

**BOARD OF TRUSTEES MEETING
VILLAGE OF LAKEWOOD
August 24th, 2026**

The fifteenth meeting of the Board of Trustees of the Village of Lakewood, N.Y., was held,
Monday, August 24th, 2026, 6:30 P.M

Present:	Randall G. Holcomb	Mayor
	Ben J. Troché	Deputy Mayor/Trustee
	Ellen E. Barnes	Trustee
	Scott A. Cooper	Trustee
	John L. Shedd	Trustee
Also Present:	Apryl Troutman	Village Clerk/Treasurer
	Shaunah Pilling	Deputy Clerk
	Kurt Hallberg	Fire Chief
	John C. Certo	DPW Supervisor
	Jeff Swanson	Code Enforcement Officer
Absent:	Matthew Bentley	Police Chief
	Marilyn Fiore-Lehman	Village Attorney

**A work session was held discussing the tree issue on Gifford Avenue & an update on Fall
Fest from Taryn Wilson-Wheatley**

APPROVAL OF MINUTES

Motion by Trustee Cooper, seconded by Trustee Troché, to approve the minutes of the last meeting of the Board of Trustees held on July 27th, 2026.

Adopted: 3 ayes, no nays (Barnes, Cooper, Troché), 1 abstain (Shedd)

AUDIT OF CLAIMS

Motion by Trustee Barnes, seconded by Trustee Shedd that the claims as audited by the Auditing Committee of the abstracts dated August 10th, 2026 and August 24th, 2026 be approved and that the Clerk Department shall execute said abstract and direct payment by the Treasurer Department.

- Abstracts (#10 & #10)
 - o T&A Fund: Abstract #10 \$52,679.63 (checks #10519 thru #10558)
 - o General Fund: Abstract #10 \$94,691.94 (checks #22784 thru #22808)
 - VOIDED CHECKS:
 - #22799 – National Grid, ACH to vendor
 - #22808 – Windstream, ACH to vendor
 - REPLACEMENT CHECKS:
 - #22809 – Airgas, original was lost in the mail
 - #22810 – Tractor Supply, original was lost in the mail
- Abstracts (#12 & #12)
 - o T&A Fund: Abstract #12 \$59,734.94 (checks #10559 thru #10599), Month End Checks \$1429.08 (checks #10600 thru #10602)

**BOARD OF TRUSTEES MEETING
VILLAGE OF LAKEWOOD
August 24th, 2026**

- General Fund: Abstract 12 \$93,123.23 (checks #22811 thru #22845)
 - VOIDED CHECKS:
 - #22828 – M&T Bank, ACH to vendor
 - #22829 – National Grid, ACH to vendor
 - #22843 – Windstream, ACH to vendor

Adopted: 4 ayes, no nays (Barnes, Cooper, Shedd, Troché)

REPORTS

DPW Supervisor John C. Certo:

Over the last few weeks, the DPW crew has been out stone and oiling, as well as repaving Ohio Avenue, Third Street, Oak Street, Sales Alley, Winchester Road, and Lake Street the morning of Monday, August 17th and Tuesday, August 18th. Unfortunately, there was a water main break on Sales Alley and Third Street, but that has since been fixed. In the next few weeks, the DPW will be working on a couple sidewalk projects.

- **Mayor Holcomb** thanked the DPW for all their hard work and let them know that the residents on Oak Street are very happy with their new road.
- **Trustee Barnes** and Trustee Troché also thanked the DPW for all their help with the LCDC's Rock the Lake concert series.

Police Chief Bentley:

Police Chief Bentley was absent, but Clerk/Treasurer Troutman shared his prepared report as follows:

- Since our last meeting on July 27th the department has handled approximately 1000 calls for service.
- A donation was made by Retired Chautauqua County Sheriff's Office K9 Handler Jim Carlson to the LBPD K9 Fund in the amount of \$300.
- Concerns about the music on Sundays at Group Ther-Happy, which were raised at the last board meeting, have been addressed with Erica, one of the co-owners. The complaints were that the music is louder at Group than at the Sunday Rock the Lake concerts. He told Erica that these concerns were from residents who live not only on Chautauqua Ave but around the Police Department on Owana Way and Vista Way. No other complaints have been brought forth regarding this specific complaint about the music since the last board meeting and we have had the final 2, Rock the Lake Concerts for the season.
- Lastly, the investigation into the Criminal Mischief at 2 ½ Gifford Ave is still ongoing. The police department is waiting for a value of the trees that were cut down before proceeding any further with criminal charges.

