee also held numerous public hearings over the past five years to allow for public input, they held them in the morning, afternoon and evening to accommodate residents schedules, there was little to no feedback received.

Rudy Abersold-speaking as incoming Mayor Elect-he also commended the committee for their time spent on the 158 page document, he however had concerns with not taking the time to review the Chautauqua County Planning Boards recommendations thoroughly as well as the incoming board having the proper time to review. He once again requested that the current administration table the law until the incoming administration has the proper time to review it and the public has a chance to give input as well, he feels the low turnout this evening was due to the bad weather. He also noted that the final draft wasn't available until the last meeting in November and then posted on the village website. He had pages of questions from himself and residents on the document and wanted time to go over the items, it was noted that some of his concerns seemed to be more typographical errors than substantive.

Nancy Wickmark-Planning Board Chair & Zoning Rewrite Committee member-she and members of the committees have taken classes and trainings for writing the Comprehensive Plan and the Zoning Laws and she is confident that the Zoning Law as presented is a solid document, the CCPB recommendations are just minor changes and grammatical corrections, these small changes can be made in the future as

amendments to sections of the Zoning Law once it is passed. However, if the Zoning Laws are not passed this evening then the entire process of a committee review, lawyer review, board review and then CCPB review starts all over again once any changes are made at all. She thinks it would be an insult to those who donated so much of their time and energy to not pass the Zoning Law as drafted due to minor corrections, none of which she feels have a substantial impact on any of the parts of the law itself. She also noted that the Comprehensive Plan itself is not revised as a whole every 5 years just the action items, so she doesn't see any major changes in it that would affect the updated Zoning Laws.

Trustee DuBois and Cruver both separately thanked Ryan and Nancy and all of the other volunteers for their time and efforts in rewriting the outdated zoning, it clearly needed to be revised as there are sections that aren't even relevant any longer. However, they both voiced concerns in rushing to vote on it. The Zoning Rewrite Committee had it for five years and then the lawyer, the board, the CCPB and the community residents had just a few months to review.

No further comments.

RESOLUTION # 194

CLOSE PUBLIC HEARING

A motion was made by Trustee Astry to close the Public Hearing on Zoning Law 1 of 2025 at 7:46PM on December 29, 2025, seconded by Trustee Flaherty. VOTE: 5 AYES,0 NAYS.

The regular meeting of the Village of Cassadaga immediately followed the closing of the Public hearing at 7:47PM, with Mayor William Dorman presiding. Trustees present included Cindy Flaherty, Bill Astry, Danna DuBois and Cathy Cruver. Also present were Clerk Annette McChesney and Deputy Clerk Roxanne Astry. Absent were Superintendent of Public Works Sam Alaimo and Attorney Joe Calimeri.

RESOLUTION # 195

APPROVAL OF MINUTES

A motion was made by Trustee Astry to approve the minutes of December 10, 2025, seconded by Trustee DuBois. VOTE: 5 AYES,0 NAYS.

RESOLUTION # 196

APPROVAL OF AGENDA

A motion was made by Trustee Flaherty to approve the agenda with the amendment as follows: adding New Business # 7 Gazebo Repair Quotes, seconded by Trustee Astry. VOTE: 5 AYES, 0 NAYS.

GUESTS: No further comments at this time

ATTORNEY JOE CALIMERI REPORT – Absent

MAYOR DORMAN'S REPORT – No Report

CLERK MCCHESENEY'S REPORT

- She reported she completed filling out the online Annual Highway Work Permit

- She emailed and printed out the letter from the Community Block Development Grant Committee stating the village was not awarded the \$2million dollar grant that was applied for by Square Engineering for the Capital Water project
- She stopped in multiple times to pick up the mail so she could process water bill payments, she also worked on the month end, quarter end and year end for payroll so she can clear it and be ready for the new year payroll on 1-2-26
- She also reported that the CHIPS deposit was received for Frisbee Road work
- She has sent in the quarterly payroll certification to the county
- She also sent in all of the information for the 2nd Draw request from EFC for the water project
- She has been busy trying to get everything prepared for the incoming administration and the change over

DEPUTY CLERK ASTRY'S REPORT -No Report

OLD BUSINESS

1. BATHHOUSE AT BEACH
 - Trustee Astry reported that it's covered in snow
2. WATER PROJECT
 - See New Business # 5
3. LIST OF ALL VILLAGE EQUIPMENT W/ AGE & CONDITION-No update
4. NY FORWARD/GRANT COMMITTEE UDATES
 - Nancy Wickmark reported that the committee has added the community input to the Main Street Master Plan and they are also hosting a youth input session, they hope to have around 15 kids from the community, see below:



**Main Street Master Plan
Needs You!**

Looking for Cassadaga **YOUTH** to help transform Cassadaga!

One meeting, many ideas, and refreshments!

Date: Saturday, January 10 3:30PM
Location: Cassadaga Library 18 Maple Ave.

RSVP: director@stocktonlibraries.org
or call Nancy Wickmark at (716)720-3935

Parents, if you have ideas there will be another public meeting
OR use the QR code to participate!

