



VILLAGE BOARD MEETING AGENDA

Monday, February 9, 2026, at 6:00 PM

Village Hall Board Room

Note: *please enter from backdoor and take steps or elevator to the second floor Board Room*

Pledge of Allegiance

Land Acknowledgement

Roll Call

Guests:

Jill Weidrick, Village Planner

Citizens Forum

***Please sign-in upon entering the board room with your name and address if you would like to address the Board during the citizens forum or the public hearings.**

Public Hearing

***If you are unable to attend the Public Hearings and still wish to comment, please submit your comments to the Clerk-Treasurer's Office located at 31 S Main Street or email mac@fairportny.gov. Such comments will be included in the official meeting minutes. Submissions are due no later than Monday February 9, 2026, at 12:00 P.M.**

1. Local Law No. 1 of 2026, to Override the Tax Levy Limit Established in General Municipal Law §3-c. 📄
2. Local Law No. 2 of 2026, to enact a new Village Zoning Code and Zoning Map and amend/repeal certain chapters of the code of the Village of Fairport. [Final Draft Zoning Code Documents](#) 📄

Unfinished Business

1. A motion by the Village Board to approve the minutes of the January 12, 2026, Village Board Meeting. 📄
2. A motion by the Village Board to approve the minutes of the January 30, 2026, Village Board Special Meeting. 📄

New Business

1. A motion by the Village Board to adopt Local Law No. 1 of 2026 to override the Tax Levy Limit for the Fiscal Year Commencing June 1, 2026, for the Village of Fairport. This local law is deemed to be a Type II action under 617.5 (c) (26) of the State Environmental Quality Review Act (SEQRA); therefore, no further action is required.

2. A resolution of the Board of Trustees of the Village of Fairport Adopting a Negative Declaration Regarding Local Law No. 2 of 2026. [SEQR Documents Related to Zoning Code](#)
3. A motion by the Village Board to adopt Local Law No 2. of 2026, to enact a new Village Zoning Code and Zoning Map and amend/repeal certain chapters of the code of the Village of Fairport. [Final Draft Zoning Code Documents](#)
4. A motion by the Village Board to adopt the amended Fee Schedule.
5. A motion by the Village Board to authorize an interfund transfer from the General Fund to the Electric Fund in an amount not to exceed \$650,000 between February 9, 2026, and March 31, 2026, for the purposes of a revenue anticipation note to assist the Electric Fund in paying its power bills due to this historically cold winter. An interest rate shall be established by the Clerk-Treasurer's Office for the duration of the loan.
6. A motion by the Village Board to authorize the Clerk-Treasurer to make the following budget amendments:

H.3140.2	Fire Equipment	\$ 65,726.00
H.2680	Insurance Recoveries	\$ (65,726.00)
A.1420.4	Village Attorney	\$ 5,000.00
A.8010.4	Zoning Contractual	\$ (5,000.00)

7. A motion by the Village Board to appoint Pat Rapp as Chair to the Fairport Public Arts Committee through December 31, 2026.
8. A motion by the Village Board to accept the January 2026 financial statements for the Village of Fairport and the December 2025 financial statements for the Fairport Municipal Commission.
9. A motion by the Village Board to authorize payment of the audited bills.
10. A motion by the Village Board to amend the previously approved amount of \$70,000 to pay health and dental insurance premiums paid in the month of February to \$65,260.72.
11. A motion by the Village Board to authorize the Clerk-Treasurer to pay health and dental insurance premiums for the month of March in an initial estimated amount not to exceed \$70,000, subject to audit and amending authorization by the Village Board at their regularly scheduled March meeting.
12. Announcements and Committee Reports.
13. Upcoming Village Board meetings:
 - Village Board Work Session *Monday, February 23, 2026, at 6:00 p.m.*
 - Regular Village Board Meeting *Monday, March 9, 2026, at 6:00 p.m.*

Meetings will be held in Village Hall, 31 South Main Street, Fairport, New York, in the 2nd floor Board Room.

14. A motion by the Village Board to adjourn.



Local Law No. 1 of 2026

A local law to override the tax levy limit for the fiscal year commencing June 1, 2026, for the Village of Fairport

Section 1. Legislative Intent

It is the intent of this local law to allow the Village of Fairport to adopt a budget for the fiscal year commencing June 1, 2026, that requires a real property tax levy in excess of the "tax levy limit" as defined by General Municipal Law § 3-c.

Section 2. Authority

This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes a local government's governing body to override the property tax cap for the coming fiscal year by the adoption of a local law approved by a vote of sixty percent (60%) of said governing body.

Section 3. Tax Levy Limit Override

The Board of Trustees of the Village of Fairport, County of Monroe, is hereby authorized to adopt a budget for the fiscal year commencing June 1, 2026, that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.

Section 4. Severability

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Effective date

This local law shall take effect immediately upon filing with the Secretary of State.

LOCAL LAW NO. 2 OF 2026

**A LOCAL LAW TO ENACT
A NEW VILLAGE ZONING CODE AND ZONING MAP AND
AMEND/REPEAL CERTAIN CHAPTERS OF THE CODE OF THE
VILLAGE OF FAIRPORT**

BE IT ENACTED, by the Board of Trustees of the Village of Fairport, Monroe County, State of New York, as follows:

Section 1.1 Title

This local law shall be referred to as Local Law No. 2 of 2026, Village of Fairport, Monroe County, New York, enacting a new Village Zoning Code and Zoning Map attached hereto, which new Village Zoning Code and Zoning Map shall replace the existing Zoning Code and Zoning Map of the Village of Fairport, and amending and/or repealing certain Chapters of the Code of the Village of Fairport (the “Code”).

Section 1.2 Legislative Findings and Purpose

The Village of Fairport having recently adopted a Comprehensive Plan update in November 2021, and the relationship between the Comprehensive Plan and Zoning Code, coupled with the fact that the existing Zoning Code has not undergone a comprehensive update in several years, has found it necessary to update and modernize its Zoning Code to address the current and changing needs of the community and to modify or eliminate obsolete or overly-complicated requirements and procedures to make the code more user friendly. The Village also wishes to revise and streamline the procedural requirements for approvals, in order to make them clear and consistent. The Village believes that this local law will protect the public interest and welfare of its residents, and will promote the health, safety, and general welfare of the people of the Village of Fairport.

Section 1.3 New Zoning Code and Zoning Map

The Village of Fairport by this Local Law hereby enacts new Chapter 551 entitled “Village Zoning Code” and adopts the new Zoning Map, both attached as Exhibit “A”, and incorporates said new Zoning Code and Zoning Map into the Code of the Village of Fairport, to replace the existing Zoning Code found at Chapter 550 and Zoning Map, which are both hereby deleted and repealed in their entirety.

Section 1.4 Repeal of Code Chapters

The Village of Fairport by this Local Law hereby repeals Chapters 92, 150, 279, 308, 408 and 476 of the Code in their entirety.

Section 1.5 Amendment of Code Chapters

The Village of Fairport by this Local Law hereby amends the Code as follows:

1. All references to Chapter “550” as contained in Chapters 1, 207, 215, 254, 439, 455, and 484 are hereby amended to reference Chapter “551”.
2. Chapter 347 of the Code is hereby amended as reflected in the attached Exhibit “B.”
3. Chapter 462 of the Code is hereby amended as reflected in the attached Exhibit “C.”

Section 1.6 SEQRA

As more fully set forth in the Resolution adopted by the Board of Trustees in connection with the proposed action to enact a new Village Zoning Code and Zoning Map, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 NYCRR Part 617, as amended (collectively referred to as “SEQRA”), this Local Law is classified as a Type I action, and the Village of Fairport Board of Trustees has designated itself as lead agency and has completed a Full Environmental Assessment Form (“EAF”) to determine the potential environmental significance of this Local Law, and upon review and consideration it has been determined that enactment of the new Zoning Code will have no significant adverse impact on the environment because enactment does not result in any physical changes to land or water within the Village of Fairport; rather the new Zoning Code merely serves to update and modernize the existing code and to streamline zoning procedures, and its enactment does not impact any resources listed at Part 2 of the Full EAF, and accordingly the Village issued a negative declaration.

Section 1.7 Superseding Inconsistent Law, if any

All other local laws and ordinances of the Village of Fairport that are inconsistent with the provisions of this local law are hereby repealed provided, however, that such repeal shall only be to the extent of such inconsistency. In all other respects, this local law shall be in addition to such other local laws or ordinances regulating and governing the subject matter covered herein.

Section 1.8 Severability

If any clause, sentence, paragraph, word, section or part of this local law shall be adjudged by any court of competent jurisdiction to be unconstitutional, illegal or invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, word, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 1.9 Effective Date

This local law will take effect upon filing in the office of the New York State Secretary of State.

Thank you for this opportunity to meet with you tonight. On my way here I noticed how extra beautiful Fairport is at this time of year. I would like to give a special shout out to the public works department for their hard work in picking up all of the leaves and putting up all of the holiday decor in that bitter cold weather. I truly enjoy seeing the Christmas lights throughout the village.

I recently looked at the “visit us” section of the village website. I love the description of Fairport and the vision it presents. It talks about past visitors on the Erie Canal that deemed this destination as a “fair port”. It then brings us up to our current residents who dwell in porch friendly, victorian homes, on tree lined streets, in quiet neighborhoods.

Traveling through the village and crossing the lift bridge I see the successful businesses. To my left I see Jeff and Hayley’s place. To my right I see Damien’s place and Tony’s place.

Just past the tracks I see Tommy's place. I used first names to add a personal touch. Because it is these owners and their patrons, working together with village officials, that have made these places successful. That vision would become diminished if the village would proceed with the idea of permitting the construction of four story buildings. The allure of Fairport would not be the same if the size of some buildings blocked the view of these businesses, the trees, or the canal. Other places wish they looked like Fairport. I don't support that we look like other places.

I mentioned that people dwell in porch friendly, victorian homes, on tree lined streets, in quiet neighborhoods. When the word dwell gets changed to the word dwellings that becomes cause for concern. The idea that those once quiet neighborhoods may be allowed to construct dwellings that house temporary renters seems contrary to the quality of life that

currently exists. Heaven forbid that we have to call upon our guardian angel Clarence to maintain our wonderful life, so that a beautiful street like Potter Place does not become Pottersville.

Yearly my neighbors have been featured in “doors of Fairport” and “porches of Fairport” where the picturesque fronts of houses are photographed for a poster. Those kinds of tributes compliment homeowner’s efforts being made that keep Fairport beautiful. As I look down the street I can see those porch friendly houses with their prideful owners. Now picture that image where an RV is kept in the driveway blocking that view. How much of a destination would Fairport become if the “visit us” section of the village of Fairport was edited to include visions of RV’s, dwellings, and four story buildings.

Those proposals become easier to turn down if they were made while enjoying the view from a walk along the canal or sitting on a front porch.

On my return home tonight I will continue to admire the beauty of Fairport. A place where the vision has not been diminished. A place where the “treetops glisten”, quiet neighborhoods become “silent nights”, and the holiday decor enhances the victorian homes. When it comes time to decide the path to take to see the best vision of Fairport, I hope that you choose the road that allows you to see the light(s).

Gabriel McNaughton
20 South Avenue
Fairport, NY 14450

December 8, 2025

VIA EMAIL AND HAND DELIVERY

Mayor Domaratz and Members of the Village Board
Village of Fairport
Village Hall 31 South Main Street
Fairport, New York 14450

Re: Public Hearing Comments on Draft Local Law No. 3 of 2025; Statutory Violations in SEQRA Review and Request for Positive Declaration

Dear Mayor Domaratz and Members of the Village Board:

I write as a Village resident in support of revising the zoning code and of Fairport's environmental health, canalfront, and community character. I submit these comments for the official record regarding the Public Hearing for Draft Local Law No. 3 of 2025 ("LL3").

This letter details significant issues with the State Environmental Quality Review Act (SEQRA) review process currently underway. Based on clear statutory mandates in 6 N.Y.C.R.R. Part 617 and discrepancies between the Village's draft documents and current state data, I respectfully urge the Board to keep the written record open and not to proceed to a Negative Declaration. Instead, the law requires the Board to issue a Positive Declaration and complete a Generic Environmental Impact Statement (GEIS).

Applicable Standards of Review Under SEQRA

The Board's review of LL3 must adhere to strict procedural and substantive mandates established by statute and New York case law.¹ The Board cannot lawfully issue a determination of significance until it has satisfied the following standards:

1. **Type I Presumption:** The Board has correctly identified LL3 as a Type I Action.² Type I actions carry a legal presumption that they are "more likely to require the preparation of an EIS than Unlisted actions." This presumption shifts the burden to the agency to demonstrate conclusively that no significant impacts will occur.
2. **Zoning Adoption and "Reasonably Foreseeable Consequences":** A rezoning is not a paper exercise; it is an action that commits the Village to a future course of development. Under *Matter of Neville v. Koch*, the Board is obligated to evaluate the "reasonably

¹ N.Y. Comp. Codes R. & Regs. tit. 6, pt. 617.

² *Id.* § 617.4

foreseeable consequences” of the zoning change.³ In *Neville*, the Court of Appeals held that an agency cannot defer review until a specific building permit is sought; it must analyze the effects of the maximum potential development permitted under the new law.⁴ Furthermore, the Appellate Division, Fourth Department, has held that environmental review of a zoning ordinance is defective if it fails to consider the full build-out potential of the requested change.⁵ The Board cannot limit its review to immediate plans while ignoring the full intensity of development the new zoning allows.

3. **The “Low Threshold” Standard:** A Positive Declaration is required if an action “may include the potential for at least one significant adverse environmental impact.”⁶ Courts have held that this is a low threshold; if there is a “reasonable doubt” regarding the potential for significance, an EIS must be prepared.⁷
4. **The “Hard Look” Requirement:** To issue a Negative Declaration, an agency must (1) identify all relevant areas of environmental concern; (2) take a “hard look” at them; and (3) provide a “reasoned elaboration” for its determination.⁸
5. **Accuracy of Data:** The determination of significance must be based on an Environmental Assessment Form (EAF) that contains “accurate and complete” information.⁹ Determination based on factual errors is void.

The EAF Is Factually Incorrect

The Board’s review is legally defective because the foundational data relied upon in the Environmental Assessment Form (EAF) is demonstrably incorrect.¹⁰ I have attached a December 8, 2025, report from the NYS DEC EAF Mapper, which contradicts the draft EAF in the Board’s packet. While the Board’s draft implies no significant constraints, the State’s official database identifies critical areas of concern that mandate a Positive Declaration:

1. **Remediation Sites and Hazardous Materials** The EAF Mapper explicitly identifies that the project site contains or is within 2,000 feet of multiple sites listed in the “Environmental Site Remediation database”. The report lists specific DEC Site IDs, including V00205, 828090, C828161, and C828185.
 - *Significance:* The future development plans of the Village envision the potential redevelopment of industrial space into mixed-use residential housing. Rezoning former industrial or commercial lands for residential use requires a rigorous analysis of contamination and other risks associated with these sites. The Board cannot issue a Negative Declaration without evaluating whether the new zoning encourages residents to inhabit areas with potential contamination history or future impacts.

³ *Matter of Neville v. Koch*, 79 N.Y.2d 416 (1992).

⁴ *Id.* at 428.

⁵ *Kirk-Astor Dr. Neighborhood Ass'n v. Town Bd. of Pittsford*, 106 A.D.2d 868 (4th Dep't 1984).

⁶ N.Y. Comp. Codes R. & Regs. tit. 6, § 617.7(a)(1).

⁷ *H.O.M.E.S. v. N.Y. State Urban Dev. Corp.*, 69 A.D.2d 222 (4th Dep't 1979).

⁸ *Jackson v. N.Y. State Urban Dev. Corp.*, 67 N.Y.2d 400 (1986).

⁹ N.Y. Comp. Codes R. & Regs. tit. 6, § 617.6(b)(3).

¹⁰ *Id.* § 617.6.

2. **Impaired Water Body (Total Phosphorus)** The Board’s EAF fails to account for the fact that Thomas Creek and its tributaries are listed as an “Impaired Water Body” specifically due to “Total Phosphorus”.
 - *Significance:* LL3 facilitates increased density and impervious surface coverage. The NYS DEC considers "a substantial increase in potential for erosion, flooding, leaching or drainage problems" to be a criterion of.¹¹ Introducing new loading into an already impaired waterbody is, by definition, a significant adverse impact that requires investigation and mitigation.

3. **Endangered and Threatened Species** The State explicitly flags the presence of “False Hop Sedge,” a listed “Endangered or Threatened” species, on the project site.
 - *Significance:* Statute requires the Board to evaluate impacts on threatened species.¹² The draft EAF’s failure to acknowledge this species’ presence renders the entire review factually insufficient.

4. **Historic and Archeological Resources** The EAF Mapper indicates that the project site contains or is substantially contiguous to a building, archaeological site, or district which is listed on the National or State Register of Historic Places.
 - *Significance:* LL3 alters the bulk, area, and height standards in our historic districts. Permitting larger, denser structures next to historic resources can have significant visual and contextual impacts.

5. **Primary Aquifers** The EAF Mapper confirms that the Village sits over a “Principal Aquifer” and “Primary Aquifer”.
 - *Significance:* Rezoning to allow residential or mixed-uses over a primary aquifer without a GEIS to study groundwater protection is negligent, particularly given the proximity to known remediation sites.

Detailed Analysis of EAF Part 1 Issues

Beyond the "headline" errors identified by the Mapper, a line-by-line review of the Full EAF reveals multiple responses that are factually inconsistent with the reasonably foreseeable development LL3 is designed to facilitate. A few examples include:

1. **Impact on Traffic (Question D.2.j)** The EAF asks if the proposed action will result in a substantial increase in traffic. The Village has presumably answered "No" or indicated a small impact. However, the zoning code, Comprehensive Plan, and Downtown Revitalization Initiative (DRI) project list specifically envision potential projects such as new housing developments, higher density neighborhoods, a “boutique hotel,” and increased mixed-use density on North Main Street.
 - *Deficiency:* Under *Neville*, the Board must analyze the maximum potential development allowed by the zoning.¹³ A hotel and new residential units generate

¹¹ *Id.* § 617.7(c)(1)(i).

