

September 29, 2014

Board of Trustees

Proceedings by Authority

State of New York
Village of Celoron
Community Center

ss:

A special meeting of the Board of Trustees of the Village of Celoron, New York was held on Monday, September 29, 2014 at 6:00 P.M.

Members Present: Mayor Schrecengost, Trustees Keeney, Kogut, Mattison and Young

Others Present: Village Clerk-Treasurer Shirley A. Sanfilippo, MMC/CMFO, Highway Superintendent Terry Schrecengost, Village Attorney John D. Vanstrom, Mallory Diefenbach of The Post-Journal and three members of the public

Mayor Schrecengost called the meeting to order, asked the Clerk to call the roll and led the Pledge of Allegiance.

MAYOR'S COMMENTS:

None

OPPORTUNITY FOR PUBLIC COMMENT:

None

APPROVAL OF MINUTES:

Trustee Mattison motioned, seconded by Trustee Young to approve the minutes of the Public Hearing and Regular Meeting of September 8, 2014.

Carried: 5 ayes

COMMITTEE REPORTS

PUBLIC SAFETY – Trustee Kogut – none

ANIMAL CONTROL – Trustee Keeney – none

PARKS & RECREATION – Trustee Young – none

HIGHWAY AND EQUIPMENT – Trustee Mattison advised that the highway department had finished up the cement work. Trustee Kogut complimented the department on the professional job they did.

Trustee Mattison moved, seconded by Trustee Young to set Fall Clean-up for October 11, 2014 from 9 am to 3 pm.

Carried: 5 ayes

ZONING & PLANNING – Trustee Keeney – none

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SANITATION – Trustee Mattison apprised the Board that the garbage truck was in the garage for repairs to the steering box. Hopefully it will be ready by tomorrow morning for collection.

BUSINESS – Trustee Kogut – none

CORRESPONDENCE – Clerk Sanfilippo reviewed the following correspondence:

1. Notice from Time Warner Cable of changes in service

FINANCE – Entire Board/Clerk

Clerk-Treasurer Sanfilippo asked for approval of Abstract #8 in the amount of \$68,595.28, check #2394 thru #2405, dated September 9-30, 2014; and Trust & Agency Abstract #5, in the amount of \$1,646.55, dated September 29, 2014, check #5050.

Trustee Mattison moved, seconded by Trustee Kogut to approve payment of the abstracts.

Carried: 5 ayes

The Board briefly discussed the status of the request to install water lines along Butler Avenue and East Seventh Street.

AUDIT – Trustee Mattison – none

INSURANCE – Trustee Young – none

BUILDING – Trustee Young – none

SPECIAL EVENTS – Trustee Mattison – none

OLD BUSINESS

None

NEW BUSINESS

None

RESOLUTIONS:

Resolution #34 – 2013-14

WHEREAS the Village of Celoron is committed to furthering Fair Housing.

WHEREAS the Village of Celoron's demographics as well as housing characteristics have been identified in the Village's Fair Housing Plan.

WHEREAS the Village has designated the position of Code Enforcement Officer to hold the responsibility of serving as the Village's Fair Housing Officer and to date there have been no

complaints filed against any seller, leaser, purchaser or financier of housing with the Village's Fair Housing Officer.

and

WHEREAS the Village of Celoron will continue to seek funding for programs to increase the quality and quantity of safe, decent, affordable and accessible housing through rehabilitation programs and foster partnerships with community agencies to help achieve Fair Housing Goals; now therefore be it

RESOLVED, That the Mayor and the Board of Trustees of the Village of Celoron adopt the Fair Housing Plan and the designation of the position of Code Enforcement Officer as the Village's Fair Housing Officer.

Trustee Mattison moved, seconded by Trustee Kogut to approve the resolution.

Carried: 5 ayes

Village of Celoron, NY

FAIR HOUSING PLAN

I. INTRODUCTION

The Village of Celoron is committed to furthering Fair Housing by analyzing potential impediments to Fair Housing, taking action to alleviate and overcome identified impediments, and continually working to assure that new impediments do not arise in the future, either due to direct action, the inadvertent outcome of inaction, or the outcome of a failure to recognize an issue that represents an impediment to Fair Housing choice.

An Impediment to Fair Housing Choice is defined as any action, omission or decision taken because of race, color, religion, national origin, age, sex, disability, or familial status that restricts housing choice or the availability of housing choice, or any actions, omissions or decisions that have this effect. Policies, practices, or procedures that appear neutral on their face, but which operate to deny or adversely affect the provision of housing to persons in any protected class may constitute such an impediment.

The Analysis of Impediments to Fair Housing Choice in the Village of Celoron has the goal of serving as the substantive, logical basis for the Fair Housing Plan and ongoing fair housing activities undertaken by the Village and its representatives.