Can't make a meeting?
Take this survey!



5. 72 Lakeview Avenue

- Trustee Flaherty reported that she left a message for the Code Enforcement Officer and has not heard back yet

NEW BUSINESS

1. ZONING LAW 1 OF 2025

- Trustee Flaherty read a statement below:

Report 12/29/25

6 months ago, the board was asked to review the Comprehensive Plan. I found it still relevant and that most action items were and are currently addressed in the NY Forward Grant. Some action items still need to be addressed. As a member of the Zoning Re-write Committee, I can assure you that the new zoning supports the Comprehensive Plan.

The recommendations received from the County Planning Board are reasonable but not impactful (not changing content and is legal per our attorney). Comments made during the hearing also-not impactful. Please remember that the zoning should be a living document -it's never going to be perfect. If updates are needed later, the village board can entertain those.

Solar and Battery storage were removed as it should be a separate local law which the next board can address. Definitions can remain for future reference.

If you wait for a revised Comprehensive Plan, then this document with 5 years in the making will take another year or so for it, too, to be revised. A document that still includes provisions for a black smith shop and doesn't address property maintenance needs to be adopted now.

RESOLUTION # 197

ADOPT ZONING LAW 1 OF 2025

A motion was made by Trustee Flaherty to adopt Zoning Law 1 of 2025 with the typos corrected as stated in the letter from the CCPB #14 a-k, as well as correct the definition of vegetation from 6" to 8", seconded by Trustee Astry VOTE: 3 AYES, 0 NAYS, Trustee Cruver & Trustee DuBois abstained

2. SEQR PART 2 & 3 - ZONING LAW 1 OF 2025

- The Village Board went through and completed SEQR part # 2 & 3

RESOLUTION # 198

APPROVE SEQR Part # 2 & 3

A motion was made by Trustee Flaherty to issue a negative SEQR declaration, part # 2 & 3 completed and signed, seconded by Trustee Cruver VOTE: 5 AYES, 0 NAYS

3. WATER BILL DISPUTES 27 FRISBEE & 80 FRISBEE

- Clerk McChesney received calls from the homeowners at 27 Frisbee Road and 80 Frisbee Road questioning the readings on their water bills, the readings that have been turned in need to be reviewed again and verified, the board asked this to be tabled until Bianca can look back over the numbers, the homeowners can then request the late fees be waived as well once this had been sorted out at another meeting

4. CARRYOVER UNUSED VACATION TIME ANNETTE & BIANCCA

RESOLUTION # 199

APPROVE CARRYOVER UNUSED VACATION TIME

A motion was made by Trustee Flaherty to allow Clerk Annette McChesney and DPW worker Bianca Riggle to carryover unused vacation time, seconded by Trustee DuBois VOTE: 5 AYES, 0 NAYS

5. ACCEPT FUNDING AWARD INCREASED AMOUNT OF 0% INTEREST LOAN

RESOLUTION # 200

ACCEPTANCE OF IIJA-GS FUNDING AWARD

A motion was made by Trustee Cruver to acknowledge and accept the additional funding award of IIJA/BIL-GS interest-free financing up to \$642,544, as signed below, seconded by Trustee DuBois VOTE: 5 AYES, 0 NAYS

ACKNOWLEDGEMENT AND ACCEPTANCE OF IIJA-GS FUNDING AWARD

Please confirm your community's acceptance of the IIJA-GS funding and intent to proceed with this project by signing below. Please return the completed form to design@health.ny.gov no later than **January 23, 2026**.

ACKNOWLEDGMENT BY THE AWARDEE:

Drinking Water State Revolving Fund
Bipartisan Infrastructure Law General Supplemental Funds
DWSRF Project No. 19780
New Well, Water Main Replacement, Upgrade Telemetry
Cassadaga (V) Chautauqua County

The Awardee intends to proceed with this project and accepts the IIJA-GS funding award.

William M. Dorman (Signature of Authorized Representative)
WILLIAM M. DORMAN (Print Name)
MAYOR (Title) 12/29/25 (Date)

6. BUDGET ADJSUTMENTS-FIRE DEPARTMENT, TREE GRANT

RESOLUTION # 201

APPROVE BUDGET ADJUSTMENTS

A motion was made by Trustee DuBois to approve budget adjustments as shown below, seconded by Trustee Flaherty VOTE: 5 AYES, 0 NAYS

BUDGET ADJUSTMENTS

INCREASE A.3410.400 FIRE DEPARTMENT CONTRACTUAL BY 10,000.00, DECREASE FIRE DEPARTMENT EQUIPMENT BY 10,000.00

INCREASE A.2706 GRANTS FROM LOCAL GOV BY 5,100.00, INCREASE SHADE TREES CONTRACTUAL BY 5,100.00

7. ACCEPT RESIGNATION EFFECTIVE 12/31/2025-SAM ALAIMO

- Mayor Dorman received a verbal resignation today from DPW Superintendent Sam Alaimo, he has requested this in writing as well