¹² *Id.* § 617.7(c)(1)(ii).

¹³ *Neville*, 79 N.Y.2d at 427.

distinct peak-hour trips. Without a traffic study that models this build-out, the Board cannot rationally check "No."

2. **Impact on Energy (Question D.2.k)** The EAF asks if the action will generate new demand for energy.
 - *Deficiency:* The proposed zoning facilitates new construction and higher density. For example, redeveloping industrial space into conditioned residential housing represents a significant change in energy load profiles. A GEIS is the appropriate vehicle to determine if Fairport Municipal Commission (FMC) infrastructure requires upgrades to handle this reasonably foreseeable load.
3. **Impact on Noise and Odor (Question D.2.m)** The EAF asks about noise exceeding ambient levels.
 - *Deficiency:* The rezoning introduces as-of-right residential mixed-use into areas previously zoned industrial or commercial. Introducing residences into these historically active zones creates a new potential for noise and land-use conflict (e.g., from existing loading docks, HVAC units, or late-night operations) that the Negative Declaration fails to analyze.

The Board Has Not Yet Taken a "Hard Look"

The Board's Draft Negative Declaration fails the "Hard Look" test because it relies on generic denials rather than the required "reasoned elaboration."

1. **Generic Claims of No Impact (i.e. Page 11)** The draft asserts generally that the action "will not result in any significant adverse environmental impacts." This conclusion is reached without citing specific studies. Under *Jackson v. N.Y. State Urban Dev. Corp.*, an agency cannot simply assert that impacts will be minimal; it must cite the data it relied upon.¹⁴ Here, there is no citation to traffic modeling, build-out analyses, or infrastructure capacity studies.
2. **Reliance on Future Site Plan Review (Pages 24–27)** The draft justification frequently suggests that specific impacts (like drainage or design) will be handled during future site plan reviews. This is an impermissible deferral of duty in which the cumulative impacts of the zoning change will not be assessed. As noted in *Neville*, zoning sets the foundation for what is allowed.¹⁵ Once LL3 is passed, a developer has a right to build to the new density. The time to analyze the cumulative impact of that density is now.
3. **Circular Logic Regarding the Comprehensive Plan (Pages 17–23)** The draft attempts to use consistency with the 2021 Comprehensive Plan as proof of no impact. However, the 2021 Plan explicitly deferred environmental review. Relying on the Plan's deferral to justify a non-review now is circular logic.

Improper Segmentation

¹⁴ *Jackson*, 67 N.Y.2d at 417.

¹⁵ *Neville*, 79 N.Y.2d at 426.

On November 4, 2025, the Board endorsed pursuing a DRI Grant with the State of New York. The Village's recent public survey (October 23, 2025) solicited feedback on conceptual projects including a "boutique hotel" on North Main Street and the "revitalization of Kennelley Park". While these specific projects may not be "done deals" or active applications, they represent the reasonably foreseeable consequences of the zoning change. SEQRA defines *segmentation* as dividing the review of an action to address stages "as though they were independent, unrelated activities."¹⁶

By rezoning the Village to facilitate these types of projects while simultaneously seeking funding for them, the Board has engaged in a single program of revitalization. Separating LL3 from the conceptual projects it enables violates the mandate to consider the "entire set of activities."¹⁷ Under *Matter of DeFreestville Area Neighborhoods Ass'n v. Town Bd.*, the Board cannot review the zoning generically while ignoring the specific retail and commercial projects it is actively soliciting.¹⁸

Impact on Community Character

SEQRA requires the Board to evaluate impacts on "community or neighborhood character."¹⁹ The conceptual projects envisioned and exemplified by the zoning code and the DRI, facilitated by LL3, will fundamentally alter the character of the Village.

Introducing Accessory Dwelling Units, a boutique hotel, and high-density residential uses into the canalfront area will change the visual landscape, traffic patterns, and social fabric of the neighborhood. A Negative Declaration that dismisses these changes without analysis is insufficient.

Lack of Coordinated Review

For a Type I legislative action intertwined with state-funded projects (DRI) and state resources (Erie Canal), SEQRA mandates a coordinated review.²⁰

1. **State Historic Preservation Office (SHPO)** Given the EAF Mapper's identification of numerous "Eligible Properties" for the National Register, the Village has a statutory duty to consult with SHPO regarding the potential adverse impacts of the rezoning.²¹
2. **NYS Canal Corporation** The rezoning affects land immediately adjacent to the Erie Canal. The Canal Corporation acts as an "Involved Agency" and must be involved to assess impacts on the canal's structural integrity and its status as a recreationway.²²

¹⁶ N.Y. Comp. Codes R. & Regs. tit. 6, § 617.2(ah).

¹⁷ *Id.* § 617.3(g)(1).

¹⁸ *Matter of Defreestville Area Neighborhoods Ass'n v. Town Bd. of N. Greenbush*, 299 A.D.2d 631 (3d Dep't 2002).

¹⁹ N.Y. Comp. Codes R. & Regs. tit. 6, § 617.7(c)(1)(v).

²⁰ *Id.* § 617.6(b)(3)(i).

²¹ N.Y. Parks Rec. & Hist. Preserv. Law § 14.09.

²² N.Y. Comp. Codes R. & Regs. tit. 6, § 617.2(t).

The Solution: A Generic EIS

The regulations provide a specific tool for this exact situation: the Generic Environmental Impact Statement (GEIS). A GEIS is used to assess “entire programs or plans having wide application,” such as zoning changes and conceptual project activities.²³

Because the DRI projects are currently examples of foreseeable development rather than final designs, a GEIS is the only legally appropriate way to review them. A GEIS allows the Board to evaluate the cumulative effects of the zoning changes and the potential projects conceptually. It offers specific benefits that a Negative Declaration cannot:

- **Protection:** It identifies required mitigation measures before density increases.
- **Efficiency:** Future projects can "tier" off the GEIS, simplifying future reviews once specific site plans are filed.
- **Legal Safety:** A GEIS is a robust defense against Article 78 challenges.

Requested Board Action

To ensure compliance with 6 N.Y.C.R.R. Part 617 and protect the this project and the Village, I request that the Board:

1. **Keep the public hearing record open** to allow staff to reconcile the EAF with the attached DEC EAF Mapper report;
2. **Decline to issue a Negative Declaration**, as the potential impacts of the zoning changes meet the low threshold under law;²⁴ and
3. **Issue a Positive Declaration** and prepare a GEIS to evaluate the cumulative impacts of LL3 and the foreseeable development within the Village.

Respectfully submitted,



Gabriel McNaughton
Resident, Village of Fairport

²³ *Id.* § 617.10(a).

²⁴ *Id.* § 617.7.

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____ _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

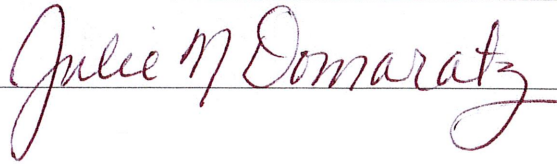
Attach any additional information which may be needed to clarify your project.

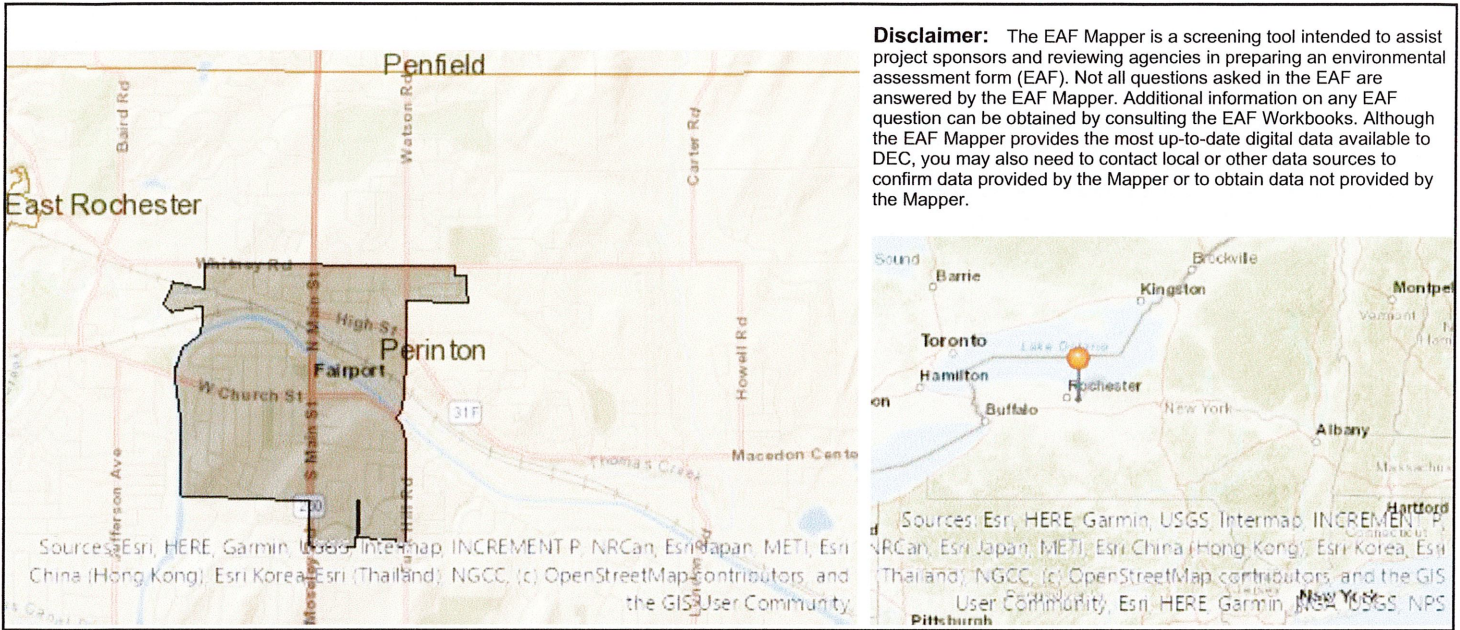
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Julie Domaratz Date 7/28/2025

Signature  Title Mayor, Village of Fairport



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:V00205, NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	V00205
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00205, 828090, C828161, C828185
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	846-72, 846-75, 846-76, 846-83, 846-145

E.2.h.iv [Surface Water Features - Stream Classification]	B, C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Thomas Creek/White Brook and tribs - Total Phosphorus
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	False Hop Sedge
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Greenvale Rural Cemetery, Eligible property:Burnett Residence, Eligible property:CROSBY RES, Eligible property:WALSHS RESIDENCE, Eligible property:GAFFNEY RESIDENCE, Eligible property:Abner Wight House, Eligible property:Former School, Eligible property:MARCELLUS RESIDENCE, Eligible property:WILLIAMS RES, Eligible property:MOLAN RESIDENCE, Eligible property:Fairport CSD Offices, Eligible property:THOMAS RESIDENCE, Eligible property:MILLER RESIDENCE, Eligible property:MALLORY RES, Eligible property:BROWN RES, Eligible property:CORNELIUS RES, Eligible property:YAWMAN RESIDENCE, Eligible property:Residence at 48 W Church St, Eligible property:SMITH RES, Eligible property:PHILLIPS RES, Eligible property:RUDD RESIDENCE, Eligible property:MARSH RES, Eligible property:TORRENS RES, Eligible property:PECK RES, Eligible property:DUTTON RES, Eligible property:COOK RESIDENCE, Eligible property:CUTNER RES, Eligible property:SCHILD RES, Eligible property:PRUITT RESIDENCE, Eligible property:BEER RESIDENCE, Eligible property:LOSEE RESIDENCE, Eligible property:CRANDALL RES, Eligible property:GOLIA RESIDENCE, Wilbur House, Henry DeLand House, First Baptist Church of Fairport, Hulbur, Thomas L., House, Conant, Austin., Potter Place Historic District, Fairport Public Library, First Congregational Church of Fairport, Minerva and Daniel DeLand House, New York State Barge Canal Historic District, Sperbeck, Martin & Andrew, Pines of Perinton
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Kennelley Park Revitalization

Sponsor: Village of Fairport
Total Cost: **\$900,000**

DRI Request: **\$900,000**
Timeline: **18 Months**

This project will reconfigure Kennelley Park along the Erie Canal. Improvements include a new performance stage, raised seating platforms, shaded picnic areas, upgraded lighting, and public art installations. Redesigned pathways, site grading, and new guardrails will improve safety and accessibility while drawing visitors from Main Street toward nearby shops and restaurants. A custom play sculpture and themed mosaics on the outer canal wall will add whimsy and reflect light across the water. The revitalized Kennelley Park will serve as a dynamic centerpiece of downtown, supporting local events, boosting tourism, encouraging business activity, and strengthening Fairport's connection to the Erie Canal.

Fairport Trolley Infrastructure

Sponsor: **Village of Fairport**
Total Cost: **\$775,000**

DRI Request: **\$775,000**
Timeline: **2.5 Years**

The Fairport Trolley project will establish a pilot transit program linking the Village's north and south parking areas with Main Street and the canalfront. As downtown visitation continues to grow, this service will expand access to shops, restaurants, and cultural attractions while reducing traffic congestion and building on Fairport's canal town character. The trolleys will run on weekends and during special events to improve mobility for seniors and visitors and enhance downtown vibrancy. DRI assistance is requested for infrastructure and start-up components, including station shelters, signage, marketing materials, and program evaluation to measure usage and community benefit.

Bicycle Infrastructure Improvements

Sponsor: **Village of Fairport**
Total Cost: **\$400,000**

DRI Request: **\$400,000**
Timeline: **1 year**

Fairport's section of the Erie Canalway Trail is among the most active in New York State, welcoming over 175,000 users annually. This project will strengthen the connection between the canal path and Main Street, encouraging trail users to explore the Village and visit local shops, restaurants, and attractions. Proposed enhancements include new shared-use lanes, well-defined striping and signage, and cyclist amenities such as repair stations, water fountains, seating areas, and bike racks. Together, these improvements will make downtown navigation safer and more intuitive for cyclists of all ages and abilities.

Southeast and Northeast Bank Harbor Upgrades

Sponsor: **Village of Fairport**

DRI Request: **\$2,000,000**

Total Cost: **\$2,000,000**

Timeline: **18 Months**

This project will reconstruct the deteriorated southeast bank of the Erie Canal, creating a safe, accessible, and attractive waterfront promenade. Improvements will include new retaining walls, boat bumper rails, modern bollards, utility upgrades, guardrails, benches, upgrades to the Dockmaster's station, and landscaping. Each year, more than 3,000 boats dock along the southeast bank, home to Fairport's Colonial Belle tour boat and a hub for canal-based recreation. Additional work will reinforce recent investments in the Northeast bank, including continuing the existing promenade. This project will improve aesthetics and usability while supporting tourism and strengthening the local waterfront economy.

Establish the Fairport Public Art Trail

Sponsor: **Village of Fairport**

DRI Request: **\$300,000**

Total Cost: **\$300,000**

This project will transform a segment of the Erie Canalway into a vibrant cultural corridor by installing permanent art installations. The Trail will be anchored by one signature, large-scale piece intended to draw tourism and two moderately scaled installations. The project will install a series of durable plinths, establishing foundations for a rotating program of art displays that will support emerging artists. This project will create an essential public asset, foster a regional artistic economy, and provide the infrastructure necessary to expand the Trail.

Placemaking and Wayfinding Project

Sponsor: **Village of Fairport**

Total Cost: **\$650,000**

This project will introduce pedestrian-scale maps, branded gateways, and informative signage to unify downtown visually and thematically. Many existing signs are inconsistent, outdated, or in disrepair, creating confusion for visitors and missed opportunities to showcase unique destinations. Enhanced wayfinding will increase visitor circulation, support business visibility, and strengthen Fairport's downtown identity, helping visitors stay longer, spend more, and explore.

Small Project Fund

Sponsor: **Village of Fairport**

Total Cost: **\$800,000 (25% match from awardees)**

The Village proposes the establishment of a Small Project Fund to support additional, smaller projects for small business development, façade improvements, signage improvements, and mixed-use development in the downtown area.



Blue Collar District

Sponsor: **43 North Real Estate**
Total Cost: **\$50,545,419**
DRI Request: **\$5,000,000**

Timeline: **3.5 years**
Sources of Funding: **Bank Financing, Net Historic Tax Credits, Empire State Development Grant, Community Renewal Permanent Loan Program, Fairport Electric Utility Grant, Equity**

This adaptive reuse project will convert 185,000 square feet of vacant warehouse and factory space in the former American Can facility into a vibrant mixed-use residential facility providing a total of 100 apartments (70 market-rate and 30 dedicated workforce housing units). This project will directly address the Village's need for diverse housing options and will serve as a catalyst for economic revitalization in the former industrial district of the Village, blending historic preservation with modern, energy-efficient housing.

Hotel and Shops at 98 North Main

Sponsor: **J.B. Sterling Construction**
Total Cost: **\$12,500,000**
DRI Request: **\$3,000,000**

Timeline: **18-24 months**
Sources of Funding: **Personal Equity, Bank Loans, Fairport OCED PILOT Program**

For 30 years, residents and visitors to the Village have felt Fairport's lack of lodging in the downtown. This project will construct a boutique hotel along North Main Street, in the heart of the Village's downtown, repurposing an unused parking lot owned by Fairport OCED, allowing tourists and visitors the authentic, walkable Fairport experience. This project will attract visitors and increase local spending while creating diverse employment opportunities for residents by providing hospitality, catering, and tourism services.

Packett's Landing Canal Frontage Enhancements

Sponsor: **Canal East Co., LLC**
Total Cost: **\$1,570,000**
DRI Request: **\$1,177,500**

Timeline: **18-24 months**
Sources of Funding: **Bank Loans, Equity**

Packett's Landing is a retail complex situated at the southeast corner of Main Street and the Erie Canal. While its location is among the most valuable in the Village, the canal-facing façade does not fully engage the waterfront. This project includes comprehensive improvements, including expanded balconies, ground-floor awnings, new siding, signage, and the relocation of mechanical systems to the roof. The adjacent restaurant will be enhanced with glass doors and an outdoor patio. A redesigned canal promenade will feature new benches, landscaping, and pedestrian connections that transform the canal's edge into an inviting, people-oriented public space.

