

**BOARD OF TRUSTEES MEETING
VILLAGE OF LAKEWOOD
May 11th, 2026**

The tenth meeting of the Board of Trustees of the Village of Lakewood, N.Y., was held,
Monday, May 11th, 2026, 6:30 P.M

Present:	Randall G. Holcomb	Mayor
	Ben J. Troché	Deputy Mayor/Trustee
	Ellen E. Barnes	Trustee
	John L. Shedd	Trustee
	Scott A. Cooper	Trustee

Also Present:	Apryl Troutman	Village Clerk/Treasurer
	Shaunah Pilling	Deputy Clerk
	Kurt Hallberg	Fire Chief
	John C. Certo	DPW Supervisor
	Marilyn Fiore-Lehman	Village Attorney
	Jeff Swanson	Code Enforcement Officer

Absent:	Matthew Bentley	Police Chief
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A Work Session was held with no action

APPROVAL OF MINUTES

Motion by Trustee Barnes, seconded by Trustee Troché, to approve the minutes of the last two meetings of the Board of Trustees held on April 27th & April 30th, 2026.

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

AUDIT OF CLAIMS

Motion by Trustee Barnes, seconded by Trustee Shedd, that the claims as audited by the Auditing Committee of the abstract dated May 11th, 2026 be approved and that the Clerk Department shall execute said abstract and direct payment by the Treasurer Department.

- Abstracts (#50 & #50)
 - o T&A Fund: \$49,020.07 (checks #10223 thru #10256)
 - o General Fund: \$107,070.08 (checks #22528 thru #22570)
 - VOIDED CHECKS:
 - #22548 – M&T Bank, ACH Payment
 - #22547 – National Grid, ACH Payment
 - #22565 – Windstream, ACH Payment
 - #22567 – Printer Error
 - #22568 – Printer Error
 - #22569 – Printer Error
 - #22570 – Printer Error

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

REPORTS

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DPW Supervisor John C. Certo:

Plow equipment is cleaned up and put away for the season. The crew was out May 4th through May 7th collecting yard waste, in total they collected 52 ten-wheelers of brush, not including what was already at the brush dump. The Town of Busti has been running the tub grinder, which takes a good amount off of the Village's plate.

Before the new budget begins, they hope to catch up on patching more potholes and getting the Parks in order for the summer season.

- **Trustee Shedd** thanked DPW Supervisor Certo and his crew for all they did during brush pickup.

Police Chief Matthew Bentley:

No Report – Absent

Fire Chief Kurt Hallberg:

376 alarms so far this year. Fire Chief Hallberg thanked the Board for approving the budget at the last meeting. The Fire Department will be participating in the Stop DWI program at Southwestern Central School on May 20th, alongside Celeron Fire Department. The department is also planning an open house for October Fire Prevention Week, more details to follow.

Code Enforcement Officer Jeff Swanson:

Property maintenance is a major issue currently, getting up to three complaints per week. In the last week he has had an unregistered trailer removed, as well as a vehicle with the assistance of the Lakewood-Busti Police Department.

Tall grass letters have not gone out yet this year, with all of the rain it has been too wet for many to mow. As soon as it starts to dry up and people begin to take care of their lawns he will relook at the properties.

- **Trustee Barnes** commented on the recent LAROW dock issue on Velie Street that has been brought to her attention. Chautauqua Lake doesn't have dock rules, but statewide there are some accepted principles for dock safety, navigation, and riparian rights. The "L" on 321 ½ East Terrace is blocking navigation and access to the right of way on Velie Street, boater or emergency personnel could not get through it. There are certain extensions from docks that are acceptable heights, widths, areas and lengths, in which there is nothing wrong with it that way, but the setbacks typically go from the property lines out into the water. That is what is generally accepted. Where those guidelines are where docks can be placed, but they cannot block or go in front of other properties. Docks cannot interfere with the navigation or access to any adjacent property. When looking at this it does interfere with that. She proposed sending a letter from the Board of Trustees to the property owner to have the "L" portion of the dock removed by a certain date.

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- **Mayor Holcomb** asked CEO Swanson if he has ever had an issue with a dock like this before.

CEO Swanson stated this is the first time he has ever encountered an issue like this in the last twelve years working in code enforcement. He didn't know how enforceable it is for the Village of Lakewood, being that it's a state body of water that's controlled by New York State DEC, they even control the break walls and everything. His question is, how enforceable actually is that when it's in a public right of way?