RESOLUTION # 202

ACCEPT RESIGNATION EFFECTIVE 12/31/2025-SAM ALAIMO

A motion was made by Trustee Astry to accept the verbal resignation of Sam Alaimo, pending receipt of written letter tomorrow, seconded by Trustee Flaherty VOTE: 5 AYES, 0 NAYS

8. GAZEBO QUOTES-BEACH

- Trustee Flaherty spoke with Northern Chautauqua Community Foundation, as the Citizens for a Better Cassadaga (CBC) is lead agency on this \$15,000.00 grant awarded to repair the beach gazebo they would typically be the one selecting the quote, as requested she is bringing them before the board, they received two quotations, 1st is from Pavlock & Sons for \$18,500 but this includes a donation for an additional \$10,000 in labor & materials, 2nd quote was from Southern Tier Construction for \$15,000. Trustee Astry went over the scope of work which includes but is not limited to replacing the main supports, ribbon on the bottom and top, ceiling, soffit and fascia, moving stairway, etc. Trustee Astry and the CBC recommend awarding the work to Pavlock & Sons, The Cassadaga Lakes Association will donate their proceeds from the annual polar plunge to make up the difference

RESOLUTION # 202

ACCEPT QUOTE GAZEBO REPAIRS

A motion was made by Trustee Astry to accept the bid from Pavlock & Sons to refurbish the band stand (gazebo), seconded by Trustee Flaherty VOTE: 5 AYES, 0 NAYS

SUPT. OF PUBLIC WORKS: SAM ALAIMO REPORT – No Report

TRUSTEE ASTRY REPORT- No Report

TRUSTEE FLAHERTY'S REPORT

- She reported that she's been trying to get things wrapped up before her term ends on 12/31/2025. She handed in her credit card to Clerk McChesney, but she has a couple things in her garage that need put away in the gatehouse, she can return the keys after she gets them put away, but the CBC uses the gatehouse, gazebo, restrooms, etc for events, she wondered if the incoming Mayor would be opposed to her having a key
- She also wanted to thank the residents for the opportunity to serve the village, it has been a pleasure most of the time

- She also turned in seven pages for her successor to review that covered the numerous things she did as a trustee, from budgeting for and hiring the beach staff to organizing the annual clean up day etc

TRUSTEE CRUVER'S REPORT-No Report

- She thanked Trustee Flaherty for all of the work she has done for the village
- She wanted to clarify why she abstained from voting on the new Zoning Law, it was not to vote against the law itself, it was that she didn't feel she had enough time to educate herself and review it thoroughly

TRUSTEE DUBOIS' REPORT

- She requested that the DPW please prioritize plowing the lot across from the firehall, they have to utilize this to back equipment in and out and they have gotten vehicles stuck
- She knows there has been a lot of discussion about health insurance, there is a tentative worksop scheduled for 1/25/2025
- She wanted to check on the status of the annual highway work permit, as previously noted Clerk McChesney completed the online application
- She gave Cassadaga Volunteer Fire Departments' monthly Report for November 2025 as follows:
 - o EMS Calls - 15
 - o Fire Calls – 3
 - o MVA Calls – 5
 - o Alarm Activation - 4
 - o Service Calls – 1
 - o Single Company - 1
 - o Mutual Aid Given - 13
 - o Mutual Aid Received – 1
 - o Total Calls - 29
 - o Total Man Hours 152

RESOLUTION # 203

APPROVAL OF FINANCIAL STATEMENTS

A motion was made by Trustee Astry to approve the financial reports for December 29, 2025, seconded by Trustee Flaherty. VOTE: 5 YES, 0 NAYS.

GENERAL FUND 12/29/2025	\$	388,466.54
WATER FUND 12/29/2025	\$	156,995.35
RESERVE CVFD EQ.	\$	38,753.11
RESERVE DPW EQ.	\$	22,532.29
RESERVE WATER REPAIRS	\$	50,440.86
RESERVE FOR DEBT SERVICE	\$	363,044.93

RESOLUTION # 204

A motion was made by Trustee Astry to approve bills & payroll as follows, seconded by Trustee Cruver VOTE: 5 AYES, 0 NAYS.

PAYROLL General Fund, 12/16/2025	cks: 6269-6271	\$	3,019.07
PAYROLL Water Fund, 12/16/2025	cks: 6269-6271	\$	1,887.31

ABSTRACT Dec. 29, 2025, General Cks: 10581-10590	\$ 51,525.61
ABSTRACT Dec. 29, 2025, Water Cks: 10581-10590	\$ 3,802.08

RESOLUTION # 205

Being no further business, Trustee Astry moved to adjourn, Rudy Abersold wanted to take the time to thank Mayor Dorman and Trustee Flaherty for their service and also to ensure that the new administration will work well with the remaining members of the board, seconded by Trustee DuBois at 8:45 PM. VOTE: 5 AYES, 0 NAYS

Respectfully Submitted,

Annette McChesney, Clerk Treasurer