50-52 North Main Street Revitalization & Redevelopment

Sponsor: **50 North Fairport LLC**

Timeline: **12 months**

Total Cost: **\$1,882,162**

Sources of Funding: **Personal Equity, Bank Loans**

DRI Request: **\$1,411,622**

This project will renovate a centrally located 8,854-square-foot commercial building, make cosmetic updates to an associated 8,000-square-foot self-storage space to adhere to the Village's historic aesthetic, and make streetscaping and pedestrian improvements to turn empty space into a usable and accessible parking lot. This project will attract retail and professional services tenants and generate new job opportunities by replacing an outdated and underutilized structure with an attractive, job-generating asset.

1-13 North Main Street Beautification

Sponsor: **Stahl Enterprises, Inc.**

Timeline: **12 months**

Total Cost: **\$350,000**

Sources of Funding: **Personal Equity**

DRI Request: **\$255,000**

This project will fully renovate the exterior of this mid-1800s, 13,500-square-foot Canalside building on Main Street. Additionally, this project will repurpose a grass lot directly behind the property into Millstone Block Park, a beautifully designed public area featuring a new pavilion. New stamped concrete walkways extending behind the building will link the Canal path directly to the businesses on Main Street, creating a seamless pedestrian route that encourages foot traffic and supports the vibrancy of the local business district.

Fairport Performing Arts Center

Sponsor: **James Kruger**

Timeline: **8-12 months**

Total Cost: **\$1,570,000**

Sources of Funding: **Personal Equity, Bank Loans**

DRI Request: **\$900,000**

The Fairport Baptist Church, on the corner of West Church Street and Main Street, is an icon of the Village. This historic and centrally located building, built in 1877, will be converted into the Fairport Performing Arts Center, a 260-seat theater that will provide residents and visitors with a space to enjoy shows and events. The currently vacant Church will serve an unmet need in the Village while ensuring that this iconic building is preserved and used for decades to come.

Fairport Village Landing Beautification

Sponsor: **FDP Management LLC**

Timeline: **18 months**

Total Cost: **\$370,000**

Sources of Funding: **Personal Equity, Bank Loans**

DRI Request: **\$277,500**

This mixed-use shopping center on Main Street is home to a variety of retail shops and offices, including a fitness center and the Fairport Library. The project will make comprehensive aesthetic updates to bring the landing into alignment with the Village's historic character, including rooftop signage replacements and improvements; construction of a new entrance sign; repurposing the existing open area atrium into an artistic exhibition area and publicly accessible resting space; and the placement of an art installation piece on South Main Street, in partnership with the Village.

Renovation of 85-87 South Main Street

Sponsor: **Fairport-Flower City Masonic Lodge #476**
Total Cost: **\$200,000**
DRI Request: **\$150,000**

This project will update the roof, repoint the exterior brickwork on the building, update the awnings on the building face, update the HVAC for the business spaces, update the dining space in the lodge, and update the doorways in the building. As the southern gateway of the Village business district and a historic building, the maintenance of the Lodge and the associated businesses' exterior is important for the aesthetics of the Village. Once complete, the Masons will coordinate with the Village to install a mural on the southern façade.

Fairport Historical Museum Educational Space

Sponsor: **Perinton Historical Society** Timeline: **3 Years**
Total Cost: **\$1,500,000** Sources of Funding: **Personal Equity, Bank Loans**
DRI Request: **\$900,000**

The Perinton Historical Society (PHS) occupies the historic building at 18 Perrin Street, which is home to a museum showcasing the history of the Village of Fairport and Town of Perinton. Popular events are held in the basement, which is not ADA-accessible, and overflow is often forced to the smaller first floor. This project will provide a two-floor addition, which will replace the existing basement program room and will be used for year-round educational programs and events. Further space will be used to showcase local artists' work from the PHS's collection in a temperature-controlled and accessible art gallery.

57 South Main Street Expansion

Sponsor: **S. Curatolo LLC** Timeline: **12-16 months**
Total Cost: **\$1,400,000** Sources of Funding: **Equity, Construction Loan**
DRI Request: **\$1,050,000**

57 South Main Street sits directly in the downtown of Fairport, across the street from the restaurant Bonnie and Clyde in the old Fairport National Bank building, and only a couple of blocks away from the historic Erie Canal. Currently, this one-floor building is home to a salon and a tattoo parlor. However, the proposed project will add an additional floor to this small commercial area, turning it into a mixed-use development offering space for 2-3 highly demanded downtown apartments, with a rooftop terrace.

66 North Main Street Beautification

Sponsor: **The Remodeling Showroom** Timeline: **6-8 months**
Total Cost: **\$250,000** Sources of Funding: **Bank Loans, Personal Equity**
DRI Request: **\$187,500**

This proposed project will make much-needed front-façade updates to 66 North Main Street, a former industrial property in the core of the downtown area that is now home to three businesses. The façade will be updated to bring the property and signage into alignment with the Village's historic aesthetic, improving the curb appeal of the building, which will result in increased foot traffic in the area.

Statement for Village Board Public Hearing on Zoning Code Update
December 8, 2025 @ 6pm

Good evening, Mayor Domaratz, Trustees, and fellow residents. My name is Joseph Thon. I live at 11 West Street with my wife and our four young children.

I'd like to highlight some data from the State Comptroller's 2025 report on ADU projects.

There has been a 1-2% annual uptake in villages like ours without strong caps.

The Village has roughly 1,800 single family homes; that's 18-36 new units a year.

The State Comptroller notes the higher end—closer to 36 units—when there's no owner-occupancy rule or size limits.

Even with the draft's 650 sq ft cap and attached-only rules, the lack of owner-occupancy drives the higher 2% rate—still perfect for investor 1-bedroom rentals that don't serve families.

The HUD backs it: 80% of ADU conversions become long term rentals, driven by investors chasing cash flow.

To quantify that: in 5 years, 144 of 180 ADUs built in the Village will operate as studio or 1 bedroom rentals. That's not coming from me. That's coming from HUD.

This is not density for locals—it's gentrification in reverse. It's displacing the middle class the Comprehensive Plan intends to help.

Worse, those ADUs will fuel short-term rentals.

Of those 144 new units, NY studies show 25% will convert to Airbnbs within two years—eroding quiet neighborhoods into de facto hotels.

Our charm draws tourists; commodifying West Street or canal paths into investor playgrounds kills it.

Pending Short Term Rental regulations in Article 5 are a start, but without residential bans, they're meaningless.

We need to cap Short Term Rentals village-wide at 1-2% (25-50 units) with strict annual permits, noise fines, and parking enforcement.

This all ties to the Village's DRI push, which I support—especially the Blue Collar Housing project.

But without safeguards, it's more of the same.

We need to require Family Mandates for family-sized units of 2-3 bedrooms with priority for households with kids.

Do not let developers get away with building "family units" as studios or 1 bedrooms as they've done in the past.

This ensures we keep young families here—not just add investor micro-units.

I'm speaking to urge you to reject or heavily amend Articles 4 and 13 of this draft code.

On paper, blanket ADU approvals and density bonuses promise "missing middle" housing and attainable options. But in reality, they'll supercharge investor conversions, accelerate gentrification, and undermine the very affordability and character the Comprehensive Plan is aiming for.

Delay this vote. Amend for residents first. Fairport deserves better—our families deserve better.

Thank you for your time.

Sources for Accuracy:

- **HUD 2022 ADU Toolkit:** Pages 12-14 detail the 70-85% rental rate (national surveys; long-term focus). Link: <https://www.hud.gov/sites/dfiles/ADU%20Toolkit%202022.pdf>
- **HUD American Housing Survey 2023:** Confirms ~82% of permitted ADUs are rented long-term in suburban areas. Link: <https://www.hud.gov/sites/dfiles/2023%20American%20Housing%20Survey%20Report.pdf> (filter for "accessory units").
- **NY STR Subset:** NYU Furman Center 2024 Report (NYC/Upstate): 25% of ADU rentals convert to STRs in 2 years. Link: <https://www.furmancenter.nyu.edu/sites/default/files/2024-06/2024%20NY%20STR%20Subset%20Report.pdf> (pages 18-20).

Jan Williams
205 Packetts Glen

I'm here to speak up in favor of adu's and multi-family homes and I'll start by saying that I don't believe that the Village Board intends to change the character of Fairport by updating the zoning code as some residents believe. I do wish, however, that the update went even further to allow adu's in more neighborhoods.

The zoning code update provides guidelines around these types of housing to make sure they fit in with the neighborhoods while providing options in the local housing market.

I've lived in some form of multi-family housing for most of my adult life as a renter, from college dorms to high-rise apartments to townhouses, some of which housed hundreds of very nice people like me. In one building, I lived across the hall from Santa Claus! You could hear him coming home from a gig this time of the year because he was wearing jingle bells!

I believe that single family homes should never be the only option in any neighborhood. There are many reasons that people prefer to be a renter instead of a homeowner or to live in a multi-family building instead of a single-family home, from financial to personal preference to lifestyle. My preference is to live in a multi-family building, and I'm sure I'm not the only person who's glad that type of housing is available here in Fairport and would like to see more of it available.

My neighborhood here includes many renters and multi-family homes and it's a beautiful, quiet, friendly place.

Dear members of the Fairport Village Board,

I understand that the revised zoning code hasn't been approved yet. *and thank you for that explanation of the process*
And ~~But~~ we all need to acknowledge that too much time and effort and money has gone into this. There's really no appetite for change anymore.
 So, I urge all of you to approve it quickly so we can get on with the important work of fixing it and minimizing it's negative impacts.

The code as proposed reflects the anxiety of the people in this community - a fear that if things are good now, change has to be worse. The proposed zoning code does a great job of trying to stop change from coming to Fairport. But change is here. In recent decades Fairport has become whiter and older and less welcoming to our working-class neighbors - the very people who built Fairport. Our declining school enrollment reflects that, and this code keeps us on that path. So just pass this restrictive code so we can start fixing it.

Buying a house in Fairport isn't necessarily a smart financial choice - and the proposed zoning makes it even more difficult for most people's biggest investment to be profitable. You can't rent a portion of your house, you're limited in the type and size of business allowed - if you're allowed to have a home-based business at all - and you can't even sell electricity from rooftop solar back to FMC. Even a savings account kicks off interest, but a house here is so limited by the zoning that it likely will never cover your property taxes. And yet one of the best ways to ease the property tax burden on residents - to expand our commercial base and share the fixed costs of running a Village across more people - is incredibly limited by the proposed zoning.
 Just pass it so we can start fixing this.

We need to envision a Main Street that's bustling AND safe and cozy. This zoning code makes it so hard to get there. There's nothing cozy about a single-story strip mall with a big parking lot out front - that's obvious. When the stores are closed, the life is gone. But there is something inherently cozy being surrounded by *life*. Adding height - especially apartments with balconies - will bring life to Main Street. Sidewalks feel safe when they're not abandoned but busy, like the Farmer's market in July. I'm not the only one who would like to see 4th or 5th floor walk-up apartments atop cute shops, restaurants and grocery stores. These places would be perfect for a young professor recently hired at Nazareth, or a newly married couple starting a small business. To move to Fairport now means that unless you want a single-family detached house with high property and maintenance costs and a big time commitment, you're not welcome here.
 So just pass this defensive zoning code so we can fix it and welcome them back.

We've all got to move on.

Thanks for your time.

Natasha Besch-Turner
 94 Hulburt Avenue, Fairport



From: Nancy Shadd nancyschadd@gmail.com
Subject: Comments on Zoning Codes for your consideration: 12/8 meeting
Date: December 8, 2025 at 11:36 AM
To: Bryan L. White blw@fairportny.com, Julie Domaratz jmd@FairportNY.com, Emily Mischler eem@fairportny.com, hmw@fairportny.com, tab@fairportny.com, awb@fairportny.com
Cc: jmancuso@mbynlaw.com
Bcc: Nancy G Shadd nancyschadd@gmail.com

To Village Manager, Mayor and Board of Trustees,
Attorney:

The input from Village residents has consistently focused on the charm of this historic village on the Erie Canal with its many well maintained charming homes in close knit proximity to each other and the walkability to the many excellent businesses. There is an overarching "character" of the village that is key to preserve which residents and the Village Historic Preservation commission has pointed out in respect to the proposed Zoning Codes impact this character:

1. The recommended building height should NOT exceed three stories in the downtown district.
2. Allowance for Recreational Vehicles to be parked in driveways from Nov-April. Absolutely Not! My driveway is on top of my neighbors, as are most residential driveways and many residences have shared driveways. Having a large RV parked in a driveway is so unsightly and annoying and totally out of character for the village. Owners of RV's can find storage space off sight in many surrounding

locations.

3. I have read of Trustee Bonosky being employed by Fisher and Associates. How can the Trustee remain objective and impartial about the zoning code that his firm wrote? He cannot. He should promptly recluse himself.

Shaddy
4. The approval of ADU'S in ALL residential districts does not make sense. The issue of ADU's is one of the codes that received the most public outcry with a variety of concerns on the impact of density . They should be limited at best to the RTD district which permits higher density.

I hope you will listen to the objections of my voice
and those of other residents .

Sincerely, Nancy G. Shadd 18 Fifth Ave. Fairport
NY

Robert Cantwell
3 Fifth Ave
Fairport, NY 14450

December 7, 2025

Village Board of Trustees
Village of Fairport
31 South Main Street
Fairport, NY 14450

Dear Members of the Village Board,

I am writing to express serious concerns regarding the proposed zoning code revision that would allow Accessory Dwelling Units (ADUs) as a permitted use in all residential districts.

While I understand the desire to expand housing options, the current proposal lacks the most basic safeguards needed to protect the character and long-term stability of our neighborhoods. Our Comprehensive Plan—developed with extensive public input and at significant financial cost—clearly identified neighborhood character as a core value of our community. This zoning code, as written, contradicts that priority.

1. A Special Use Permit Must Be Required

Allowing ADUs “by right” eliminates any opportunity for residents or the appropriate board to evaluate whether a proposed unit is appropriate for the specific context of the neighborhood. A Special Use Permit process is essential to ensuring compatibility, transparency, and community involvement in the approval process. Without it, this change becomes a blanket ‘up-zoning’ of all residential districts.

2. Owner Occupancy Must Be Mandatory

Either the primary dwelling or the ADU must be occupied by the property owner. Without this requirement, single-family homes can be effectively converted into multi-family rentals, inviting investor ownership and absentee landlords. Communities such as East Rochester and Brockport have already experienced the negative consequences of similar policies and are now trying to reverse course. We should learn from their experience rather than repeat their mistakes.

3. No Data Supports the Claimed Housing Demand

The Village has referenced the concept of the “missing middle,” yet no local study has been conducted to demonstrate an unmet need in our community. Moreover, there are over 2,000 ‘missing middle’ housing units surrounding the Village limits, within easy walking distance. Before dramatically altering zoning, the Village should provide objective demand data showing that such a change is necessary and desired.

4. “Aging in Place” Does Not Require ADUs

Residents who wish to house aging parents or family members can already build home additions under the existing code. ADUs are not the only means of supporting multi-generational living, and their impact extends far beyond the original purpose, once ownership of the property changes.

5. Increased Density Will Strain Infrastructure

Under the existing code, any significant increase in dwelling units—particularly if investor-owned—will place additional strain on water and sewer capacity, electric service, recycling, refuse, emergency services, community policing, parking, and traffic congestion. These environmental impacts must be carefully evaluated prior to adopting any zoning changes.

In Conclusion. I respectfully urge the Board to amend the proposed zoning code to include the following critical safeguards:

1. Require a Special Use Permit for all ADUs
2. Require owner occupancy in either the main dwelling or the ADU.

If these protections are not included, I ask the Board to reject the current proposal and revise it to better reflect the values clearly expressed in our Comprehensive Plan and throughout the code update community process.

Thank you for your time, your service, and your consideration of these important concerns. I trust the Board will make a decision that reflects both responsible, smart growth planning and the long-term vision of our Village residents.

Sincerely,

Robert Cantwell

TO: The Fairport Village Board, Village Planner, Jill Wiedrick, and Village Manager, Bryan White

My name is Tom Frank, and I live at 44 Park Circle Drive in the Village.

I have been following the Update of the Draft Code for the Village of Fairport for the past 1-2 years.

I have concerns about what has been being discussed in recent meetings concerning Accessory Dwelling Units (ADUs). My understanding was that ADUs would be allowed in certain parts of the Village but not the entire Village. I remember that in the Public Comments made after the original Round 1 Outreach that most of the residents did not want ADUs in the Village. I also recall that during a Village Board Meeting that I attended, the board chose to limit where new ADUs could be built and that existing units (“granny flats”) would be grandfathered in. My understanding now is that recent language for ADUs has been changed again to be allowed in the entire Village. Not only was I under the impression from feedback that a majority of residents do not want that, but such a situation would certainly NOT fit in the southeast section of the village that is of a suburban nature.

I understand that ADUs make sense for some family situations but if you open up ADUs to be allowed in the entire Village that opens it up to become rental units. This adds load to the infrastructure and traffic. It can also substantially change the nature of a suburban village setting, of which we bought into years ago to raise our family.

Fairport is a quaint suburban Village with a mix of housing types, many historic. The southeast neighborhood consisting of the streets listed below is substantially newer (1960’s) and spread out a bit more than the historic older portions of the village – it like many housing tracts in the Town of Perinton. When you walk these streets, you would not at all equate it with a rental area so why would you now allow or even promote that? To have voted or agreed to carve it out in that meeting only to put it back in indicates it is being promoted or even forced upon us.

This is the Southeast Neighborhood: Winding Brook Dr., Misty Pine Rd, Blue Spruce Lane, Red Maple Dr, Manor Hill Dr, Park Circle Dr, and a few attached small cul-de-sacs (White Alder Cir, Butternut Cir & Silver Birch Cir). There may also be houses on Turk Hill and Rt. 250 that are of the same nature.

A couple years ago there was a proactive effort in this neighborhood to stop the Village Board from thinking about allowing development on the 3 green spaces embedded in this neighborhood. According to the Perinton historian, those spaces were required by the village government when the land was transferred from the town to the village for this housing development. Thank goodness the village recognized our request and determination and then complied by publicly arranging to keep is green space.