Fire Chief Hallberg:

695 alarms so far this year. Chief Hallberg thanked the Board for their support of the CCEMS ambulance that is stationed in Ashville, asking them to be on duty 24/7 rather than going off duty at 4:30pm. Unfortunately, one of their colleagues has gone to the press in a negative aspect to

BOARD OF TRUSTEES MEETING
VILLAGE OF LAKEWOOD
August 24th, 2026

express their opinion on it. Chief stated if the county goes 24/7, it would not only benefit Lakewood, but Busti, Celeron, Ashville, and even Maple Springs. It would help the smaller departments not have to get up in the middle of the night for the non-emergent calls that are burning the volunteers out.

- **Mayor Holcomb** and the entire Board thanked the Fire Chief for all he does & continues to do.

CEO Swanson:

Good news for the Village, the property on the corner of Fairmount and Shadyside has been getting a makeover. The home there will be coming down within the next week.

Property maintenance continues to be an issue, with order to remedies going out weekly. The time is nearing for the property on Olive Avenue, in which CEO Swanson will work with the Sheriff's Department to serve the individual since he does not reside in the Village or Town. The Chautauqua County tax sale this year was a complete nightmare. There was little to no communication. The Health Department or Real Property Tax Service Department did not return any of CEO Swanson's calls. In the past, before the sale occurred the county would contact each municipality to send a list of what homes would be sold, then code enforcement officers could let them know the violations on the properties.

CEO Swanson and the LBPD worked together on an issue with one of the properties being sold on Cherry Lane. The former property owners removed the siding, had the hot water tank and furnace in the driveway, and had an excavator there to dig up the foundation, stating they were actually there to fix the foundation. The LBPD and CEO Swanson are working with the DA's office for a resolution.

- **Mayor Holcomb** stated he would help CEO Swanson get in contact with someone from real property tax service department.
- **Trustee Barnes** asked what is happening with the property located at 22 East Summit Street.

CEO Swanson stated that he had just received a complaint on that property last week, in which he has sent out an order to remedy on it. He has been in contact with the owner, just trying to figure out a time to actually meet with him.

Clerk/Treasurer Troutman:

The Village received a sales tax distribution from Chautauqua County on August 6th in the amount of \$287,872.59. That is \$25,568 more than received for the same quarter last year, so sales tax is still trending up. The Village also received a quarterly franchise fee payment from Charter Communications for the months of April 2026 through June 2026 in the amount \$10,664.14.

The Village has received estimate bills from New York State Local Retirement system for the ERS system and the PFRS system. The ERS invoice is less than what was budgeted by \$16,137. For the police, which is the PFRS system, the estimated invoice is more than the budgeted amount by \$13,111. Clerk/Treasurer stated that our budget figures are dictated by pre estimates that the retirement system gives to us.

- **Trustee Troché** asked if the invoice included the vacancy at LBPD.

**BOARD OF TRUSTEES MEETING
VILLAGE OF LAKEWOOD
August 24th, 2026**

Clerk/Treasurer Troutman stated that this invoice is based of the prior year and the New York State Retirements fiscal year ends in March. So that means they bill back from the prior year, based off the salaries that were reported.

The Village had an established bank account for the farmers market, specifically for the SNAP program. There has been inactivity in that account because the SNAP program hasn't been operating with the farmers market for a couple years. So, the bank has notified us that the account will be closed due to inactivity. If we start the program back up again, we will reopen it. Our office knows that Taryn, the Farmers Market Manager, would like to utilize this program in the future and that it will help the market immensely if we used it.

Lastly, the Village pays a year fee to use Zoom, but with the recent issues she hoped we could cancel that subscription and move over to Microsoft teams. It seems like it is a better fit for the Village as our system is through Chautauqua County and that is what they use, with most likely no cost to the Village.

- The Board agreed this would be a better alternative.

COMMITTEE REPORTS

Dave Card, Village Volunteer for the Live on the Lake concert series, thanked Clerk/Treasurer Troutman and Deputy Clerk Pilling for organizing the bands. The series has some amazing bands and a majority of the concerts were very well attended.

Trustee Shedd stated that the Mayor had previously requested that he attend the Chautauqua County Climate Resiliency Planning Visioning Workshop on July 27th on behalf of the Village. The intention is to develop a plan for the ability to bounce back from climate change impacts on our communities in Chautauqua County. Those will be flooding, erosion, winter storms, tornadoes, etc. that are becoming more frequent due to climate change. We developed initial draft plans for mitigation first, so to reduce the loss of life and property, including a discussion about creating a microgrid for backup electrical power in the region. For more information on it, there's a project website, in which he will provide the information on the link to that, and anybody who wants to check that out and look into it. There are more meetings planned for the future.

