

**VILLAGE OF COHOCTON
MONTHLY MEETING
AUGUST 20, 2025**

The monthly meeting of the Cohocton Village Board of Trustees was held on Wednesday, August 20, 2025 at 6:50 pm, at the Village Office, 17 South Main Street, Cohocton.

Present were: Mayor: Sandra Azzi. Trustees: Mat McCarthy, Kathy Gray, Josh Schumacher. Also present were: Clerk Ashley Adams, Maintenance Supervisor Bill Waggoner, Wendell Freelove, Chuck Cagle, Elizabeth Russell (via Teams), Loraine Sanderson and Ronald Towner.

A motion was made by Trustee Schumacher, seconded by Trustee McCarthy to enter into our regular monthly meeting at 6:50 pm. Motion carried 4-0.

Minutes

A motion was made by Trustee Schumacher, seconded by Trustee Gray, to approve the July 16, 2025 Village Board meeting minutes. All in favor. Motion carried 4-0.

Reports:

Code Enforcement: Chuck presented.

Street and Water Department: Reports were presented by Bill Waggoner.

Planning Board: Board reviewed June & July.

Historian: No report was provided.

The motion was made by Trustee Gray, seconded by Trustee McCarthy to approve the monthly reports as presented. Motion carried 4-0.

Old Business:

Joint town/village ZBA progress – Elizabeth will reach out to the town attorney to see where we are at with the paperwork.

Fire Department 2026 agreement – Trustee McCarthy and Mayor Azzi did attend the August budget meeting at the Fire Department. Plans as of now are to continue with the same agreement minus the shared dumpster. The Village will move the dumpster to the shop at 66 Maple Ave. and pay full bill. Elizabeth will work on new agreement to have signed by the end of the year.

New Business:

Clerk Adams asked the Board's permission to move the water debt money into NYCLASS to start collecting interest. A motion was made by Trustee McCarthy, seconded by Trustee Schumacher to move the \$85,167 water debt from Community Bank savings account into NYCLASS. Motion carried 4-0.

A motion was made by Trustee McCarthy, seconded by Trustee Schumacher to approve Local Law #1 of 2025 for the Adopting of the Revisions and Updates to the Existing Local Zoning Law as Proposed

by the Joint Planning Board dated May 19, 2021; and for the Repealing of any Provisions not Contained Herein. Motion carried 4-0.

The changes as revisions and updates to the current Zoning Law heretofore in force and effect are set forth in “RED.” Retained language from the current Zoning Law heretofore in force and effect is set forth in “BLACK.” Any language not so designated that is contained in the current Zoning Law heretofore in force and effect, but not set forth herein, is REPEALED by the adoption of this above-titled local law.

600: NON-CONFORMING USES, LOTS, STRUCTURES

Lots, structures, uses of land and structures, and characteristics of use which lawfully existed at the time of the enactment of these Regulations and which would be prohibited or restricted under the terms of these Regulations may be continued subject to the following provisions:

- A. Enlargement - No non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of the adoption of these Regulations.
- B. Changes - Once changed to a conforming use, no structure or land so changed shall be permitted to revert to a non-conforming use.
- C. Displacement - No non-conforming use shall be extended to displace a conforming use.
- D. Moving - Should any structure be moved for any reason for any distance, it shall thereafter conform to the requirements for the district in which it is located after it is moved.
- E. Discontinuance - Whenever a non-conforming use has been discontinued for a period of one year, use shall not thereafter be reestablished and any future use shall be in conformity with the provisions of these regulations, unless re- application is made.

601: EXISTING UNDERSIZED LOTS OF RECORD

- A. Any recorded lot held in single and separate ownership prior to the adoption of these Regulations and whose area and/or width and/or depth are less than minimum requirements specified herein for the district, may be considered as complying with these Regulations and no variance therefore shall be required, provided that:
 - 1) The minimum yard requirements set by these Regulations are met.
 - 2) If minimum yard requirements cannot be met in an existing under-sized

lot, new construction may be permitted providing new building footprint does not exceed size of prior existing building.

- B. In any district where residences are permitted, such undersized non-conforming lots may be used for not more than one single-family dwelling.

A lot of non-conforming size may be subdivided if each and every subdivision of such lot is purchased by the owner or owners of the adjoining properties to increase the size of said owner's property.

Correspondence:

NYMIR's annual report was available for review.

Public Comment:

Wendell Freelove came to ask the Board to explore ideas on how to handle the jack brakes that are being used in the Village. The Board has agreed to look into pricing on larger NO JACK BRAKE signs in the village.

Audit Abstract/Line Item Transfer/Adjustment Report:

A motion was made by Trustee Gray, seconded by Trustee Schumacher authorized the clerk to pay the abstracts as audited:

Abstract 3	General Fund:	Vouchers 28-46	Totaling	\$8,155.95
	Water Fund:	Vouchers 10-20	Totaling	\$3205.38

Line Item Transfer/Adjustments:
None at this time

Motion carried 4-0.

Audit:

A motion was made by Trustee Schumacher, seconded by Trustee Gray to approve the audit books for July 2025. Motion carried 4-0.

Board Concerns:

Mayor Azzi wanted to let the Board know that the Town has cancelled the coffee club that was meeting at the Cohocton ambulance building.

A motion was made by Trustee Schumacher, seconded by Trustee Gray to adjourn the monthly board meeting at 7:40 pm. Motion carried 4-0.

Ashley Adams
Village Clerk-Treasurer

Prepared August 21, 2025