Before approving, please revert the draft back to what you agreed to in that meeting several months to at least exclude ADUs from the southeast suburban neighborhood listed above. The consultant and others had agreed that the character in this neighborhood is, in fact, characteristically different (suburban) within the village footprint.

Now expanding the concept to the entire village, why do the residents of Fairport need ADUs in a large swath of the village? There have been exceptions & variances based on past needs and pre-existing structures. I reject the premise that the code must be loosened to cover all pre-existing “non-conformities” to the code. I would think code could be written, as was discussed at a board meeting, to allow for variances - grandfather pre-existing and gain special approvals on future ones where they are justified with code that provides guardrails on the exceptions. Think about how AI is rapidly changing the world, how we do business and live. And we can’t manage a list of exceptions to the code? Has there been enough commentary from the actual residents to determine, in a transparent manner, that there is a desire for current village citizens and property owners to build ADUs all across the village? This should not be influenced by forces outside the village that do not own here or live here or vote for our representation in local village offices?

The same can be said of making Fairport a “destination. We have a nice variety of shops, restaurants, bars and other offerings such as an exceptional library and farmers market. Can a few more nice places be created or constructed? Sure. Some buildings renovated? Definitely. But to say we should be a destination seems egotistical and a way to open up development that is not necessarily best for quality of life of the residents.

The board and consultant(s) have often referred to at least parts of the village as “city-like.” I thought it was more like a quaint village. If we want to live in a city, I know of one about 10 miles away where I used to live. Although I understand that we generally want services in the area and visitors and some good business comes with it. But “destination” seems beyond what our elected representatives should aim for.

Anyone who drives into the village during peak times knows parking is already difficult in many areas. With more density from ADUs, apartments and destination-type businesses comes more traffic strain on our infrastructure. The max height of buildings should fold into this discussion, too. Three to four stories in certain spots – OK. Add typical solar panel structures on top? Sure. Increasing to five stories – why push that? Is there an agenda like a back-room hotel deal in the works? Do certain developers want to build taller apartment buildings on small footprints? More density, more traffic, more need for parking and probably more loss of quaint village character.

My hope is that you reconsider allowing wholesale ADUs in the entire Village or, at a minimum, the southeast suburban neighborhood, as well as keep up the quality of life in our village. And limit the building height to four stories of reasonable overall height. Keep Portland weird and Fairport quaint (joke).

Thank you,

Tom Frank

My name is Margaret Frank and I live at 44 Park Circle Drive.

My comments today, December 8, 2025, are regarding the zoning code documents.

On November 19, 2025, I noticed a legal notice was filed with the D&C in their legal notice section of the newspaper notifying citizens of Fairport of a public hearing on December 8, 2025 to adopt the Zoning Code into Law. In that notice, it instructed me to go to the Clerk's office to review the code in person. I assume this is the legal version that the Village posted for citizen review in preparation for this public hearing.

I went to the Clerk's office on Tuesday, December 2, 2025, and viewed the code in person as instructed in the legal notice. I tried to compare it to the version on the website, which was dated November, 2025 and noticed the page numbers were different for the particular item I was reviewing. The date on the version in the Clerk's office was July 8th on the title page. It was impossible to read the entire 229 page document in the office to determine if it matched at 100% to the website where all of the zoning code project content is stored. The filename of the website version was dated November 11, 2025, titled, Final Draft November 2025.

On Friday, December 5th at 2:38pm, I received an Everbridge update notifying me of the Board meeting on December 8th. Included in the agenda of 535 pages, there was another new version of the zoning code, now titled Final Draft December 2025. The website was also updated with the same file. I do not know if the version in the Clerk's office has changed because I was only given one business day to view that version before this hearing. I do not think it's fair to expect me as a citizen, to block time out of only one business day to review the code in the office and compare the website version and the agenda version to the version in the Clerk's office. On the website, there is a document titled, Summary of Changes, but that does not refer to the changes from one version to another. Instead, it refers to the major changes from the current zoning to the new draft.

Given the multiple versions of the code since late October, it does not allow for a meaningful public hearing when we still don't know which version you are voting on.

TO: Fairport Village Mayor and Board of Trustees
 FROM: Connie Murphy, 3 Manor Hill Dr., Fairport, NY 14450
 DATE: December 8, 2025

SUBJECT: Statement read by Proxy at the December 8, 2025, Public Hearing on proposed local law number 3, Zoning Code Update

I am here to voice my deep concern regarding the proposed zoning code update, which threatens the character and economic stability of Fairport Village. Furthermore, I must challenge the validity of this entire process based on serious procedural and ethical failures.

1. **Procedural Failure: Invalid Hearing Due to Lack of Meaningful Access** - The integrity of a zoning process under New York State Law requires that the public must have been afforded a reasonable and meaningful opportunity to be heard. The Village's actions have destroyed this opportunity:

Pattern of Obsolete Documents: The public has been consistently reviewing outdated material leading up to this hearing:

- The file available at the Clerk's Office was dated July 8, 2025.
- The file posted on the Village website was dated November 11, 2025, which was the document titled "Final Draft November 2025."
- **Last-Minute File Swap:** On Friday at 2:38PM—after the legal notice had been posted with the Democrat and Chronical on November 19, 2025, directing the public to the Village Clerk's office to view the zoning code in person, it was identified there were multiple versions of the zoning code. The version in the Clerk's office was different than the version posted on the website with a file dated November 11, 2025, "Final Draft November 2025". On Friday, the website was updated with a new file titled "December 2025." I would assume the legal copy in the Clerk's Office document was also simultaneously updated, making the final, relevant code inaccessible until the beginning of the workday today.
- **Impossibility of Review:** This is a 229-page document provided only one business day before this critical public hearing. The public cannot verify if the "December 2025" draft is materially different because the Board deliberately denied the time necessary to perform the required legal comparison.

I assert that the public hearing being held today is procedurally invalid for lack of proper access and review under New York State law. To protect the Village from a legal challenge (an Article 78 proceeding) and uphold due process, the hearing must be re-opened and re-noticed.

2. **Documented Conflict of Interest: Trustee Adam Bonosky** - This matter involves a clear, documented conflict that compromises the impartiality of the Board's review and poses a severe risk of public harm:
 - **Timing of Employment:** Trustee Adam Bonosky began employment with Fisher and Associates, the firm writing the zoning code, in May 2025, during the period of the major and final code rewrite.
 - **Betrayal of Public Trust:** The Trustee only disclosed his employment to the public and his fellow Board members on September 22, 2025, after my public complaint was filed. While this public complaint prompted Trustee Bonosky to recuse himself from approving his firm's invoices, he

has refused to formally recuse himself from all discussions and votes related to the code's adoption.

I would like it placed on the public record that Trustee Bonosky's continued participation in this vote, despite his clear, documented financial and professional ties to the firm responsible for the work, creates unacceptable potential for public harm. His actions demonstrate a profound failure to place the interests of the Village above his own, thereby undermining the integrity and fairness of this entire zoning process.

3. Extreme Height Limits (55 Feet) and Architectural Degradation - The proposed 55-foot height limit in the Commercial Main Street area is an extreme, four-story-plus deviation that threatens our historic character, and is wildly out of step with our neighboring communities:
 - Major Outlier: A comparison of local municipal downtown height restrictions shows that 55 feet is an outlier and completely inconsistent with established Village character preservation:
 - The maximum allowed height in similar traditional Downtown or Village Center districts across local municipalities is typically 40 to 45 feet (3 stories). Examples include Pittsford 40', Penfield 45', Canandaigua 40' Central Business, Honeoye Falls 40', and Geneva 40'.
 - Even the most intense commercial zoning in the comparative data, Heavy Commercial in Canandaigua, or General Business intended for larger-scale commercial activities in Honeoye Falls tops out at only 45 feet.
 - Impact: Our 55-foot proposal far exceeds these recognized limits, casting disproportionate shadows, creating a detrimental "canyon effect" on Main Street, and degrading the human-scale character that supports our community's property values.
4. Unfettered Density (ADUs) and Unregulated Short-Term Rentals (STRs) -The lack of control over density (unrestricted ADUs) and the complete absence of regulation for STRs will:
 - Overwhelm our historic infrastructure (parking, utilities).
 - Commercialize our neighborhoods, degrading the quality of life and residential character that is essential for stable, long-term property values.

I respectfully assert that this body cannot move forward with a vote on December 22, 2025, based on today's flawed hearing.

My specific request is:

- Postpone the December 22, 2025, vote and Re-Notice the public hearing for a date that allows the public at least ten (10) business days to review the current, final zoning code document.
- Formally require the immediate recusal of Trustee Adam Bonosky from all further zoning code discussions and votes and initiate an independent review of the ethical conduct surrounding this code's preparation.
- Reject the proposed 55-foot height limit and cap height at a maximum of 40 feet to align with regional standards for traditional downtown centers.

Thank you for your attention to these critical matters of law, ethics, and community preservation.

Connie Murphy
3 Manor Hill Dr.
Fairport, NY 14450

Comments for Consideration by the Fairport Village Board, December 8, 2025

As elected officials, the Board of Trustees have a fiduciary duty to serve the interests of the Village residents. This proposed zoning code is an abrogation of this responsibility as evidenced by the following:

- The proposed zoning code allows for the development of accessory dwelling units in every residential district. This is not supported by the majority of residents as reflected in the citizen feedback provided during the public comment periods. It is also not supported by any policies in the Comprehensive Plan.
- The proposed zoning code allows four-story buildings in the downtown district with heights up to 55 feet through the special permit process. The majority of residents providing feedback during the public comments clearly do not support more than three story buildings in the downtown district. The proposed building heights are also not supported by any policy in the Comprehensive Plan.
- The Village's Environmental Assessment Report submitted with the agenda answered "no" to the statements that the proposed code may impact the Village's transportation system and energy supply. Most of the people who would be living in the ADUs permitted across the Village by the new zoning code would have access to a vehicle. All of them would need to use municipally supplied electricity. The Village has provided no data showing that the proposed code will not impact the Village's transportation system or municipal energy supply as their Environmental Assessment Report contends.
- Trustee Bonosky has been employed by Fisher and Associates, the firm hired by the Village to author the code, since May 2025. This is a clear conflict of interest. If Trustee Bonosky places his duty to serve the residents of Fairport as his highest priority in this matter, then he should recuse himself from any vote of the proposed zoning code. It may not be illegal to do otherwise, but it is clearly unethical.

If the Village Board is serious about representing the interests of the people they have been elected to serve, they should take the following actions:

- If ADUs are going to be permitted in the Village, limit them to the Residential Transitional Neighborhood District;
- Limit building heights in the Downtown District to no more than three stories; and
- Recuse Trustee Bonosky from voting on the proposed zoning code.

Al Bartolotta
3 Manor Hill Dr.

Hi all,

I appreciate you allowing for public commentary on the new zoning code.

I have been a village resident for nearly 40 years; I grew up on Dewey Ave, my grandparents lived on South Main, my aunt and uncle lived on Miles Ave, another aunt and cousin on Homestead, my best friend ^{dropped} lived on Fifth Ave, ^{is now} and now as an adult I live on South Ave. I love the village, and ^{waited} fought hard to get a cool historic house within walking distance of downtown. And hope my kids decide to stay here as well.

What makes Fairport such a magical place to live isn't just the people and the culture, it's the feel of being part of a small historic village. It's that "Gilmore Girls" village vibes of a getting everything you need within a short, picturesque walk. It's coming over the South Main hill and seeing the church steeple popping out amongst the trees with the canal and liftbridge in the distance, and knowing you're home.

But that character is fragile, and can be lost.

When we let buildings be four stories tall, they steal focus away from the historic landscape. Instead of the church, when my kids come to visit what will they see when they drive down South Main? When we let anyone have an accessory dwelling unit, the single family homes get bought by investors and turned into apartments, and the streets become overrun with cars. Instead of a quiet street where kids ride their bikes, it becomes a busy corridor full of cars. As someone who lives on a street that already has apartments, an airbnb, and some ADUs, I can tell you first hand that ~~while having the~~ ^{we have} mix of people is wonderful, the parking situation ^{are grown} is rough. ~~we don't~~ ^{we already have that} Fairport cannot fix the national housing crisis. And limiting new buildings to three stories isn't going to slow progress--we've already seen amazing things done with repurposing old buildings. But these types of changes that you propose will alter the feel of the village. It is going to block out the views, ^{adding more would not} crowd the streets, and change the historic nature of our community. ^{we already can't} ^{need more} ^{we already have that mix and} ^{options} ^{of options} ^{and} ^{diverse} ^{choices} ^{of living}

Please don't let your legacy as the leaders of our village be that you sacrificed our identity for density in the name of progress. Let your legacy be that you listened to your community, and regardless of your own personal feelings, made the decision to keep Fairport looking and feeling like a small historic village.

I can tell you that having a diverse mix of people + housing is wonderful, but we don't need ~~more~~ unlimited growth of these. These options are already there.

Yes we need affordable housing ~~for~~ ... but,

about
the
a



Ginny Maier
51 Dewey Ave

I am here to speak in support of the Zoning Code revision. I appreciate the immense amount of work it represents, from the staff, the consultants, the village board, the volunteer land use boards, and the community. There is a reason that zoning codes don't change much – this was a huge undertaking and I think the village should be proud.

Although I admit I did not read the hundreds of pages of code, I did review the narrative that's in the agenda – which I assume Jill wrote – that connected the code revision to the comprehensive plan goals. It's great to see the desires of the community as expressed in that document taken seriously, instead of put on a shelf or dismissed as unrealistic.

As you know, I am an advocate for climate action. While I expect that this code will be passed today without any modifications, I would also like to challenge the board to consider ways that this document can help address some of the comprehensive plan strategies – like “taking necessary actions to reduce (fossil fuel) emissions” and “implementing ‘Smart Growth’ practices.” There are some simple options to do this – the one I would suggest is to allow more specially permitted uses in the Residential neighborhoods. If individual property owners had the means or desire to put a triplex townhome or cooperative housing on lots that currently only allow a single owner, the village could increase the number of homeowners and have the higher population needed to help us have better transit options and support more businesses in the village center. Right now these uses are limited to the Residential Transitional neighborhood (which Jill's summary says is 16% of the village), but basically impossible in the majority of the village (61%).

I have heard members of the board describe this code as a compromise between two sides – residents who don't want much to change and residents who want big changes. But I would just like to argue that one “side” in this decision is actually not subject to compromise – and that is the reality of physics, that the carbon dioxide trapped in our atmosphere is changing Earth's support systems that make our human civilization possible. We have to accept the reality that the way we have organized ourselves in the last 100 years or so is going to cause suffering for our children and grandchildren. Let's rise the challenges this poses to us by working together to reduce our contribution to climate change. And that means imagining a different village that is built to help us reduce fossil fuel use.

Thank you.

Julie Domaratz

From: Andrew <ajraus@gmail.com>
Sent: Monday, December 8, 2025 8:34 AM
To: Megan A. Cook; Julie Domaratz
Subject: Fairport Zoning Code Update Comments

Happy Monday!

My name is Andrew Raus. I reside at 155 West Avenue, Fairport, NY and am a former Planning Board member and chair for 21 years.

I want to thank the Village for a comprehensive review and update to the zoning code. During my tenure on the Planning Board, we often dealt with conflicts between adopted plans and our antiquated codes. The new zoning code will certainly help elected and volunteer leaders of our community make better decisions consistent with the input from the community that informed the comprehensive plan and zoning code.

I am limiting my comments to a few considerations for the Board as it weighs the adoption of our new zoning code.

1, Accessory Dwelling Units (ADUs). I do not believe ADUs should be an as of right, or permitted use, in any district. In all instances, ADUs should require a special use permit. A special use permit will provide a higher level of stringency and enforceability, especially if aligned with appropriate performance and design standards. I understand the rationale of only allowing ADUs within a primary structure. However, I do not agree with this approach. With appropriate and stringent performance and design standards coupled to a Special Use Permit, an ADU may be appropriate in a freestanding building. There are many exceptional examples of detached garages with a small apartment on the second floor for inlaws and families. The special use permit process can mandate design requirements to ensure on site parking, architectural consistency, lot setbacks, etc. are met and maintained.

2. Height Restrictions in the Business District. We dealt with this concern for many years and attempted to balance the realities of the market with antiquated codes. The new code addresses this concern well with the use of a Special Use Permit for four story buildings. I personally see no concern with buildings in our downtown core being four stories if contextually appropriate and complimentary to the adjacent structures.. There are many design strategies to ensure appropriate scale and continuity. The greatest challenge the Village will face is market realities driving scale. The cost of development, especially on small footprint/one off projects is significant. The allowance of a fourth story can often be the difference between a project penciling out, or not.

Thank you for the opportunity to provide my comments.

Andy

CAUTION: This message originated outside the Village of Fairport email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Julie Domaratz

From: Matthew Brown <fairportdoc@gmail.com>
Sent: Friday, December 5, 2025 2:32 PM
To: Megan A. Cook
Cc: Julie Domaratz
Subject: Comments re: proposed zoning code update

Dear Mayor, Trustees, and Village Staff,

I am writing to you regarding the proposed zoning code update. I am a twenty-year resident of this village; the home I occupy is the first my wife and I ever purchased, and we intend to keep it as our home for as long as we possibly can.

When we first moved to Fairport, I had just graduated residency and completed a year as chief resident, and secured a job as an attending physician with Unity Health System (now Rochester Regional). We have raised our two sons (now 20 and 17) here, and this is the only home they have ever known. It is very likely that, when my wife and I age out of our home, we will hand it over to one of them.

I give you the above background because, quite frankly, I would think the family of a young physician would be one that would be an easy sell to a community. However, given the current housing market, if I were graduating from residency today I would be unable to afford any of the homes in our village at their current pricing, and the number of smaller homes, multifamily homes, and rentals is not a particularly large one. Simply put: the decisions we make about our housing stock are locking people out of Fairport, to an alarming degree.