- **Trustee Barnes** stated that The Village has gone through this before, on Glenwood Avenue Right of Way, there ended up being a lot of back and forth, and they had to move the dock. They cannot block access to somebody, whether it is the public right of way owned by the municipality or someone's private property's dock, there can't be interference with people accessing it. The state-owned lakes have laws for underwater and ownership, however the accepted principles of New York State, and generally speaking across the state, is they take the property lines, they extend them into the lake, and that's where your dock should be, within the bounds of your property. That's the way most people do it. She asked other dock owners if this is what they have followed.
- **Trustee Shedd** stated he is not arguing the principle of this, but had never heard it as a law. He has never heard anything about property lines extending into the lake at all, it's more of a courtesy. He asked Village Attorney Lehman for her opinion on this.
- **Trustee Barnes** responded that it is not a law, it is a guideline.
- **Trustee Shedd** asked how this could be enforced then.
- **Village Attorney Lehman** explained that this is a public dock. People are granted permission to put docks out in front of their private residences, or they apply for right of way permits. Which the Village has done in the past to access the public lake, because the lake is all public. And whether people are aware of it or not if someone needs to act to gain access to a private dock, to either access the lake or to come off the lake, in certain circumstances, they can do that. They're not trespassing because the dock is on public property. Whether it's in front of your private residence, or whether it's in the villages right of way, all of the lake is public property, so people are given permission to extend their docks out there. But that doesn't mean that they own that part of the lake. That doesn't mean that somebody can park their boat there or have a picnic on somebody else's dock. It's basically used to access a dock, even a private dock for public use, because the lake is indeed public.
- **Trustee Barnes** stated this is the dock next door to the right of way. It is not actually on the right of way. There was a LAROW application for a dock to be put on that right of way, but with how the dock next door is placed, there is no way they can do that. There's no way the fire department could launch any boats to get around the L portion of that dock as it sits right now. It is not within the general guidelines of their property line. It extends way off of their property and does block the right of way. These right of ways are there for emergency access and the public's access. In the past, they have sent letters to the owners of the docks in question and asked them to remove the portion that is the problem.

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- **Trustee Troché** asked if CEO Swanson had spoken to the property owners of this dock. **CEO Swanson** stated they have been playing phone tag. He will do whatever the Board wishes him to do.

- **Trustee Troché** asked if there is anything the State or DEC can do on this.
- **Village Attorney Lehman** stated that many municipalities have different ways of handling docks and their installation. She asked CEO Swanson when this issue came up, and he did some research about the shape of that particular dock over the course of years, and her understanding is that sometimes it was straight out, sometimes it was to the right, and actually there was some time when it was actually out to the left.
- **Trustee Barnes** explained around 2010 the Village had a lot of controversy about the right of ways and how they would be used. That is when surveys were done for each one. She believes they could probably still find those stakes. But, after looking at this, no one could launch a boat or anything on that right of way into the water.
- **Trustee Shedd** suggested as a Board to send a letter requesting the removal of the “L” piece of dock.
- **Trustee Troché** asked if the resident does not comply with moving this portion of the dock, does the Village have any authority to move this dock portion.
- **Village Attorney Lehman** said she would look further into this, depending on if it is a violation on where they should have it. Her concern was if this is the same spot, they’ve installed prior then that could make it more difficult and no one is sure if it is the exact same location.

CEO Swanson used *Google Earth Pro* to look at prior years dock positioning. It did not look like it has ever been placed in the current configuration from what he has seen. He said he would get these photos for the Board to review. He will work with the front office on a letter for this resident. He hopes to have the letter out by Wednesday and to require it to be fixed prior to Memorial Day weekend.

- **Clerk/Treasurer Troutman** explained that part of the issue may be because there has never been a right of way permit issued here before. So, if this has happened in prior years no one had noticed.
- **Trustee Barnes** asked Fire Chief Hallberg if he does annual inspections on the LAROWs.
- **Fire Chief Hallberg** said no, only if something comes up.

Mayor Holcomb received a call about a reoccurring issue with three unregistered vehicles on Elizabeth Street.

CEO Swanson inspected the area just that afternoon, he did notice the three unregistered vehicles and temporary tarp on structures, which are not permitted in the Village of Lakewood. He stated he would get order to remedy’s out this week.

- **Trustee Cooper** asked CEO Swanson about another property on Olive Street with broken windows and tall grass.

CEO Swanson explained this is also a reoccurring issue. There is a new Judge at the Town of Busti court that he will be working with more often with property maintenances. He will put together an order to remedy for this property.