OLD BUSINESS

NEW BUSINESS

**Resolution #97-2026 – to Accept the Lakewood-Busti Police Department Facility
Conditions Assessment Report**

Motion by Trustee Shedd, seconded by Trustee Barnes to accept the Lakewood-Busti Police Department Facility Conditions Assessment Report.

Adopted: 4 ayes, no nays (Barnes, Cooper, Shedd, Troché)

**BOARD OF TRUSTEES MEETING
VILLAGE OF LAKEWOOD
August 24th, 2026**

Trustee Troché thanked those that served on the buildings assessment committee. The main objective of this report is the police department and the station itself. The LBPD is housed in a station that was not designed for law enforcement, nor has it been updated for a number of years. There are multiple government requirements that the department has to adhere too. This expert that did this report came in and said with DCJS, all of the different agencies, and the requirements that they have to meet within the facility for the safety of the visitors, prisoners, officers, and others in the building. They pinpointed the issues that need to be changed with resources to prove their reasoning. The only addition that's not currently in this report is for reference in future years when it's on the bookshelf. There's going to be a second page where there will be the names associated with the project, which are two residents of the Village, the Mayor, himself, Police Chief Bentley, former Police Chief Deponceau and the front office, and obviously the engineers who were hired to assess us.

Trustee Troché asked if the report could also be added to the Village website under the Police Departments page.

- The report has been added to the website and can be found at lakewoodny.gov under “Essential Services” – “Police Department” then under links on that page labeled “LBPD Feasibility Report-2025”

Trustee Shedd stated this report says draft, will the Village have another one coming or is the Village reviewing and editing this?

Trustee Troché stated it is just an addition and the Board would need to approve the report, first. The next part of the contract is the feasibility study. This report tells the Village what is wrong in the department, but the feasibility study will explain how to fix the problems. Previously, Chief Bentley reported that in the past during their yearly audits from different agencies, they have received exemptions, but those exemptions are becoming increasingly harder to get since the standards have changed so many years ago, and the LBPD has not shown any progress.

Resolution #98-2026 – to authorize an annual stipend in the amount of \$500 for the Village of Lakewood Farmers and Artisans Market Manager.

Motion by Trustee Barnes, seconded by Trustee Shedd to authorize an annual stipend in the amount of \$500 for the Village of Lakewood Farmers and Artisans Market Manager.

Adopted: 4 ayes, no nays (Barnes, Cooper, Shedd, Troché)

The Board thanked Taryn for all she has done and continues to do for the Village.

Resolution #99-2026 - authorize the following fund transfer

Motion by Trustee Cooper, seconded by Trustee Troché to authorize the following fund transfer:

- i. \$500 from T1093.15 Farmers Market Fund to A7110.40 Parks – Contractual
- Adopted: 4 ayes, no nays (Barnes, Cooper, Shedd, Troché)

Resolution #100-2026 - authorize the following budget modification to fund the approved agreement, via Board Resolution #80-2026, between the Village of Lakewood and Heritage Resources LLC. PNY Grant Services, not to exceed \$5,000 and CLG Services, \$7,500

**BOARD OF TRUSTEES MEETING
VILLAGE OF LAKEWOOD
August 24th, 2026**

budget.

Motion by Trustee Shedd, seconded by Trustee Troché to authorize the following budget modification to fund the approved agreement, via Board Resolution #80-2026, between the Village of Lakewood and Heritage Resources LLC. PNY Grant Services, not to exceed \$5,000 and CLG Services, \$7,500 budget.

- i. Increase the budget for revenue account A101120.00 Non-Property Tax Distribution by County, by \$10,500
- ii. Increase the budget for expenditure account A8020.40 Planning – Contractual, by \$10,500

Adopted: 4 ayes, no nays (Barnes, Cooper, Shedd, Troché)

Resolution #101-2026 – to authorize \$25,000 from the sale of the 2000 American-LaFrance Custom Pumper (former E-372) into reserve account A878.20 Capital Reserve – LFD

Equipment

Motion by Trustee Barnes, seconded by Trustee Troché to authorize \$25,000 from the sale of the 2000 American-LaFrance Custom Pumper (former E-372) into reserve account A878.20 Capital Reserve – LFD Equipment

Adopted: 4 ayes, no nays (Barnes, Cooper, Shedd, Troché)

Clerk/Treasurer Troutman stated that Findley Lake purchased the pumper from the Village and this was the sale price of it which will go into the LFD reserve account for future purchases.