I am encouraged that accessory dwelling units are being included in this zoning code update, and am hopeful that when this code is approved that those citizens of the village who have been opposed to them will see that they are not only not to be feared, but a necessary inclusion in our village to inject the lifeblood of new neighbors who do not need an entire house's worth of space, but are still worthy of taking part in all of the benefits of living in Fairport. I hope that future zoning code updates will see the loosening of the proposed restrictions on accessory dwelling units, allowing a greater variety of size as well as detached ADUs to be permitted within our village.

Thank you for the inclusion of both attainable housing and residential conversion for multi-family housing. These represent significant first steps to improving the diversity of our village's housing stock, allowing people of a variety of income levels access to homes within Fairport, and I hope to see further steps in this direction in the future.

I am in favor of the proposed zoning code update, and hope that this will be approved by our village board. Thank you for all of your work in this endeavor.

Sincerely,

Matthew J. Brown, MD

46 Nelson Street

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Julie Domaratz

From: Rob Genthner <rob@unicourt.com>
Sent: Monday, December 8, 2025 5:22 PM
To: Megan A. Cook
Cc: Julie Domaratz; Rob Genthner; Rob Genthner
Subject: Character Based Code update to zoning code

To Whom it May Concern,

I am unable to attend this evening's zoning code update discussion, however I wish to extend my support for the character based zoning code update.

As a long-time resident of the village, I appreciate a very thoughtful approach to complicated topics like zoning. I believe the village's process to review and update our zoning code has been a thorough one, taking into account a wide variety of perspectives and goals.

Our Fairport community is a desirable place to live and work for a multitude of reasons. Some of these reasons include our walkability, our schools, our sense of pride in this little canal village, and the way so many people get involved and volunteer time with their neighbors to bring to life a full calendar of events throughout the year. Because this community is a desirable destination, we are faced with interesting challenges, including how best to ensure a wide variety of housing options are available and attainable for anyone that chooses to live, work, and add to this special place.

I believe this code update, and specifically, the Accessory Dwelling Unit component, is a valuable tool to enhance and diversify our housing inventory without significant disruption to the streets and neighborhoods we each call home.

The ADU update will provide more housing options for those that wish to stay in the village but no longer choose to, or are unable to, maintain a single family home in the village.

Additionally, ADUs present a residential option for those that may not be able to afford a single family home, but still wish to live close to where they work, or wish to have their children attend our great schools even if a single family home mortgage does not fit their budget.

Regulations associated with these ADUs and the CBC updates will ensure that the positive impact of the additional housing they create does not harm the village charm or property value we appreciate currently.

Ensuring our village is an inclusive community for all is an important priority. I support this code update as a resource to support that initiative.

My best,
Rob Genthner
20 Potter Place



**Minutes of the Regular Meeting of the Village Board of Trustees
January 12, 2026, held at 31 South Main Street**

Present

Trustees: Adam Bonosky
Tracy Briggs
Sarah Nazarian
Heidi Woika

Mayor: Julie Domaratz

Also, present: Bryan White, Village Manager
Megan A. Cook, Clerk-Treasurer
John Mancuso, Village Attorney
Plus 8 others

The full recording of the meeting can be found on the Village website:

https://www.village.fairport.ny.us/village_government/board_of_trustees_live_archived_meetings/index.php

Board Meeting

Mayor Domaratz opened the regular meeting at 6:02 P.M.

The attendance was taken by roll call.

Citizens Forum

Mayor Domaratz opened the Citizens Forum at 6:04 P.M.

- **Lynn Mazurkiewicz, 54 Little Briggins Circle, Fairport NY**– Shared concerns regarding the Police department staffing. She asked the Board to consider hiring more Police officers for the Village of Fairport
- **Ted Frisiras, 52 Edendery Circle, Fairport NY** – Thank ed the Board for listening to the community.
- **Gabriel McNaughton, 20 South Ave**– Mayor Domaratz indicated that a formal statement was submitted to the Board to be included in the minutes. The formal statement is attached to these minutes as **APPENDIX 1**.

Mayor Domaratz closed the Citizens Forum at 6:15 P.M.

Unfinished Business

Approval of Minutes

On the motion of Trustee Woika, seconded by Trustee Briggs, it was unanimously resolved to approve the minutes of the December 8, 2025, Village Board Meeting. Trustee Bonosky and Trustee Nazarian abstained.

On the motion of Trustee Briggs, seconded by Trustee Bonosky, it was unanimously resolved to approve the minutes of the January 6, 2026, Village Board Annual Organizational Meeting.

New Business

Local Law No. 1 of 2026

On the motion of Trustee Woika, seconded by Trustee Nazarian, it was unanimously resolved to introduce Local Law No. 1 of 2026, to Override the Tax Levy Limit Established in General Municipal Law §3-c, and to set the Public Hearing for proposed Local Law No. 1 of 2026 on February 9, 2026, at 6:00 P.M.

Local Law No. 2 of 2026

On the motion of Trustee Woika, seconded by Trustee Bonosky, it was unanimously resolved to introduce Local Law No. 2 of 2026, to enact a new Village Zoning Code and Zoning Map and amend/repeal certain chapters of the code of the Village of Fairport, and to set the Public Hearing for proposed Local Law No. 2 of 2026 on February 9, 2026, at 6:00 P.M.

Surplus Vehicles and Equipment

On the motion of Trustee Nazarian, seconded by Trustee Bonosky, it was unanimously resolved to declare surplus certain Village owned vehicles and equipment and discard them by means of public auction, sealed bids, or private sale:

- Police Department – 2020 Explorer – VIN# FM5K8AW7LGC99799
- Fire Department – 2000 F350 – VIN# 1FDWW37SXVED81982
- Fire Department – 2024 F150 – VIN# 1FTFW3LD4RFB57730

Approval of Financial Statements

On the motion of Trustee Woika, seconded by Trustee Bonosky, it was unanimously resolved to accept the December 2025 financial statements for the Village of Fairport and the November 2025 financial statements for the Fairport Municipal Commission.

Audited Bills

On the motion of Trustee Bonosky, seconded by Trustee Nazarian, it was unanimously resolved to authorize payment of the audited bills in the amount of \$526,503.31.

January Health and Dental

On the motion of Trustee Bonosky, seconded by Trustee Briggs, it was unanimously resolved to amend the previously approved amount of \$60,000 to pay health and dental insurance premiums paid in the month of January to \$64,954.61.

February Health and Dental

On the motion of Trustee Bonosky, seconded by Trustee Briggs, it was unanimously resolved to authorize the Clerk-Treasurer to pay health and dental insurance premiums for the month of February, in an initial estimated amount not to exceed \$70,000, subject to audit and amending authorization by the Village Board at their regularly scheduled February meeting.

Announcements and Committee Reports

Mayor Domaratz

- EV Charging rates will be lowering in the future.
- Attended the Public Arts Committee Meeting. They are moving to quarterly meetings. There will be a motion to appoint Pat Rapp as chair of the Public Arts Committee at the next Village Board meeting.

Trustee Nazarian

- Gave an update from the Department of Public Works and summarized the work completed in the past calendar year.

Trustee Woika

- There is an OCED Podcast.
- Reminded everyone to sign up for Everbridge alerts to stay informed.

Trustee Bonosky

- Tree Board will be meeting on January 21, 2026.

Trustee Briggs

- Thanked DPW for their work this year. Indicated she also attended the Public Arts Committee meeting and the Fairport Municipal Commission meeting.

Upcoming Village Board Meetings:

- Village Board Work Session *Monday, January 26, 2026, at 6:00 P.M.*
- Regular Village Board Meeting *Monday, February 9, 2026, at 6:00 P.M.*

**All meetings are subject to change, amendment, or cancellation by determination of the Village Board.*

Executive Session

On the motion of Trustee Woika, seconded by Trustee Briggs, it was unanimously resolved to enter into executive session at 7:03 P.M. to discuss the proposed, pending, or current litigation as well as attorney client privileged information.

On the motion of Trustee Woika, seconded by Trustee Bonosky, it was unanimously resolved to exit executive session at 7:39 P.M.

Adjourn

On the motion of Trustee Woika, seconded by Trustee Nazarian, it was unanimously resolved to adjourn at 7:40 P.M.

Respectfully submitted,



Megan A. Cook
Village Clerk-Treasurer

DRAFT

Megan A. Cook

From: Gabriel McNaughton <gmcaughton17@gmail.com>
Sent: Monday, January 12, 2026 2:23 PM
To: Julie Domaratz; Adam Bonosky; Heidi M. Woika; Tracy Briggs; skn@villageoffairport.gov; Megan A. Cook
Subject: LL2 introduction (Jan. 12) & Additional Requests

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Domaratz, Trustees, and Clerk-Treasurer Cook:

I am writing for the record regarding tonight's agenda item:

“A motion to introduce Local Law No. 2 of 2026... and to set the Public Hearing... on February 9, 2026, at 6:00 P.M.”

I will not be attending in person, but I request that this email be distributed to the Board and included in the meeting record. I also request that the short statement included at the bottom following my signature block be read aloud during Citizens' Forum at tonight's meeting, January 12th, 2026.

Local Law No. 2's own text states that: (1) this Local Law is classified as a Type I action; (2) the Board is lead agency; (3) a Full EAF has been completed; and (4) the Village issued a negative declaration based on a conclusion that enactment “does not result in any physical changes to land or water” and “does not impact any resources listed at Part 2 of the Full EAF” (LL2 §1.6). LL2 also states it enacts a new Chapter 551 and replaces Chapter 550 and the zoning map in their entirety (LL2 §1.3), and repeals Chapters 92, 150, 279, 308, 408, and 476 (LL2 §1.4).

However, I have not seen a Board resolution or other written determination adopting a negative declaration for the December 8, 2025 public-hearing version of the zoning update (LL3 of 2025 materials), and the SEQRA packet does not appear to be included with the materials for Monday's introduction of LL2. To avoid confusion and to ensure the SEQRA record corresponds to the actual legislative action under consideration, I respectfully request that the Village clarify, and post well in advance of the Feb. 9 public hearing, the complete SEQRA record and the final legislative materials that SEQRA evaluated.

At minimum, please post:

- The SEQRA determination referenced in LL2 §1.6 (including date, vote if applicable, and the written negative declaration), and the Full EAF (Parts 1–3) with all attachments and supporting materials relied upon.
- The complete “final” Chapter 551 text and complete Exhibit A zoning map package (full map set, legend/district key, date/version).
- Exhibits B and C referenced in LL2 §1.5 (the Chapter 347 and Chapter 462 amendments) and a redline/crosswalk showing what Chapters 92, 150, 279, 308, 408, and 476 contain today and

where (if anywhere) those provisions are being carried forward or replaced in the new code package.

- A parcel-level crosswalk of existing zoning district to proposed zoning district (map change ledger).
- A redline and/or change log showing any changes from the December 8, 2025 public-hearing packet to the current proposed LL2 package (text, map, and exhibits), including identification of whether any changes were made in consideration of public comments received on or after December 8.

One additional record issue to correct before adoption: LL2 §1.1 appears to state the law “shall be referred to as Local Law No. 1 of 2026,” which is inconsistent with the title “Local Law No. 2 of 2026.”

Thank you. I look forward to reviewing the complete record and submitting substantive comments in advance of the Feb. 9 public hearing.

Sincerely,

Gabe McNaughton
20 South Avenue
Fairport, NY 14450
gmcnaughton17@gmail.com

"Mayor and Trustees:

My name is Gabe McNaughton. I will not be attending in person tonight, but I respectfully ask that this written comment be read into the record.

Tonight’s agenda includes a motion to introduce Local Law No. 2 of 2026, which would replace Chapter 550 and the Village zoning map in their entirety, enact a new Chapter 551, and repeal multiple other chapters of the Village Code. Local Law No. 2 also states that, for SEQRA purposes, the action is Type I and that a Full EAF has been completed and a negative declaration issued.

Well in advance of the February 9 public hearing, I respectfully request the Village post the complete SEQRA record and the final version-controlled legislative package so the public can meaningfully review what is being proposed and what has actually been evaluated to make a negative SEQRA declaration for Local Law No. 2 of 2026. At a minimum, this should include: the Full EAF Parts 1 through 3 with attachments; the written negative declaration and any SEQRA resolution referenced; the complete final Chapter 551 text; the complete Exhibit A zoning map with legend, district key, and date/version; and a parcel-level crosswalk showing existing zoning to proposed zoning.

I also request that you include a change log showing any revisions made since the December 8 public-hearing packet for Local Law No. 3 of 2025, including whether any changes were made in consideration of public comments.

Thank you for ensuring the February hearing is supported by a complete, transparent record.

Sincerely,
Gabe McNaughton"



**Minutes of the Special Meeting of the Village Board of Trustees
January 30, 2026, held at 31 South Main Street**

Present

Trustees: Adam Bonosky
Tracy Briggs
Sarah Nazarian
Heidi Woika

Mayor: Julie Domaratz

Also, present: Bryan White, Village Manager
Megan A. Cook, Clerk-Treasurer
William Lowe, Attorney with Woods Oviatt Gilman, LLP

Board Meeting

Mayor Domaratz opened the regular meeting at 4:04 P.M.

The attendance was taken by roll call.

New Business

Executive Session

On the motion of Trustee Woika, seconded by Trustee Briggs, it was unanimously resolved to enter into executive session at 4:05 P.M. to discuss the employment history of particular individual(s) as well as collective negotiations pursuant to Article 14 of the Civil Service Law.

On the motion of Trustee Woika, seconded by Trustee Bonosky, it was unanimously resolved to exit executive session at 5:39 P.M.

Adjourn

On the motion of Trustee Nazarian, seconded by Trustee Bonosky, it was unanimously resolved to adjourn at 5:40 P.M.

Respectfully submitted,

Megan A. Cook
Village Clerk-Treasurer

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF
FAIRPORT ADOPTING A NEGATIVE DECLARATION REGARDING
LOCAL LAW NO. 2 OF 2026**

WHEREAS, the Board of Trustees of the Village of Fairport (the “Board of Trustees”) pursuant to proposed Local Law No. 2 of 2026 has determined that it is necessary to update the Village Zoning Code and official Zoning Map to address the current and changing needs of the community and to modify or eliminate obsolete or overly-complicated requirements and procedures to make the code more user friendly, in order to protect the public interest and welfare of its residents, and promote the health, safety, and general welfare of the people of the Village of Fairport (the “Proposed Action”); and

WHEREAS, in accordance with the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 NYCRR Part 617, as amended (collectively referred to as “SEQRA”), the Board of Trustees must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Proposed Action; and

WHEREAS, the Board of Trustees has identified the Proposed Action as a Type I Action under SEQRA and has prepared Part 1 of the Full Environmental Assessment Form (“EAF”) pursuant to SEQRA; and

WHEREAS, based on a review of documentation and information concerning the Proposed Action and potential impact on the environment, the Board of Trustees has caused to be prepared Part 2 and Part 3 of the Full EAF for the Proposed Action; and

WHEREAS, the Board of Trustees has considered the impact of the Proposed Action on the environment as set forth in more detail below by undertaking a thorough review of conditions and issues associated with the Proposed Action, and the Board of Trustees’ review and analysis of the potential impacts of the Proposed Action includes review and examination of the completed Full EAF and other supporting documents and information concerning the Proposed Action on file with the Village; and

WHEREAS, based on the information contained in the completed Full EAF, the other information summarized herein comprising the Village record in this matter, and the determination of Negative Declaration made herein, the Board of Trustees determines that the Proposed Action will not result in any significant adverse impact to the environment as specified below in accordance with the following:

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF TRUSTEES AS FOLLOWS:

Section 1. The Proposed Action is classified as a Type I Action under SEQRA as that term is defined by 6 NYCRR §617.2(aj), and each of the Whereas Clauses in this Resolution is incorporated by reference as specific findings of this Resolution and shall have the same effect as the other findings herein.

Section 2. The Board of Trustees has considered the Proposed Action pursuant to the parameters and criteria set forth in applicable provisions found under 6 NYCRR §§ 617.2 and 617.3.

Section 3. The Board of Trustees has considered the significance of the potential environmental impacts of the Proposed Action by: (i) carefully reviewing and examining the responses to the Full EAF, and completing the analyses for Parts 2 and 3 of the EAF for the Proposed Action, together with examining other available supporting information and documents concerning the Proposed Action to identify the relevant areas of environmental concern; (ii) considering the criteria set forth in 6 NYCRR § 617.7(c); and (iii) thoroughly analyzing the identified areas of relevant environmental concern.

Section 4. Based upon a thorough and comprehensive review by the Board of Trustees of the Full EAF, including Parts 1, 2, and 3 thereof, together with examining available supporting information and documents concerning the Proposed Action, the Board of Trustees hereby finds that the Proposed Action will result in no potential significant adverse environmental impacts requiring the preparation of an environmental impact statement for the Proposed Action. The Board of Trustees thus issues a Negative Declaration pursuant to 6 NYCRR § 617.7.

Section 5. The Board of Trustees accepts Parts 1, 2, and 3 of the Full EAF, including the Notice of Determination of Non-Significance.

Section 6. The Board of Trustees finds that the Proposed Action will not result in any significant adverse impact on the environment for the reasons set forth in the Notice of Determination of Non-Significance, which reasoned elaboration is incorporated in its entirety in this resolution as if more fully set forth herein.

Section 7. The Village Planner is directed to execute Part 3 of the Full EAF setting forth the Negative Declaration for the Proposed Action; and

Section 8. The requirements of SEQRA have been satisfied and this Resolution shall take effect immediately.