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- **Trustee Cooper** asked how we communicate with residents that their concerns are being addressed.

CEO Swanson stated that in some cases they don't want the public knowing what steps they are taking so it doesn't ruin their case. He could relay the information to the Board that the property ordered remedy violations have been sent out, and he could let them know when he issues an appearance again. When it comes to cases like that, we have to give them at least 30 days to work on cleaning it up, unless with the vehicle law. The Village has a separate vehicle law that allows us to go in after four days and take the vehicles. That's a more restrictive law. If the Village wanted to make a more restrictive law, so he didn't have to do the 30 days, but the Department of State also has to approve that.

- **Trustee Cooper** stated in the case he brought up it has gone 365 days, without any communication.

CEO Swanson said one of the complainants down there had a number of issues themselves, making it a two-way street.

Village Attorney Lehman:

No report.

Clerk/Treasurer Apryl Troutman:

The Village received its quarter two sales tax distribution from Chautauqua County in the amount of \$246,003.13. Sales tax is still trending up, and is \$10,038 over last year in quarter two.

Mayors Report:

Mayor Holcomb received an email from Fire Inspector Dave Williams regarding the fee schedule. He stated that the Town of Busti waives the inspection fee for Churches, in which he also works for the Town. He asked if the Board would be interested in waiving these fees for the Churches in the Village.

Resolution #64-2026 to Waive Fire Inspection Fees for Village-Wide Churches

Motion by Trustee Barnes, seconded by Trustee Shedd to waive fire inspection fees for all Village-wide Churches.

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

COMMITTEES

Historic Preservation Committee Chairman, Ted McCague, emailed the Mayor and Board of Trustees this past weekend attached to that the preservation League of New York's announcement that there's a round of grant funding coming available this year for community resource surveys, and he thought it might be an opportune time of the year to get the Boards attention on it. He stated this funding falls in line with what they have been doing and is looking for support to pursue this grant. The first thing he would need is for the Village to draft a local law, submit it to the Village Attorney, then submit that to the State. The preservation League of

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New York's grant round is going to open, but they're having a webinar next week for people who are interested in the grant. He will sign up and attend that webinar, which is key. If no one's there, we are not getting the grant. He stated he does not want to be the one to write the grant, he suggested Alma O'Connell-Brown at Heritage Resources. He would get in contact with her to get a proposal for the Board to review.

- **Trustee Shedd** he would also like to join the webinar.
- **The Board of Trustees** thanked Mr. McCague for all that he does and continues to do for the Village. They agreed to let him continue this process.

OLD BUSINESS

**Resolution # 65-2026 Approve an Agreement with Chautauqua County Office of
Emergency Services (CCOES)**

Motion by Trustee Barnes, seconded by Trustee Troché to approve an agreement with Chautauqua County Office of Emergency Services (CCOES) to allow emergency response unit M73 and a Paramedic to utilize a Village owned facility at 37 J.W. Packard Blvd, and authorize Mayor Holcomb to execute

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

**Resolution # 66-2026 AUTHORIZING THE MAYOR TO ENTER INTO A
MEMORANDUM OF AGREEMENT WITH THE LAKEWOOD COMMUNITY
DEVELOPMENT CORPORATION**

Motion by Trustee Shedd, seconded by Trustee Barnes authorizing the Mayor to enter into a memorandum of agreement with the Lakewood Community Development Corporation, the resolution is as follows:

This Memorandum of Agreement (MOA) is entered by and between the Village of Lakewood (Village) and the Lakewood Community Development Corporation (LCDC) hereinafter Parties.

WHEREAS, the Village supports our local economy, businesses in Downtown Lakewood and summer recreational events; and

WHEREAS, the Village believes growing tourism and pedestrian traffic correlates with growing the local economy; and

WHEREAS, the LCDC is a New York State 501c3 non-profit organization aiming to, “plan, promote, coordinate, and/or execute programs to improve the quality of life in the community by promoting the rehabilitation and development of residential, commercial, and recreational facilities, with primary emphasis on the historic downtown area of the Village of Lakewood, New York”; and

WHEREAS, the LCDC has continuously raised and donated funds towards projects and programs administered by the Village; and

WHEREAS, the LCDC is, in coordination with the Village, planning the following summer events for 2026:

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Hoods Up Lakewood Car Show	June 20, 2026 – Rain Date: June 21, 2026
Rock the Lake – AbbaMania Canada Tribute	July 12, 2026
Rock the Lake – Brass Transit – Chicago Tribute	July 26, 2026
Rock the Lake – Fleetwood Macked Tribute	August 9, 2026
Hollywood Nights – Bob Segar Tribute	August 23, 2026