II. VILLAGE OF CELORON, NY - BACKGROUND DATA

The Village of Celoron is located along the shore of Chautauqua Lake just west of the City of Jamestown. What was to become the Village of Celoron was an encampment of Captain Celoron de Blainville during France's 1749 effort to re-establish France's claim to the Ohio River Valley. As the area became settled, a small settlement grew along the most southern bay of Chautauqua Lake. James Prendergast, a member of Jamestown's founding family, purchased a plot of land that became known as Prendergast Point in the mid 1870's. This land was sold to a group of businessmen from Warren, PA in 1891 for the purpose of creating a summer resort. By 1893 a steamboat dock, a toboggan slide down to the water, bath house and the Hotel DeCeloron had been built. Around the same time, the owner of the Jamestown Street Railway built a line to the lakeshore near Prendergast Point and purchased land there to be transformed into a park. The Phoenix Ferris Wheel was

purchased. Other amusements included toboggan slides into Chautauqua Lake, roller coasters, a dance hall, a roller rink and bandstand, a theater and a zoo.

In 1896, the Village was incorporated. The construction of four major hotels and as many as fifteen additional smaller rooming houses provided rooms for those who traveled a distance. Small summer cottages were built around the park. The combination of local and national athletic events on the baseball grounds, the top rated amusement rides of the day, the best quality musical and vaudeville performers brought the people to Celoron. Celoron Park became the top amusement park between New York City and Chicago. The Celoron Amusement Park and surrounding summer cottages defined Celoron until the park was dismantled in 1962, following a period of decline that had begun during World War II.

General demographics

All data is from the 2012 American Community Survey (ACS) estimates unless otherwise noted.

The Village has a population of 1,138 people. The Village covers only .7 square miles, making the population density 1,626 people per square mile.

Over 97% of the population declares themselves as one race, white, and only 0.7% identify themselves as Hispanic. The Village has a total of 564 housing units, 482 of which are occupied with an average household size of 2.34. 284 of these households identify themselves as family households with an average family size of 2.87. 25.1% of the households include a child under the age of 18. Significantly, 40.7% of the households include a person over the age of 60. Also significant is that an estimated 19.6% of the population has a disability

Of the 1,107 people for whom poverty status is known, 348 (31.4%) live below the poverty line. 57.6% of children under the age of 18 in the Village live in poverty. An estimated 18% of the civilian labor force is unemployed. The median household income is \$39,853 and the median family income is \$43,704 significantly below the County's median family income of \$52,368.

Housing characteristics

Of the 564 total housing units, 482 (85.5%) are occupied. The homeowner vacancy rate is less than 1% while the renter vacancy rate is estimated at 13.8%. Of the 82 vacant units, 35.4% are for rent, 23.2% are seasonal and 41.46% are described as "other vacant". Of the 482 occupied housing units, 301 (62.4%) are owner-occupied. Approximately 80.5% of the homes in the Village are single-family homes.

The Village's housing stock is old – over 54% of it was built before 1939 and 93.6% of the homes were built before 1980. In addition to being old, many of these homes were originally built as summer/recreational cottages during the heyday of Celoron Park. Because they were built for seasonal use, these homes were not built as sturdy as homes that were intended to be a family's permanent home – many lack proper foundations and are minimally structured. As the Village declined as a recreational destination, these cottages were neglected by their owners, eventually being sold at a low price to locals who would move into them as their permanent homes.

The poor condition of Celoron's housing is reflected in its value. The median value of owner-occupied housing is only \$56,000, well under the median value of owner-occupied homes for Chautauqua County (\$82,100).

In 2014, a windshield survey was undertaken to assess the condition of a random 10% sample (48 units) of the Town's occupied housing units by the county-wide non-profit housing rehab agency Chautauqua Home Rehabilitation and Improvement Corporation. A Windshield Survey Form was used to assess the condition of each unit. Primary, Mechanical, and Secondary components were given ratings of Sound (needing no more than routine maintenance), Minor (in need of repair), Major (in need of major repair or replacement) or Critical (requires replacement). Houses were then classified as to condition according to the following:

- Standard Units - Have no major structural defects, have adequate plumbing, and do not have a blighting appearance. Units need normal maintenance.

- Moderately Substandard Units - Have less than three major defects and can be restored to a standard condition for a reasonable cost.
- Severely Substandard Units - Have more than three major defects, or at least one critical defect and can be restored to standard condition at a reasonable cost.
- Dilapidated Units - Are determined to be substandard to a degree requiring clearance, or buildings that have three or more critical deficiencies that cannot be repaired to a standard condition for less than a reasonable amount.

The survey results indicated that 82.6% - were substandard with 13% being severely substandard and 69.6% having at least one but no more than three major defects and therefore moderately substandard. None of the units were in such poor condition that they could not be repaired for a reasonable amount of money so none were determined to be dilapidated.