The adoption of the foregoing Resolution was moved by _____, seconded by _____, and duly put to vote, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
Mayor Julie Domaratz	[]	[]	[]	[]
Trustee Tracy Briggs	[]	[]	[]	[]
Trustee Adam Bonosky	[]	[]	[]	[]
Trustee Heidi Woika	[]	[]	[]	[]
Trustee Sarah Nazarian	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

VILLAGE OF
FAIRPORT
on the Erie Canal

2025-2026 Fee Schedule

2025-2026 Fee Schedule				
Residential Building Permits	Budget Code	Description	Fee	Min Fee
Construction	A2555	Single & Two Family Homes only - New construction, additions, interior & exterior renovations, alterations, decks, porches & general repairs <small>**may require a Certificate of Occupancy Inspection and/or engineering fees</small>	.25/ft ²	\$100 Min
Certificate of Occupancy Inspection	A.1560	Required whenever creating new/additional habitable space.	\$100/dwelling unit	
Temporary Certificate of Occupancy and Escrow	A1560	Required when a Temporary Certificate of Occupancy is issued. Escrow amount shall be 2 times the documented and approved estimate for remaining work to be completed	\$100 in addition to C of O Fee Escrow amount 2x estimate	
Accessory Structure	A2555	Residential detached garages, barns, shed, storage structures, gazebos, greenhouses & similar structures	.25/ft ²	\$100 Min
Demolition	A2555	Demolition or removal of any residential structure (home, shed, pool, garage, etc.) or portion thereof.	\$200	
Electrical	A2555	Addition, repair, alteration or removal of rough electrical work, service upgrades, panel repairs/replacements, & similar work	\$100	
Fence	A2590	All fences - <i>except those installed in conjunction with the installation of a permitted in ground pool.</i>	\$100	
Fireplace	A2555	Wood burning, gas or other combustible fuel fireplace, insert, area heater	\$100	
Mechanical Equipment	A2555	All permanently installed, exterior free standing mechanical equipment - Generators, air conditioning units & similar	\$100	
Plumbing	A2555	Addition, repair, alteration or removal of rough plumbing	\$100	
Pool - <i>except in ground</i>	A2555	Above ground pools, hot tubs, temporary pools or above ground structure capable of holding water 24" in depth or greater.	\$100	
Pool - In ground	A2555	In ground pools or structure capable of holding water 24" in depth or greater, constructed below grade.	\$200	
Violation - Building Permit	A2590	Commencement of construction prior to issuance of a Building Permit **this fee is in addition to the permit fee	Permit Fee x 2	
Violation - Inspection/Reinspection	A2590	Required inspection not performed/failure to correct previous violation	\$100	
Building Permit Renewal (expire after 1 year)	A2590	First six (6) month extension	100% of original Permit Fee	
		Second six (6) month extension	200% of original Permit Fee	
Fire Alarm Permit	A2550	Required by Village of Fairport Code §158-3	\$10 / year	
Violation - Stop Work Order Placard Removal	A2590	Required when work is performed without a required permit and a stop work order is posted on the structure or property. Fee is assessed on issued permit for work performed.	\$350	
Violation - Do Not Occupy Placard	A2590	Required when structure or property is determined to be unsafe. Fee is assessed when permit is issued and building is determined to be safe to occupy.	\$350	
Commercial Building Permits				
Commercial Building Permits	Budget Code	Description	Fee	Min Fee
Construction	A2555	Commercial Structures, Multi-Family Homes & all other than residential - New construction, additions, renovations, alterations, porches, decks, & repairs <small>**may require a Certificate of Occupancy Inspection and/or engineering fees</small>	.30/ft ²	\$250
Certificate of Occupancy Inspection - Commercial or Business	A1560	Required whenever creating new/additional habitable space, change of occupancy classification or new commercial tenant.	\$250	
Certificate of Occupancy Inspection - Multi-Family	A1560	Required whenever creating new/additional habitable space or change of ownership prior to sale of the property.	\$250 + \$25 per dwelling unit over 4 units	
Temporary Certificate of Occupancy and Escrow	A1560	Required when a Temporary Certificate of Occupancy is issued. Escrow amount shall be 2 times the documented and approved estimate for remaining work to be completed.	\$300 in addition to C of O Fee Escrow amount 2x estimate	
Accessory Structure	A2555	Any detached structure, accessory in nature to the use of the principle structure.	.30/ft ²	\$250
Demolition	A2555	Demolition or removal of any commercial structure (principle or accessory) or portion thereof.	\$500	
Electrical	A2555	Addition, repair, alteration or removal of rough electrical work, service upgrades, panel repairs/replacements, & similar work	\$250	
Fence	A2590	Fences, retaining walls, structural buffers, etc.	\$200	

VILLAGE OF
FAIRPORT
on the Erie Canal

2025-2026 Fee Schedule

Commercial Building Permits	Budget Code	Description	Fee	Min Fee
Fireplace / Wood-Fired Oven	A2555	Wood burning, gas or other combustible fuel fireplace, insert, area heater, or solid fuel oven	\$250	
Mechanical Equipment	A2555	Type I & II hoods, RTU's, generators, elevators & all permanently installed, exterior free standing mechanical equipment.	\$250	
Plumbing	A2555	Addition, repair, alteration or removal of rough plumbing, including grease traps & separators	\$250	
Annual Fire Safety/Assembly Inspection	A1560	Required pursuant to 19 NYCRR PART 1203.3(h)	\$100	
Multi-Family Dwelling Fire Safety Inspection	A1560	Required pursuant to 19 NYCRR PART 1203.3(h) - Once every 3 years	\$100	
Violation - Building Permit	A2590	Commencement of construction prior to issuance of a Building Permit **this fee is in addition to the permit fee	Permit Fee x 2	
Violation - Inspection/Reinspection	A2590	Required inspection not performed/failure to correct previous violation	\$300	
Fire Alarm Permit	A2550	Required by Village of Fairport Code §158-3	\$10 / year	
Violation - Stop Work Order Removal	A2590	Required when work is performed without a required permit and a stop work order is posted on the structure or property. Fee is assessed on issued permit for work performed.	\$350	
Violation - Do Not Occupy Placard	A2590	Required when structure or property is determined to be unsafe. Fee is assessed when permit is issued and building is determined to be safe to occupy.	\$350	
Planning, Zoning & Development	Budget Code	Description	Fee	Min Fee
Landscape Alteration - Residential	A2590	excavating, grading, regrading, landfilling, berming, diking or the installation or modification of any drainage swale, channel or pipe of any land. **may require engineering fees	\$100	
Landscape Alteration - Commercial	A2590	excavating, grading, regrading, landfilling, berming, diking or the installation or modification of any drainage swale, channel or pipe of any land. **may require engineering fees	\$250	
Sewer Entrance/Connection Fee	Monroe County	Monroe County Pure Waters Entrance Fee - Sanitary sewer collection connection	Per MCWA fee schedule	
Sewer Entrance/Connection Fee	A2122	Village of Fairport Entrance Fee - Sanitary sewer collection connection	\$500	
Signage Permit	A2590	Signs requiring a permit pursuant to Village Code §551-46	\$150	
Banner Permit	A2590	Banner permit for Village Inn or 4 Corners ONLY	\$20	
Business Advertising Device	A2590	Per Village Code §408-6B(2)(e)	\$50	
Engineering Fees & Legal Fees	A2116	Additional 3rd party Design Professional review - Where required by project scope for Planning, Zoning and/or NYS Uniform Code review. Reimbursed by the applicant to the Village of Fairport. **this applies to all applications	As Invoiced	
SWPPP Inspections	A2556	Additional 3rd party professional inspection - where required by project scope conform to Stormwater Pollution Prevention requirements.	As Invoiced	
Permit Search/Zoning Compliance Letter	A2590	Parcel record history search/Verification of compliance based on record history	\$100	
Administrative Adjustment	A2590	Village of Fairport Code §551-75	\$100	
Administrative Appeal	A2110	Village of Fairport Code §551-71	\$100	
Area Variance - Residential	A2140	Application fee, request for relief from Village Code lot, yard & bulk restrictions.	\$300	
Area Variance - Commercial	A2140	Application fee, request for relief from Village Code lot, yard & bulk restrictions.	\$300	
Area Variance	A2110	Village of Fairport Code §551-71	\$300	
Extension of Time	A2590	Application fee, request for extension of approval	\$100	
Use Variance - Residential	A2140	Application fee, request for relief from Village Code allowed uses by Zoning District.	\$600	
Use Variance - Commercial	A2140	Application fee, request for relief from Village Code allowed uses by Zoning District.	\$600	
Use Variance	A2110	Village of Fairport Code §551-71	\$600	
Interpretation	A2110	Village of Fairport Code §551-72	\$100	
Special Use Permit/Special Use Permit Renewal	A2110	Village of Fairport Code §551-69	\$300	
Sign Site Plan Application	A2115	As required by Village of Fairport Code §408-4	\$300	
Site Plan Review Application	A2115	Village of Fairport Code §551-68.	\$400	
Subdivision Application	A2115	Village of Fairport Code §455.	\$400	
Certificate of Appropriateness Application Fee	A2110	Village of Fairport Code §551-74	\$100	

VILLAGE OF FAIRPORT *on the Erie Canal*

2025-2026 Fee Schedule

2025-2026 Fee Schedule				
Re-Zoning Amendment (Text or Map)	A1010	Village of Fairport Code §551-71	\$500	
Planned Development Designation	A1010	Village of Fairport Code §551-67	\$500	
Animal Control				
Budget Code	Description	Fee	Min Fee	
A1550	Pursuant to Village Code §169-7	\$50 + \$25 / subsequent occurrence + reasonable boarding fees		\$50
Cemetery				
Budget Code	Description	Fee	Min Fee	
TE2770	Adult Interment	\$600		
TE2770	Child Interment	\$400		
TE2660	Lot - holds one casket or one casket + one cremation or two cremations	\$1,500		
TE2770	Cremation Interment	\$500		
TE2660	Cremation Lot - holds two cremations per lot	\$750		
TE2770	Saturday/Sunday/Holiday/After 3 PM Interment in addition to the above interment fees	\$300		
Clerk				
Budget Code	Description	Fee	Min Fee	
A1230	FOIL Guidelines	\$0.25 ea		
A2501	Issued and paid after approved by Police Department	\$100		
A1230	Maximum NYS allows	\$20		
A1230	Includes copy of tax statement/bill	\$20		
A1230	Per Notarization	\$2		
A1230	Per Event	\$50		
A2501	Per Event	\$100		
A1230	\$425 refunded if closed within 60 days of license issue date	\$500		
Parks and Recreation Fees				
Budget Code	Description	Fee	Min Fee	
A2025	Per Contract & Subject to Special Use Permit Requirements, §550-52	TBD		
A2025	Subject to Village of Fairport Docking Policy - Per night fees, http://www.village.fairport.ny.us/parks--recreation.html	Per Village Docking Policy		
	16 ft	\$11		
	17 ft - 30ft	\$15		
	31ft - 40ft	\$19		
	> 40ft	\$23		
A2001	Gazebo Rental Subject to Village of Fairport Use Policy - http://www.village.fairport.ny.us/parks--recreation.html	\$25		
A2001	North Bank Pavilion Subject to Village of Fairport Use Policy - http://www.village.fairport.ny.us/parks--recreation.html	\$25		
A2001	Processing Fee Applied to refunds/changes to paid Parks & Recreational reservations	\$10		
A2089	Farmers Market Vendor Fee			
	Full Season (29 weeks)	\$450/space		
	Half Season (15 weeks)	\$300/space		
	Seasonal (7 weeks or less)	\$225/space		
Department of Public Works				
Budget Code	Description	Fee	Min Fee	
A.2130	Removal of refuse other than collection day - 1-2 Family	Cost		\$300
A.2130	Removal of refuse other than collection day - All Other	Cost		\$400
A.2130	Maximum of an eight (8) cubic yard commercial dumpster	\$198/quarter		
	96 Gallon Toters - Three or more	\$198/quarter		
	32 Gallon Refuse Container - Seven or more	\$198/quarter		
	96 Gallon Toters - Two or less	\$120/quarter		
	32 Gallon Refuse Container - Six or less	\$120/quarter		



VILLAGE OF FAIRPORT, NY

FINANCIAL REPORT

JANUARY 2026

Prepared by:
Megan A. Cook, CPA
Clerk-Treasurer

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Megan A. Cook, CPA
Clerk-Treasurer



31 S. Main Street, Fairport, NY 14450
Office: (585) 421-3202
Email: mac@fairportny.com

February 9, 2026

To the Board of Trustees,

I have compiled this Financial Report for the month of January 2026.

This report includes an analysis of the General Fund, Capital Projects Fund, Reserves Fund, Sewer Fund, and Debt Service Fund through January 31, 2026. Included in each fund is a monthly analysis, a balance sheet, a revenue statement, an expenditure statement, and a statement of changes in fund balance.

I have also included a reconciliation of the 3 capital reserve funds as well as the January Bank Reconciliation.

Sincerely,

A handwritten signature in black ink that reads "Megan A. Cook".

Megan A. Cook, CPA
Clerk-Treasurer

GENERAL FUND ANALYSIS

JANUARY 2026

BALANCE SHEET

The General Fund ended the month with a fund balance of **\$3,125,951.72**, of which \$2,666,650.30 is unassigned. The majority of fund balance is equal to cash in the bank of \$1,827,302.98. The remainder of the fund balance is related to \$51,287.60 in unpaid tax bills, \$226,069.64 in invoices billed but not yet received in cash, an amount owed from other funds of \$1,030,628.96, a prepayment of the Workers Compensation contract bill of \$98,757.17, offset by amounts owed to the NYS retirement systems.

REVENUES

Through January 31, 2026, 68% of budgeted revenues have been earned and recorded.

Current Month Activity

During the month of January, the Village earned and recorded \$192,102.62 in revenues. Significant revenues earned in January were as follows:

- **\$75,359.07** in an annual PILOT payment from Fairport Municipal Commission.
- **\$23,432.24** in monthly rental income related to the cell tower leases as well as the annual rental fee from Fairport Municipal Commission.
- **\$79,698.34** in Interfund Revenues from Fairport Municipal Commission for reimbursement of a portion of the Village Manager and Clerk-Treasurer salaries for the period June 1, 2025, through December 31, 2025.

Year – to Date Activity

As of January 31, 2026, the Village should expect that between 58% and 66% of revenues have been earned and recorded as 8 of the 12 months of the fiscal year have passed. Significant variances from this expectation are noted below:

- **Real Property Taxes** are at 100% because the Village earns that revenue on the first day of the year.
- **PILOTs** are at 100% because a significant portion of the agreements are billed on June 1st each year. The remainder of the PILOTs will be billed in March 2026.
- **Interest & Penalties** are at 127% noting fees are due in July after the first tax payment deadline.
- **Sales Tax** is 36%. The Village has only received Sales Tax through September 30, 2025. The Village expects the next payment in February 2026.
- **Departmental – Culture & Rec** is at 75% noting this is a seasonal account for docking and the farmers market from May through November.
- **Licenses & Permits** are 100% noting that there was a significant permit issued for a 1-time project.
- **AIM** is at 100% noting the Village received its annual allotment in September.
- **Mortgage Tax** is at 129% noting the Village received both semi-annual payments.
- **Fire Protection and Transfer-in** are at 0%, and 9% as these accounts are typically paid annually in March and May, respectively.

GENERAL FUND ANALYSIS

JANUARY 2026

EXPENDITURES

Through January 31, 2026, 61% of budgeted appropriations have been spent or encumbered.

Current Month Activity

During the month of January, the Village incurred and recorded \$695,650.64 in expenditures. Significant expenditures in January were as follows:

- The Village recorded Payroll expenses of \$125,458.86 for check date January 2, 2026.
- The Village recorded Payroll expenses of \$115,335.36 for check date January 15, 2026.
- The Village recorded Payroll expenses of \$115,303.29 for check date January 29, 2026.
- The Village recorded monthly Fleet costs of \$26,269.02.
- The Village recorded monthly IT costs of \$16,522.76.
- The Village recorded monthly fire department costs of \$33,556.41.
- The Village recorded monthly electricity bills of \$16,628.02.
- The Village recorded monthly refuse and composting of \$11,469.55.
- The Village paid its monthly health care bills of \$70,247.59.
- The Village paid its annual Workers Compensation Premium of \$140,296.00.

Year – to – Date Activity

As of January 31, 2026, the Village should expect that between 58% and 66% of expenditures have been incurred and recorded as 8 of the 12 months of the fiscal year have passed. Significant variances from the expectation are noted below:

- **Board of Trustees** is already at 83% due to training, legal notices and additional audit fees. The Village will be recommending a budget amendment in the future months.
- **Village Attorney** is already at 123% due to increased activity this year. The Village will be recommending a budget amendment in the future months.
- **Unallocated Insurance** is already at 99% noting the Village pays the total General Liability insurance on an annual basis. The Village does not expect any more costs under this line during the year.
- **Snow Removal** is at 24% noting this is a seasonal account
- **Publicity** is already fully spent, noting there was a one-time transaction for the year.
- **Dock Facilities, Celebrations, and Home & Community (Farmers Market)** are already at 116%, 81%, and 75%, respectively, noting these are seasonal accounts which spend the majority of the funds in the summer/fall months.
- **NYS** is at 99% noting that the Village made its annual payment in December 2025.
- **Storm Sewer Drainage** is only at 4% noting the DPW will be making these purchases in the Spring.