WHEREAS, the LCDC is required to successfully complete the Village’s Special Events Permit application process with final approval from the Board of Trustees;

NOW, THEREFORE, the Parties hereby agree as follows:

- (1) In consideration for all of the services provided in organizing the above events for and the monetary donations made by the LCDC to the Village and its residents the Village’s Board of Trustees agree to waive all fees associated with Special Events Permit process for the above events.
- (2) The LCDC agrees to complete the Special Events Permit process up to and including the final approval by the Village Board.
- (3) The parties acknowledge and agree the waiver of fees for the LCDC does not apply to Special Event Vendor Application fees. Those fees will remain payable to the Village of Lakewood, Clerk.
- (4) This MOA may be modified in writing by mutual consent of all parties.
- (5) This MOA may be renewed by written agreement of all parties.

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

Trustee Troché stated the agreement needs one change and that is to have William A. Evans, III, President of the LCDC, sign.

Discussion was had on the upcoming Village-wide Junk Pickup and/or Dumpster Days event

Resolution #67-2026 to approve Village Wide Junk Removal Quote from Beichner Waste

Motion by Trustee Barnes, seconded by Trustee Shedd, to approve the Village Wide Junk Removal Quote from Beichner waste. The pickup will commence on June 15th, 2026. With the following terms:

- Trash Pick-up: \$245 per hour
- (3) Men w/ Packer Truck
- Disposal Rate: \$45 per ton

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

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NEW BUSINESS

Resolution # 68-2026 to Authorize Clerk/Treasurer Troutman to make all necessary year end budget transfers for the 2025/26 fiscal year

Motion by Trustee Cooper, seconded by Trustee Barnes to authorize Clerk/Treasurer Troutman to make all necessary year end budget transfer for the 2025-2026 fiscal year.

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

Resolution #69-2026 Authorize the Transfer of \$55,390.95 from NYCLASS (subaccount general fund SLFRF) and \$69,149 from A878.10 (Capital Reserve – DPW Equipment) to A5110.20 (Street Maintenance – Equipment)

Motion by Trustee Shedd, seconded by Trustee Barnes to authorize the transfer of \$55,390.95 from NYCLASS (subaccount general fund SLFRF) and \$69,149 from A878.10 (Capital Reserve – DPW Equipment) to A5110.20 (Street Maintenance – Equipment).

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

Resolution #70-2026 to authorize to accept an M&T Bank and/or its wholly owned subsidiary 233 Genesee Street Corporation tax-exempt municipal lease purchase agreement in the amount of \$1,016,415.47 for a lease term of ten (10) years, an interest rate of 4.744% with an annual payment frequency to purchase One (1) Sutphen Custom Pumper with Monarch Extreme Duty Chassis and authorize Mayor Holcomb and Village Clerk/Treasurer Troutman to execute the required documents.

Motion by Trustee Shedd, seconded by Trustee Barnes to authorize to accept an M&T Bank and/or its wholly owned subsidiary 233 Genesee Street Corporation tax-exempt municipal lease purchase agreement in the amount of \$1,016,415.47 for a lease term of ten (10) years, an interest rate of 4.744% with an annual payment frequency to purchase One (1) Sutphen Custom Pumper with Monarch Extreme Duty Chassis and authorize Mayor Holcomb and Village Clerk/Treasurer Troutman to execute the required documents.

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

Clerk/Treasurer Troutman stated there should be enough in the capital reserve account next fiscal budget to make the first payment. She will let Fire Chief Hallberg know when this is executed.

Resolution #71-2026 to accept funding from the Chautauqua Region Economic Development Corporation (CREDC) to advance the economic development Hartley Park Improvements Project and authorize Mayor Holcomb to execute the Agreement

Motion by Trustee Cooper, seconded by Trustee Barnes to accept funding from the Chautauqua Region Economic Development Corporation (CREDC) to advance the economic development Hartley Park Improvements Project and authorize Mayor Holcomb to execute the Agreement.

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

Resolution #72-2026 to authorize an agreement extension between Chautauqua County and the Village of Lakewood for the Lakewood Fairmount Avenue Stormwater Basin and

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Watershed Improvement Project and authorize Mayor Holcomb to execute the agreement amendment

Motion by Trustee Shedd, seconded by Trustee Barnes to authorize an agreement extension between Chautauqua County and the Village of Lakewood for the Lakewood Fairmount Avenue Stormwater Basin and Watershed Improvement Project and authorize Mayor Holcomb to execute the agreement amendment.