III. CURRENT FAIR HOUSING PROFILE

Title VIII of the Civil Rights Act of 1968-also known as the Fair Housing Act (FHA)-prohibits discriminatory practices in the sale, rental or financing of housing on the basis of race, color, religion, national origin, age, sex, disability, or familial status. The Department of Housing and Urban Development is the lead agency for enforcement and compliance with the Fair Housing Act.

The Village of Celoron has delegated the responsibilities of its Fair Housing Officer to the person filling the position of Code Enforcement Officer. Since the position was delegated, the Village has not received any complaints. The Village is unaware of any complaint having been filed with US Department of Housing and Urban Development prior to delegating its own Fair Housing Officer. Further, there are no Fair Housing discrimination suits filed by the Department of Justice which involve the Village of Celoron.

IV. IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING CHOICE

The Village was unable to identify any overt instances of discrimination based on race, color, religion, national origin, age, sex, disability, or familial status in the sale, rental or financing of housing in the Village. No complaints have been filed against any seller, leaser, or financer of housing with the Village's Fair Housing Officer, the US Department of Housing and Urban Development or the Department of Justice. An examination of local ordinances and building codes does not reveal any regulations that would act to limit Fair Housing Choice for any member of any protected class.

The Village recognizes that turning its attention to Fair Housing concerns is a new activity and that the lack of complaints may be due to a lack of awareness of the Fair Housing Law in the community. Likewise, the community likely remains unaware that the Village has a local official available to receive and process complaints and assist residents in seeking resolution. This lack of community awareness, in itself, represents an existing impediment to furthering the goal of Fair Housing.

Another significant impediment to Fair Housing choice in the Village of Celoron lies in the overall condition of a great deal of its housing stock combined with the demographic characteristics of its population. The high percentage of older housing, high incidence of substandard housing and the high percentages of families with children, families that include the elderly, people with disabilities, and people of low to moderate incomes combine to create a situation where Fair Housing choice is impeded by the inability of members of protected classes to secure housing that is safe, decent, affordable and accessible to people of moderate means and special needs.

V. ACTIONS TAKEN TO OVERCOME IMPEDIMENTS TO FAIR HOUSING

The Village of Celoron has taken several actions in an effort to overcome the impediments to Fair Housing identified above, including:

1. Creating the position of Fair Housing Officer for the Village of Celoron and aligning that responsibility with the position of Code Enforcement Officer so that it always remains filled.
2. Seeking funding to address the substandard condition of the Village's housing stock through the Community Development Block Grant program. The Village first sought CDBG funding in 1996. The Village plans to seek additional funding through the CDBG program.

VI. CONCLUSIONS AND RECOMMENDATIONS

The Village of Celoron is committed to furthering Fair Housing choice within the Village. In order to achieve this goal, the Village puts forth the following goals:

1. Improve general outreach efforts, through increased and improved signage at the Village Hall and other public venues and press releases, so that the general public is better aware of existing Fair Housing laws
2. Improve general outreach efforts, through increased and improved signage at the Village Hall and other public venues and press releases, so that the general public is better aware of existing resources with regards to possible Fair Housing violations both within the community and through the US Department of Housing and Urban Development.
3. Continue to seek funding for programs to increase the quality and quantity of safe, decent, affordable and accessible housing through rehabilitation programs.
4. Continue to foster partnerships with community agencies such as Chautauqua Home Rehabilitation and Improvement Corporation, Chautauqua Opportunities Inc., Habitat for Humanity, Chautauqua County Office for the Aging, the Resource Center, and other agencies that can work with the Village to help achieve Fair Housing Goals.

Resolution #35 -2013-14

RESOLVED, That the Mayor be and he hereby is authorized to enter into an agreement with the County of Chautauqua, New York for Celoron Youth Recreation.

Trustee Kogut moved, seconded by Trustee Mattison to approve the resolution.

Carried: 5 ayes

Resolution #36 – 2013-14

RESOLVED, That Code Enforcement Officer Robert Burkholder be and he hereby is authorized to attend the 2nd Annual Southern Tier West Stormwater Management Conference to be held in Ellicottville, New York on October 23, 2014 with expenses to be paid pursuant to Section 77-b of the General Municipal Law.

Trustee Kogut moved, seconded by Trustee Mattison to approve the resolution.

Carried: 5 ayes

MAYOR'S COMMENTS:

None

September 29, 2014

OPPORTUNITY FOR PUBLIC COMMENT:

Staci Lee, 312 Hunt Road, asked if there were any plans to renovate the playground at Lucille Ball Memorial Park. She offered to do some fundraising to help pay for the renovations.

Mayor Schrecengost thanked her for coming to the meeting and replied that it was one of the items on the Village's to-do list.

Trustee Young motioned to adjourn the meeting. Trustee Kogut seconded the motion.

Carried: 5 ayes

The meeting was adjourned at 6:23 p.m.

Shirley A. Sanfilippo, MMC/CMFO
Village Clerk-Treasurer