VILLAGE OF FAIRPORT

GENERAL FUND

Balance Sheet

	JANUARY 31, 2026	DECEMBER 31, 2025	\$\$ VARIANCE
ASSETS:			
Cash - Flexible Spending	1,890.84	2,114.17	(223.33)
Cash - Savings Account	353,826.84	168,027.07	185,799.77
Investments - NYCLASS	1,188,556.79	1,185,185.44	3,371.35
Cash - Accounts Payable	1.00	5,812.14	(5,811.14)
Cash - Petty	500.00	500.00	-
Cash - Departmental	177.50	177.50	-
Restricted Cash - Insurance Reserve	34,952.32	34,855.03	97.29
Restricted Cash - Workers Compensation	247,397.69	246,699.73	697.96
Restricted Cash - Asset Forfeiture	-	-	-
Taxes Receivable - Current	51,287.60	51,287.60	-
Accounts Receivable	226,069.64	61,557.99	164,511.65
Due from other funds	1,030,628.96	1,888,655.00	(858,026.04)
Due from Federal & State	-	-	-
Due from other governments	-	-	-
Prepaid Expense	98,757.17	98,757.17	-
	Total Assets	3,743,628.84	(509,582.49)
LIABILITIES:			
Accounts Payable	-	5,811.14	(5,811.14)
Accrued Liabilities	-	-	-
Deposits for Flexible Spending	1,890.84	2,114.17	(223.33)
Due to other funds	(7.19)	(7.19)	-
Due to NYS Retirement Systems	104,151.48	104,151.48	-
Overpayments and clearing	2,059.50	2,059.50	-
	Total Liabilities	114,129.10	(6,034.47)
FUND BALANCE:			
Non-Spendable	98,757.17	98,757.17	-
Assigned for Encumbrances	22,124.24	22,072.09	52.15
Appropriated for 2025-2026 Budget	56,070.00	56,070.00	-
Restricted:			
Insurance	34,952.32	34,855.03	97.29
Workers Compensation	247,397.69	246,699.73	697.96
Asset Forfeiture	-	-	-
Unassigned	2,666,650.30	3,171,045.72	(504,395.42)
	Total Fund Balance	3,629,499.74	(503,548.02)
	Total Liabilities & Fund Balance	3,743,628.84	(509,582.49)

VILLAGE OF FAIRPORT

General Fund

TOTAL REVENUES & EXPENDITURES

	MONTH TO DATE	ORIGINAL BUDGET	BUDGET ADJUSTMENTS	ADJUSTED BUDGET	YEAR TO DATE	BUDGET VARIANCE OVER (UNDER)	% OF BUDGET RECORDED
REVENUES:							
Real Property Taxes	-	3,570,946.00	-	3,570,946.00	3,578,673.32	7,727.32	100%
PILOTS	75,359.07	215,985.00	-	215,985.00	221,635.60	5,650.60	103%
Interest & Penalties	-	9,000.00	-	9,000.00	11,451.93	2,451.93	127%
Sales Tax	-	2,049,540.00	-	2,049,540.00	738,271.42	(1,311,268.58)	36%
Utilities Gross Receipts	6,099.21	21,000.00	-	21,000.00	15,982.65	(5,017.35)	76%
Franchise Fees	-	52,000.00	-	52,000.00	25,009.74	(26,990.26)	48%
Departmental - General Gov	94.00	3,750.00	-	3,750.00	2,117.61	(1,632.39)	56%
Departmental - Public Safety	9.00	3,000.00	-	3,000.00	1,755.50	(1,244.50)	59%
Departmental - Transportation	-	5,000.00	-	5,000.00	5,657.39	657.39	113%
Departmental - Culture & Rec	2,000.00	72,775.00	-	72,775.00	54,704.19	(18,070.81)	75%
Departmental - Home & Comm	300.00	79,512.00	-	79,512.00	43,358.00	(36,154.00)	55%
Fire Protection	-	775,540.00	(41,483.80)	734,056.20	-	(734,056.20)	0%
Intergovernmental Charges	-	5,625.00	-	5,625.00	-	(5,625.00)	0%
Interest & Earnings	4,166.60	45,000.00	-	45,000.00	38,193.51	(6,806.49)	85%
Rental of Real Property	23,432.24	182,819.00	-	182,819.00	120,022.59	(62,796.41)	66%
Licenses & Permits	912.50	33,300.00	-	33,300.00	33,739.50	439.50	101%
Fines & Forfeitures	250.00	3,600.00	-	3,600.00	1,100.00	(2,500.00)	31%
Sale of Property & Insurance Recoveries	284.80	2,500.00	10,558.00	13,058.00	23,537.57	10,479.57	
Misc	(503.14)	1,000.00	500.00	1,500.00	10,520.24	9,020.24	701%
Interfund Revenues	79,698.34	137,050.00	-	137,050.00	79,698.34	(57,351.66)	58%
AIM	-	140,035.00	-	140,035.00	140,035.00	-	100%
Mortgage Tax	-	55,000.00	-	55,000.00	70,743.25	15,743.25	129%
State Aid - Other	-	-	8,000.00	8,000.00	9,796.00	1,796.00	122%
State Aid - Public Safety	-	3,666.00	-	3,666.00	3,168.42	(497.58)	86%
Transfer - In	-	179,700.00	30,000.00	209,700.00	17,841.62	(191,858.38)	9%
Appropriated Fund Balance	-	26,070.00	30,000.00	56,070.00	-		
Total Revenues	<u>192,102.62</u>	<u>7,673,413.00</u>	<u>37,574.20</u>	<u>7,710,987.20</u>	<u>5,247,013.39</u>	<u>(2,407,903.81)</u>	68%

VILLAGE OF FAIRPORT

GENERAL FUND

Total Expenditures

	MONTH TO DATE	ORIGINAL BUDGET	BUDGET ADJUSTMENTS	ADJUSTED BUDGET	YEAR TO DATE	ENCUM	BUDGET AVAILABLE	% OF BUDGET SPENT
BOARD OF TRUSTEES	8,324.64	64,546.00	-	64,546.00	53,610.46	-	10,935.54	83%
MAYOR	2,045.43	20,227.00	-	20,227.00	11,630.75	-	8,596.25	58%
MANAGER	17,756.87	151,752.00	-	151,752.00	100,362.81	-	51,389.19	66%
TREASURER	24,337.01	219,341.00	4,500.00	223,841.00	147,831.26	-	76,009.74	66%
RECORD ARCHIVE	-	-	-	-	-	-	-	
VILLAGE ATTORNEY	2,596.63	40,000.00	-	40,000.00	49,378.76	-	(9,378.76)	123%
PERSONNEL	405.82	10,175.00	-	10,175.00	2,895.21	-	7,279.79	28%
VILLAGE HALL	688.88	17,725.00	-	17,725.00	8,048.78	-	9,676.22	45%
CENTRAL GARAGE	26,269.02	235,000.00	10,558.00	245,558.00	149,490.73	-	96,067.27	61%
DPW FACILITY	1,728.55	31,670.00	-	31,670.00	15,812.78	-	15,857.22	50%
INFORMATION TECHNOLOGY	16,522.76	218,941.00	-	218,941.00	115,132.18	-	103,808.82	53%
UNALLOCATED INSURANCE	-	92,000.00	3,500.00	95,500.00	94,570.82	-	929.18	99%
MUNICIPAL ASSN DUES	-	4,745.00	-	4,745.00	4,374.00	-	371.00	92%
TAXES & ASSESS	3,857.80	3,600.00	-	3,600.00	3,857.80	-	(257.80)	107%
CONTINGENT ACCOUNT	-	25,000.00	-	25,000.00	-	-	25,000.00	0%
POLICE	118,912.56	1,397,520.00	-	1,397,520.00	822,085.31	-	575,434.69	59%
ASSET FORFEITURE	-	-	-	-	3,450.53	-	(3,450.53)	
FIRE	33,556.41	262,710.00	(11,483.80)	251,226.20	155,151.22	9,567.75	86,507.23	66%
FIRE FACILITY TRAINING	-	21,000.00	-	21,000.00	-	-	21,000.00	0%
SAFETY INSPECTION	11,987.39	114,407.00	-	114,407.00	68,665.78	-	45,741.22	60%
DPW ADMINISTRATION	108,731.15	993,491.00	-	993,491.00	670,681.42	-	322,809.58	68%
STREETS MAINT. & CLEAN.	10,114.17	80,225.00	-	80,225.00	53,597.26	-	26,627.74	67%
SNOW REMOVAL	15,792.90	74,600.00	-	74,600.00	17,538.46	-	57,061.54	24%
STREET LIGHTING	16,628.02	200,000.00	-	200,000.00	99,754.36	-	100,245.64	50%
SIDEWALKS	153.66	-	-	-	153.66	-	(153.66)	
OFF STREET PARKING	-	2,750.00	-	2,750.00	936.83	-	1,813.17	34%

PUBLICITY	-	2,400.00	-	2,400.00	10,133.40	-	(7,733.40)	422%
PARKS	405.29	19,700.00	-	19,700.00	3,367.08	-	16,332.92	17%
DOCK FACILITIES	145.28	34,090.00	-	34,090.00	39,453.09	-	(5,363.09)	116%
MUSEUM	-	1,200.00	-	1,200.00	539.46	-	660.54	45%
CELEBRATIONS	-	2,700.00	-	2,700.00	2,181.03	-	518.97	81%
ZBA	111.10	11,200.00	21,971.18	33,171.18	6,910.94	10,551.74	15,708.50	53%
PLANNING BOARD	12,415.77	134,478.00	-	134,478.00	73,090.14	-	61,387.86	54%
HPC	-	6,000.00	-	6,000.00	473.78	-	5,526.22	8%
SANITARY SEWER	2,723.40	31,407.00	-	31,407.00	16,382.41	-	15,024.59	52%
REFUSE COLLECTION	11,469.55	166,000.00	-	166,000.00	101,639.33	-	64,360.67	61%
STREET CLEANING	74.79	3,600.00	-	3,600.00	1,099.01	-	2,500.99	31%
COMM. BEAUTIFICATION	-	15,400.00	-	15,400.00	2,645.07	-	12,754.93	17%
STORM SEWER DRAINAGE	-	35,250.00	32,004.75	67,254.75	376.50	2,004.75	64,873.50	4%
SHADE TREES	-	52,600.00	31,748.00	84,348.00	40,290.00	-	44,058.00	48%
OTHER HOME & COMM SERV	-	23,955.00	-	23,955.00	17,970.77	-	5,984.23	75%
NYS RETIREMENT	-	642,690.00	-	642,690.00	636,992.00	-	5,698.00	99%
EMPLOYEE BENEFITS	247,085.79	1,152,425.00	500.00	1,152,925.00	798,602.63	-	354,322.37	69%
TRANSFER-OUT	810.00	1,056,893.00	-	1,056,893.00	351,336.51	-	705,556.49	33%
Total Expenditures	695,650.64	7,673,413.00	93,298.13	7,766,711.13	4,752,494.32	22,124.24	2,992,092.57	61%

VILLAGE OF FAIRPORT

GENERAL FUND

Change in Fund Balance

	<u>1/1/2026 - 1/31/2026</u> <u>MONTH - TO - DATE</u>	<u>6/1/2025 - 1/31/2026</u> <u>YEAR - TO - DATE</u>
FUND BALANCE - beginning	\$ 3,629,499.74	\$ 2,631,432.65
REVENUES	192,102.62	5,247,013.39
EXPENDITURES	<u>(695,650.64)</u>	<u>(4,752,494.32)</u>
FUND BALANCE - ending	<u>\$ 3,125,951.72</u>	<u>\$ 3,125,951.72</u>

CAPITAL PROJECTS FUND ANALYSIS

JANUARY 2026

BALANCE SHEET

The Capital Projects Fund ended the month with a fund balance of **\$(623,189)**. This amount relates to the BAN proceeds that have been spent. The negative fund balance will be funded when the Bond Anticipation Note is repaid with long-term financing.

CURRENT MONTH ACTIVITY

During the month of January, the Village incurred total capital costs of \$234,982.19 related to the following projects:

COST	PROJECT DESCRIPTION	FUNDING SOURCE
\$47,340.00	<i>Police Vehicle Purchase (934)</i>	General Capital Reserve
\$59,765.37	<i>Fire Police Vehicle Replacement</i>	Fire Rolling Stock Reserve
\$4,981.58	<i>Main Street Banners</i>	General Capital Reserve
\$122,895.24	<i>Main Street Streetscape</i>	TAP Grant and BAN Proceeds

YEAR TO DATE ACTIVITY

Through January 31, 2026, the Village has incurred total capital costs of \$4,521,121.52 related to the following projects:

COST	PROJECT DESCRIPTION	FUNDING SOURCE
\$50,030.00	<i>Police Equipment (Vehicles & Accessories)</i>	General Capital Reserve
\$59,765.37	<i>Fire Police Vehicle Replacement</i>	Fire Rolling Stock Reserve
\$12,319.35	<i>Thermal Imaging Cameras</i>	Fire Equipment Reserve
\$4,981.58	<i>Main Street Banners</i>	General Capital Reserve
\$8,050.00	<i>Park Benches and Trash Cans</i>	General Capital Reserve
\$915,675.69	<i>Annual Street Resurfacing</i>	CHIPs
\$55,612.73	<i>Oil & Stone</i>	General Capital Reserve
\$20,515.40	<i>Street signs</i>	General Capital Reserve
\$3,308,880.23	<i>Main Street Streetscape</i>	TAP Grant, General Capital Reserve, BAN Proceeds
\$84,611.17	<i>Sidewalk Replacement</i>	General Capital Reserve

VILLAGE OF FAIRPORT

CAPITAL PROJECTS FUND

BALANCE SHEET

	JANUARY 31, 2026	DECEMBER 31, 2025	\$\$ VARIANCE
ASSETS			
CHASE BANK	\$ 1,276,810.82	\$ 1,299,041.94	\$ (22,231.12)
ACCOUNTS RECEIVABLE	-	-	-
STATE & FEDERAL AID RECEIVABLE	1,030,128.96	1,888,155.00	(858,026.04)
DUE FROM OTHER FUNDS	-	-	-
Total Assets	\$ 2,306,939.78	\$ 3,187,196.94	\$ (880,257.16)
LIABILITIES:			
ACCOUNTS PAYABLE	\$ -	\$ -	\$ -
BAN PAYABLE	1,900,000.00	1,900,000.00	-
DUE TO OTHER FUNDS	1,030,128.96	\$ 1,888,155.00	\$ (858,026.04)
Total Liabilities	2,930,128.96	3,788,155.00	(858,026.04)
FUND BALANCE:			
Unassigned	(623,189.18)	(600,958.06)	(22,231.12)
Total Fund Balance	(623,189.18)	(600,958.06)	(22,231.12)
Total Liabilities & Fund Balance	\$ 2,306,939.78	\$ 3,187,196.94	\$ (880,257.16)

VILLAGE OF FAIRPORT

CAPITAL PROJECTS FUND

TOTAL REVENUES & EXPENDITURES

	1/1/2026 - 1/31/2026 MONTH - TO - DATE	6/1/2025 - 1/31/2026 YEAR - TO - DATE
REVENUES:		
INTEREST	\$ 3,926.98	\$ 15,119.13
STATE AID - CHIPS	-	916,355.69
FEDERAL AID - TAP	96,737.14	2,636,913.14
TRANSFER IN	112,086.95	310,999.43
	<hr/>	<hr/>
Total Revenues	\$ 212,751.07	\$ 3,879,387.39
	<hr/>	<hr/>
EXPENDITURES:		
VILLAGE HALL IMPROVEMENTS	\$ -	\$ -
POLICE EQUIPMENT	47,340.00	50,030.00
POLICE BUILDING IMPROVEMENTS	-	-
POLICE GEAR	-	-
FIRE EQUIPMENT	59,765.37	59,765.37
FIRE DEPARTMENT THERMAL IMAGING CAMERAS	-	12,319.35
FIRE HOSE	-	-
FIRE BAILOUT GEAR	-	-
DPW EQUIPMENT	-	-
MAIN STREET DÉCOR	-	-
MAIN STREET BANNERS	4,981.58	4,981.58
KENNELLY PARK GAZEBO	-	-
PARK BENCHES AND TRASH CANS	-	8,050.00
STREET RESURFACING	-	915,675.69
OIL & STONE	-	55,612.73
CHURCH STREET SIGNS	-	20,515.40
DOOR SECUTIY AND LOCKS	-	-
STREETSCAPE	122,895.24	3,308,880.23
SIDEWALKS	-	84,611.17
VILLAGE LANDING PARKING LOT - Engineering	-	-
NORTHEAST CANAL PROMENADE - Footpath work	-	-
GUTTERS - Concrete	-	680.00
CEMETERY IMPROVEMENTS	-	-
	<hr/>	<hr/>
Total Expenditures	\$ 234,982.19	\$ 4,521,121.52
	<hr/>	<hr/>

VILLAGE OF FAIRPORT

CAPITAL PROJECTS FUND

CHANGE IN FUND BALANCE

	1/1/2026 - 1/31/2026 MONTH - TO - DATE	6/1/2025 - 1/31/2026 YEAR - TO - DATE
FUND BALANCE - beginning	\$ (600,958.06)	\$ 18,544.95
REVENUES	212,751.07	3,879,387.39
EXPENDITURES	<u>(234,982.19)</u>	<u>(4,521,121.52)</u>
FUND BALANCE - ending	<u>\$ (623,189.18)</u>	<u>\$ (623,189.18)</u>

CAPITAL RESERVES FUND ANALYSIS

JANUARY 2026

BALANCE SHEET

The Capital Reserves Fund ended the month with a fund balance of **\$3,921,261.61**. The balance is equal to the cash in the bank allocated to the three reserves as follows: (1) \$2,913,734.05 in General Capital, (2) \$690,382.39 in Fire Rolling Stock, and (3) \$317,145.17 in Fire Equipment.

CURRENT MONTH ACTIVITY

During the month of January 2026, the Village utilized \$52,321.58 from the General Capital Reserve to fund the following Projects:

- Police Replacement Vehicle #934 for \$47,340.00.
- Main Street Banners for \$4,981.58.

During the month of January 2026, the Village utilized \$59,765.37 for the Fire Police Vehicle Replacement.

Additionally, during the month of January 2026, the Village earned and recorded \$12,101.14 in interest revenue allocated to each reserve accordingly.

YEAR TO DATE ACTIVITY

Through January 31, 2026, the Village has utilized \$328,841.05 in capital reserve money fund ongoing projects.

Additionally, through January 31, 2026, \$446,263.22 has been reinvested in the Capital Reserve Funds.

A YTD reconciliation of each reserve fund along with the Capital Projects can be found on pages 16-18.