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

Clerk/Treasurer Troutman stated this is an agreement extension between Chautauqua County, in which this is their match portion they contributed to the project. The extension is until the end of the year and the Village will use these funds first, and then the reimbursement from the State will come.

Resolution #73-2026 to Approve the 2026 LAROW dock permit applications

Motion by Trustee Barnes, seconded by Trustee Troché to approve the 2026 LAROW dock permit application as follows:

- a. Ms. Denise Doane – 127 Erie St – Lowe St LAROW

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

Before accepting the following donations, Lakewood Volunteer Fire Company President, Dan Imfeld, spoke a few words.

Lakewood Volunteer Fire Company President, Dan Imfeld, spoke on behalf of the company, he stated it's a pleasure and an honor to continue the tradition of buying equipment, not only apparatuses, but other equipment or tools, black bags, defibrillators, and more buying those with our funds and donating back to the village. These purchases that the Board approves tonight are that came primarily from our donations we get from the village, and our EMS billing funds. The heavy rescue, which is a refurb. The company completely redid it so we took the box off the old chassis, put it on the new chassis, and completely refurbished the box. We're hoping that the fire department gets another 25-28 years out of it. The cost to the company was around \$900,000 for the refurb, compared to a brand new one which is around \$1.8 million. The Company would like to invite the Board to their training grounds to see what they have done and to take a look at the new equipment. He believes their facility is unmatched with the rest of the County. If possible, he would also invite the Board to host a Board meeting there.

Resolution #74-2026 to Accept the donation of a 2026 Chevrolet Tahoe {Chief Vehicle} from the Lakewood Volunteer Fire Company Inc to the Village of Lakewood

Motion by Trustee Shedd, seconded by Trustee Barnes to Accept the donation of a 2026 Chevrolet Tahoe {Chief Vehicle} from the Lakewood Volunteer Fire Company Inc to the Village of Lakewood.

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

Resolution #75-2026 to accept the donation of a 2025 Sutphen Cab and Chassis {Heavy Rescue} from the Lakewood Volunteer Fire Company Inc to the Village of Lakewood

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Motion by Trustee Barnes, seconded by Trustee Cooper to accept the donation of a 2025 Sutphen Cab and Chassis {Heavy Rescue} from the Lakewood Volunteer Fire Company Inc to the Village of Lakewood.

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

Resolution #76-2026 to Cancel the Monday May 25, 2026 Village of Lakewood Board of Trustees meeting due to the Memorial Day holiday

Motion by Trustee Shedd, seconded by Trustee Troché to cancel the Monday, May 25th, 2026 Village of Lakewood Board of Trustees meeting due to the Memorial Day Holiday.

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

ANYONE TO BE HEARD:

Dave Card, 38 Chautauqua Ave, asked Fire Chief Hallberg if their trip to the get the new pumper went well.

- **Fire Chief Hallberg** stated that it was quick and they got to bring it home the same day. It was one of the few things they have ever received that didn't need fixed in some way.
- **Lakewood Volunteer Company President, Dan Imfeld**, added Sutphen is a family-owned company. In 1993 they bought a pumper from them and it worked very well. We feel the equipment from this company is going to be better and last longer.

Tom Marlinski, commented on the recent yard waste pickup. He is concerned residents are abusing it.

- **DPW Supervisor Certo** stated if there is an issue, he and his crew address it.

Trustee Shedd thanked Historic Preservation Committee Chairman, Ted McCague, for all that he has done and continues to do.

RECESS REGULAR MEETING

Motion by Trustee Barnes, seconded Trustee Troché to recess the regular meeting at 7:28PM to enter into an executive session for a personnel matter.

**EXECUTIVE SESSION
PERSONNEL MATTER**

Present at the executive session, were Mayor Holcomb, Trustees Barnes, Troché, Cooper, and Shedd. As well as Attorney Lehman, Clerk/Treasurer Apryl Troutman, and DPW Supervisor Certo.

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

EXECUTIVE SESSION (Adjournment)

Motion by Mayor Holcomb, seconded by Trustee Troché, and unanimously carried to adjourn the executive session and re-open the regular meeting of the Board of Trustees at 7:52PM.

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

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REGULAR MEETING (Adjournment)

Motion by Mayor Holcomb, seconded by Trustee Barnes and unanimously carried to adjourn the regular Board of Trustees meeting at 7:52PM.

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

Shaunah Pilling

Deputy Clerk