Resolution #102-2026 - Cancel the Monday September 14th Board of Trustees meeting (due to NYCOM Fall Training School)

Motion by Trustee Barnes, seconded by Trustee Cooper to cancel the Monday September 14th Board of Trustees meeting (due to NYCOM Fall Training School).

Adopted: 4 ayes, no nays (Barnes, Cooper, Shedd, Troché)

TABLED

Motion by Trustee Barnes, seconded by Trustee Shedd to table the approval 2026 LAROW dock permit application for Ronald Gorski – 233 W. Summit Street – LOWE Park LAROW to give the Board more time to review the request.

Adopted: 4 ayes, no nays (Barnes, Cooper, Shedd, Troché)

Trustee Barnes stated from her findings on a similar request in the March 8th, 2021 minutes there were some discrepancies and other questions about the deeded park to the Village from Carrie Lowe and the special conditions within that. She also read into the record part of her findings as follows; The special limitations and conditions subsequent were set forth in the 1931 deed. They were extinguished on September 2nd of 1961 because no declaration of intention to preserve was filed prior to that date. Mrs. Lowe deeded the property to the Village to be used as a park. Former Village Attorney LaMancuso did acquire an abstract on everything as well. In the findings there was no declaration of intention to preserve ever filed and shows the property is now public space. No additional provisions of any kind the 107 deeds or certain few that we have been able to see for the subdivision to be enforced, and if it was the finding of or the opinion here. In Trustee Barnes findings, the attorney at the time in her opinion found that, no further

**BOARD OF TRUSTEES MEETING
VILLAGE OF LAKEWOOD
August 24th, 2026**

action was taken by either party, but they said that basically this would make it strictly public property. Trustee Barnes stated the Board would have to have our village attorney look at that to confirm the findings. In 2021 the Village did not issue any permit. From her research she did find that there was a permit issued in 2010 for this, but it does present some issues about private docks on public property. In the Village LAROW dock rules and regulations states that no private docks will be put on any of the village parks, and it names Lowe, Hartley Park, Community Park, etc. She believes in the interest to give this the proper response the Board had better table it and have our attorney look into it.

Resolution #103-2026 – Approve Mayor Holcomb’s Zoning Board of Appeals/Planning Board Appointment

Motion by Trustee Troché, seconded by Trustee Shedd to approve Mayor Holcomb’s Appointment of Michael Krauth to the Village of Lakewood’s Zoning Board of Appeals/Planning Board. Mr. Krauth will serve the remaining term of former member Jack McCray, who resigned Jun 11, 2026, with a term ending January 2031.
Adopted: 4 ayes, no nays (Barnes, Cooper, Shedd, Troché)

Resolution #104-2026 – Accept a New Active Member of the Lakewood Fire Department

Motion by Trustee Barnes, seconded by Trustee Cooper to allow the Board of Trustees, acting as the Board of the Fire Commissioners, to approve Mr. Ryan Miraglia, 4066 Baker Street, Lakewood, NY 14750, to be established as active an active member of the Lakewood Fire Department.
Adopted: 4 ayes, no nays (Barnes, Cooper, Shedd, Troché)

Resolution #105-2026 – Accept the Resignation of Lakewood Fire Department Members

Motion by Mayor Holcomb, seconded by Trustee Barnes to allow the Board of Trustees, acting as the Board of Fire Commissioners, to accept the resignation of Hanny Qadri Benjamin Troché as members of the Lakewood Fire Department.
Adopted: 4 ayes, no nays (Barnes, Cooper, Shedd, Holcomb) 1 abstain (Troché)

Trustee Troché thanked Fire Chief Hallberg for some of the best years and the great relationships he gained through the LFD. He stated he hopes to be back one day.

Chief Hallberg thanked Trustee Troché for his time with the department and is sorry to lose him. He wished him luck in his future.

REGULAR MEETING (Adjournment)

Motion by Mayor Holcomb, seconded by Trustee Barnes and unanimously carried to adjourn the regular Board of Trustees meeting at 7:11pm.
Adopted: 4 ayes, no nays (Barnes, Cooper, Shedd, Troché)

Shaunah Pilling
Deputy Clerk

BOARD OF TRUSTEES MEETING
VILLAGE OF LAKEWOOD
August 24th, 2026