VILLAGE OF FAIRPORT

CAPITAL RESERVES FUND

BALANCE SHEET

	JANUARY 31, 2026	DECEMBER 31, 2025	\$\$ VARIANCE
ASSETS:			
CASH RESERVE - Capital	\$ 2,913,734.05	\$ 2,957,103.60	\$ (43,369.55)
CASH RESERVE - Fire Rolling Stock	690,382.39	747,860.37	(57,477.98)
CASH RESERVE - Fire Equipment	317,145.17	316,283.45	861.72
ACCOUNTS RECEIVABLE - Capital	-	-	-
DUE FROM OTHER FUNDS - Capital	-	-	-
Total Assets	\$ 3,921,261.61	\$ 4,021,247.42	\$ (99,985.81)
LIABILITIES:			
DUE TO OTHER FUNDS - Capital	\$ -	\$ -	\$ -
DUE TO OTHER FUNDS - Fire Rolling Stock	-	-	-
DUE TO OTHER FUNDS - Fire Equipment	-	-	-
Total Liabilities	-	-	-
FUND BALANCE:			
RESTRICTED			
Capital Plan	2,913,734.05	2,957,103.60	(43,369.55)
Fire Rolling Stock	690,382.39	747,860.37	(57,477.98)
Fire Equipment	317,145.17	316,283.45	861.72
Total Fund Balance	3,921,261.61	4,021,247.42	(99,985.81)
Total Liabilities & Fund Balance	\$ 3,921,261.61	\$ 4,021,247.42	\$ (99,985.81)

VILLAGE OF FAIRPORT

CAPITAL RESERVES FUND

TOTAL REVENUES & EXPENDITURES

	1/1/2026 - 1/31/2026 MONTH - TO - DATE	6/1/2025 - 1/31/2026 YEAR - TO - DATE
REVENUES:		
INTEREST - General Capital	\$ 8,952.03	\$ 68,376.38
INTEREST - Fire Rolling Stock	2,287.39	17,487.04
INTEREST - Fire Equipment	861.72	7,970.80
SALE OF PROPERTY - General Capital	-	25,920.00
SALE OF PROPERTY - Fire Rolling Stock	-	-
SALE OF PROPERTY - Fire Equipment	-	-
GIFTS & DONATIONS - General Capital	-	-
TRANSFER IN - General Capital	-	167,984.50
TRANSFER IN - Fire Rolling Stock	-	123,524.50
TRANSFER IN- Fire Equipment	-	35,000.00
Total Revenues	\$ 12,101.14	\$ 446,263.22
EXPENDITURES:		
TRANSFER OUT - General Capital	52,321.58	238,914.71
TRANSFER OUT - Fire Rolling Stock	59,765.37	59,765.37
TRANSFER OUT - Fire Equipment	-	30,160.97
Total Expenditures	\$ 112,086.95	\$ 328,841.05

VILLAGE OF FAIRPORT

CAPITAL RESERVES FUND

CHANGE IN FUND BALANCE

	1/1/2026 - 1/31/2026 MONTH - TO - DATE	6/1/2025 - 1/31/2026 YEAR - TO - DATE
FUND BALANCE - beginning	\$ 4,021,247.42	\$ 3,803,839.44
REVENUES	12,101.14	446,263.22
EXPENDITURES	<u>(112,086.95)</u>	<u>(328,841.05)</u>
FUND BALANCE - ending	<u>\$ 3,921,261.61</u>	<u>\$ 3,921,261.61</u>

VILLAGE OF FAIRPORT
THE CURRENT STATE OF THE CAPITAL FUND
For the Period 6/1/2025 - 5/31/2026

	CAPITAL RESERVE	CAPITAL FUND PROJECT	CAPITAL FUND PROJECT	CAPITAL FUND PROJECT	CAPITAL FUND PROJECT	CAPITAL FUND PROJECT	TOTAL CAPITAL
	BALANCE	Police	DPW Infrastructure	DPW Buildings & Grounds	DPW Vehicles	Village Hall	FUND
BALANCE ON JUNE 01, 2025	\$ 2,890,367.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT/OTHER FUNDING SOURCES/BOND							
CHIPs			(916,355.69)				(916,355.69)
Street Resurfacing/Side Walk/Equipment			916,355.69				916,355.69
FEDERAL AID - TAP			(2,154,885.38)				(2,154,885.38)
Streetscape			2,154,885.38				2,154,885.38
BOND ANTICIPATION NOTES							
Streetscape			(534,372.51)				(534,372.51)
			534,372.51				534,372.51
CAPITAL RESERVE TRANSACTIONS							
Fund Capital Reserve from Unrestricted	167,984.50						
Transfer to H Fund from Cap Reserve	(238,914.71)	(50,030.00)	(180,834.71)	(8,050.00)	-	-	(238,914.71)
VILLAGE HALL IMPROVEMENTS							-
POLICE EQUIPMENT		50,030.00					50,030.00
POLICE BUILDING IMPROVEMENTS							-
DPW EQUIPMENT							-
MAIN STREET DÉCOR							-
MAIN STREET BANNERS			4,981.58				4,981.58
KENNELLY PARK GAZEBO							-
PARK BENCHES AND TRASH CANS				8,050.00			8,050.00
STREET RESURFACING							-
OIL & STONE			55,612.73				55,612.73
CHURCH STREET SIGNS			20,515.40				20,515.40
DORR SECUTIY AND LOCKS							-
STREETSCAPE			15,113.83				15,113.83
SIDEWALKS			84,611.17				84,611.17
VILLAGE LANDING PARKING LOT - Engineering							-
NORTHEAST CANAL PROMENADE - Footpath work							-
GUTTERS - Conrete							-
CEMETERY IMPROVEMENTS							-
Additional Funding							
Sale of Assets	25,920.00						-
Gifts and Donations							-
Interest	68,376.38						-
CURRENT BALANCES	\$ 2,913,734.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

VILLAGE OF FAIRPORT
THE CURRENT STATE OF THE CAPITAL FUND
For the Period 6/1/2025 - 5/31/2026

	Fire Equipment RESERVE	CAPITAL FUND PROJECT	CAPITAL FUND PROJECT	CAPITAL FUND PROJECT	GENERAL FUND PROJECT	CAPITAL FUND PROJECT	TOTAL CAPITAL
	BALANCE	Thermal Imaging Cameras	Supply Hose	Bailout Gear	Turnout Gear		FUND
BALANCE ON JUNE 01, 2025	\$ 304,335.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT/OTHER FUNDING SOURCES/BOND							-
CAPITAL RESERVE TRANSACTIONS							
Fund Capital Reserve from Unrestricted	35,000.00						
Transfer to H Fund from Cap Reserve	(30,160.97)	(12,319.35)	-	-	(17,841.62)	-	(30,160.97)
THERMAL IMAGING CAMERAS		12,319.35					12,319.35
SUPPLY HOSE							-
BAILOUT GEAR							-
TURNOUT GEAR					17,841.62		-
Additional Funding							
Sale of Assets							
Interest	7,970.80						-
CURRENT BALANCES	\$ 317,145.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

VILLAGE OF FAIRPORT
THE CURRENT STATE OF THE CAPITAL FUND
For the Period 6/1/2025 - 5/31/2026

	FIRE ROLLING STOCK RESERVE	CAPITAL FUND PROJECT	CAPITAL FUND PROJECT	CAPITAL FUND PROJECT	CAPITAL FUND PROJECT	CAPITAL FUND PROJECT	TOTAL CAPITAL FUND
	BALANCE	Pierce Engine	Ford F-550 (Fire Police)				
BALANCE ON JUNE 01, 2025	\$ 609,136.22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT TRANSACTIONS							-
							-
							-
							-
							-
							-
CAPITAL RESERVE TRANSACTIONS							
Fund Capital Reserve from Unrestricted	123,524.50						
Transfer to H Fund from Cap Reserve	(59,765.37)	-	(59,765.37)	-			(59,765.37)
PIERCE ENGINE							-
FORD F-550 (FIRE POLICE)			59,765.37				-
Additional Funding							
Sale of Assets							-
Interest	17,487.04						-
CURRENT BALANCES	\$ 690,382.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

SEWER FUND ANALYSIS

JANUARY 2026

BALANCE SHEET

The Sewer Fund ended the month with a fund balance of \$843,949.02. The fund balance is equal to cash in the bank of \$839,749.02 plus unpaid sewer rents of \$4,200.00.

REVENUES

Through January 31, 2026, 88% of budgeted revenues have been earned and recorded.

There was no revenue earned during the month of January.

EXPENDITURES

Through January 31, 2026, 59% of the budget has been spent or encumbered mainly due to contracts with Fleet Pump Services for a new Sewer Pump at Winding Brook, Kenyon Pipeline for Televising and Lining, and Villager for Manor Hill replacement.

During the month of January there were \$1,160 in expenses related to the annual Pump Station monitoring agreement.

VILLAGE OF FAIRPORT

SEWER FUND

BALANCE SHEET

	JANUARY 31, 2026	DECEMBER 31, 2025	\$\$ VARIANCE
ASSETS:			
CASH	839,749.02	840,909.02	(1,160.00)
TAXES REXCEIVABLE	4,200.00	4,200.00	-
DUE FROM OTHER FUNDS	-	-	-
DUE FROM STATE & FED	-	-	-
DUE FROM PERINTON	-	-	-
Total Assets	843,949.02	845,109.02	(1,160.00)
LIABILITIES:			
DUE TO OTHER FUNDS	-	-	-
ACCOUNTS PAYABLE	-	-	-
Total Liabilities	-	-	-
FUND BALANCE:			
ASSIGNED	843,949.02	845,109.02	(1,160.00)
Total Fund Balance	843,949.02	845,109.02	(1,160.00)
Total Liabilities & Fund Balance	843,949.02	845,109.02	(1,160.00)

VILLAGE OF FAIRPORT

SEWER FUND

TOTAL REVENUES & EXPENDITURES

	MONTH TO DATE	ORIGINAL BUDGET	BUDGET ADJUSTMENTS	ADJUSTED BUDGET	ENCUM	YEAR TO DATE	BUDGET VARIANCE OVER (UNDER)	% OF BUDGET COLLECTED
REVENUES:								
SEWER RENT	-	375,025.00	-	375,025.00	-	375,025.00	-	100.00%
INTEREST	-	-	-	-	-	-	-	
INTERGOVERNMENTAL	-	34,205.00	-	34,205.00	-	-	(34,205.00)	0.00%
FEDERAL AID - CDBG	-	-	-	-	-	-	-	
TRANSFER IN	-	-	-	-	-	-	-	
APPROPRIATED FB	-	15,942.00	-	15,942.00	-	-	(15,942.00)	0.00%
Total Revenues	-	<u>425,172.00</u>	-	<u>425,172.00</u>	-	<u>375,025.00</u>	<u>(50,147.00)</u>	88%

	MONTH TO DATE	ORIGINAL BUDGET	BUDGET ADJUSTMENTS	ADJUSTED BUDGET	ENCUM	YEAR TO DATE	BUDGET AVAILABLE	% OF BUDGET USED
EXPENDITURES:								
EQUIPMENT	-	4,000.00	17,894.00	21,894.00	-	17,894.00	4,000.00	82%
CONTRACTUAL	1,160.00	241,472.00	134,309.28	375,781.28	134,309.28	190,024.40	51,447.60	86%
TRANSFER OUT	-	179,700.00	-	179,700.00	-	-	179,700.00	0%
Total Expenditures	<u>1,160.00</u>	<u>425,172.00</u>	<u>152,203.28</u>	<u>577,375.28</u>	<u>134,309.28</u>	<u>207,918.40</u>	<u>235,147.60</u>	59%

VILLAGE OF FAIRPORT

SEWER FUND

CHANGE IN FUND BALANCE

	1/1/2026 - 1/31/2026 MONTH - TO - DATE	6/1/2025 - 1/31/2026 YEAR - TO - DATE
FUND BALANCE - beginning	845,109.02	676,842.42
REVENUES	-	375,025.00
EXPENDITURES	<u>(1,160.00)</u>	<u>(207,918.40)</u>
FUND BALANCE - ending	<u>843,949.02</u>	<u>843,949.02</u>

DEBT SERVICE FUND ANALYSIS

JANUARY 2026

BALANCE SHEET

The Debt Service Fund ended the month with a fund balance of \$0.

CURRENT MONTH ACTIVITY

There was no activity during the current month.

YEAR TO DATE ACTIVITY

Through January 31, 2026, the Village has made its first semi-annual debt payment. The Village does not expect any other activity until May 2026, when the second payment is due.

	VILLAGE	
	Principal	Interest
\$1,055,000 Public Improvement Bonds Refunding; 2016	-	2,300.00
\$5,850,000 Public Improvement Bonds; 2018	-	-
\$802,000 Public Improvement Bonds; 2019	-	5,971.88
\$1,930,000 Public Improvement Bonds; 2021	-	3,500.00
\$565,000 Public Improvement Bonds; 2021	-	2,015.63
 Total Debt Service Payment	 -	 13,787.51

VILLAGE OF FAIRPORT

DEBT SERVICE FUND

BALANCE SHEET

	JANUARY 31, 2026	DECEMBER 31, 2025	\$\$ VARIANCE
ASSETS:			
CASH	\$ -	\$ -	\$ -
Total Assets	\$ -	\$ -	\$ -
FUND BALANCE:			
RESTRICTED	-	-	-
Total Fund Balance	-	-	-
Total Liabilities & Fund Balance	\$ -	\$ -	\$ -

VILLAGE OF FAIRPORT

DEBT SERVICE FUND

TOTAL REVENUES & EXPENDITURES

	1/1/2026 - 1/31/2026 MONTH - TO - DATE	6/1/2025 - 1/31/2026 YEAR - TO - DATE
REVENUES:		
INTEREST	\$ -	\$ -
SERIAL BONDS	-	-
TRANSFER IN	-	13,787.51
Total Revenues	\$ -	\$ 13,787.51
EXPENDITURES:		
PRINCIPAL	-	-
INTEREST	-	13,787.51
Total Expenditures	\$ -	\$ 13,787.51

VILLAGE OF FAIRPORT

DEBT SERVICE FUND

CHANGE IN FUND BALANCE

	1/1/2026 - 1/31/2026 MONTH - TO - DATE	6/1/2025 - 1/31/2026 YEAR - TO - DATE
FUND BALANCE - beginning	\$ -	\$ -
REVENUES	-	13,787.51
EXPENDITURES	-	(13,787.51)
FUND BALANCE - ending	\$ -	\$ -

BANK RECONCILIATIONS

JANUARY 2026

BANK RECONCILIATIONS

Bank Reconciliations were performed by the Clerk – Treasurer for the month ending January 31, 2026. A summary of the Bank Reconciliations is provided below:

BANK RECONCILIATIONS					
<u>Bank Account</u>	<u>Bank Balance</u>	<u>O/S Checks</u>	<u>DIT</u>	<u>Other</u>	<u>Book Balance by Bank account</u>
5307	-	-	-	-	-
8372	34,220.33	(34,219.33)	-	-	1.00
5420	1,377,821.40	-	18.00	-	1,377,839.40
5705	1,890.84	-	-	-	1,890.84
0547	35,260.22	-	-	-	35,260.22
5439	-	-	-	-	-
2199	43,534.59	-	9,125.03	-	52,659.62
NYCLASS	<u>6,696,882.18</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,696,882.18</u>
	<u>8,189,609.56</u>	<u>(34,219.33)</u>	<u>9,143.03</u>	<u>-</u>	<u>\$ 8,164,533.26</u>

RECORDED IN GENERAL LEDGER BY FUND:

GENERAL FUND	1,827,302.98
CAPITAL RESERVES FUND	3,921,261.61
CAPITAL PROJECTS	1,276,810.82
SEWER	839,749.02
PERMANENT	212,166.49
TRUST & AGENCY	35,260.22
PERMANENT - MOUNT PLEASANT	52,659.62
DEBT SERVICE	-
Total Funds	<u>\$ 8,165,210.76</u>
DIFFERENCE	677.50
LESS: Petty Cash	(677.50)
DIFFERENCE	<u>-</u>



Fairport Municipal Commission

Final Financial Statements

For the Month Ended December 31, 2025

Prepared By:

Holly Evans, CPA

Chief Financial Officer

Fairport Municipal Commission

Electric Fund Analysis

December 2025

Overall

The following reports have been prepared in accordance with the Uniform System of Accounts for Municipal Electric Utilities as required by the State of New York Public Service Commission. These reports represent the financial status of the Commission as of December 31, 2025.

Balance Sheet

The Electric Fund as of the end of November has a fund balance of \$26,986,681. This fund balance includes unrestricted fund balance of \$603,247, restricted fund balance of \$26,383,434 related to capital assets. The net loss for the year is (\$651,123) including revenues of \$18,138,501 and expenses of \$18,789,624

Revenues

Through December 31, 2025, 50.59% of budgeted revenues have been earned and recorded.

Month to Date Activity:

During the month of December, the Fairport Municipal Commission earned and recorded \$3,997,514 in revenues. Significant revenues earned in December were as follows:

- \$1,778,140 in electric revenues and PPAC revenues of \$1,990,737
- \$33,240 in reimbursement for repair of 2 conduits and conductors

Expenses

Through December 31, 2025, 52.40% of budgeted appropriations have been spent.

Month to Date Activity:

During the month of December, the Fairport Municipal Commission incurred and recorded \$4,489,204 in expenditures. Significant expenditures were as follows:

- \$181,793 in Depreciation Expense
- \$3,224,286 in electricity purchased & PPAC Expenditures

Also the following purchase orders were outstanding at the end of December:

- \$137,268 to Howard Industries for Transformers
- \$156,831 from Anixter for Transformers

Statement of Cash Flows

During the month of December, the Fairport Municipal Commission had a net decrease in cash of \$970,037. Significant cash flow items include:

- \$484,816 paid to NYS Retirement for the employer annual contributions
- \$1,695,637 paid for electricity and monthly PPAC purchases
- \$374,592 to Southwire Company, LLC for Cable Injections

Fairport Municipal Commission
Electric Fund Balance Sheet
December 2025

Assets				
	<u>June 1, 2025</u>	<u>Debits</u>	<u>Credits</u>	<u>December 31, 2025</u>
Current Assets				
Jobs in Progress	\$ 559,060.04	\$ 2,156,564.62	\$ 735,684.53	\$ 1,979,940.13
Cash & Cash Equivalents	5,310,413.49	19,345,953.66	22,136,458.41	2,519,908.74
Inventory	1,777,233.79	1,300,855.53	1,038,260.13	2,039,829.19
Accounts Receivable, net	2,211,129.36	17,447,712.30	17,068,445.96	2,590,395.70
Prepaid Expenses	328,246.23	864,803.69	700,211.33	492,838.59
Total Current Assets:	10,186,082.91	41,115,889.80	41,679,060.36	9,622,912.35
Deferred Liabilities & Other Long Term Assets				
Miscellaneous Suspense	318,382.29	167,940.27	262,932.88	223,389.68
Deferred Outflow - Pension	1,225,354.00	-	-	1,225,354.00
Deferred Outflow - OPEB	491,490.00	-	-	491,490.00
Total Deferred Liabilities	2,035,226.29	167,940.27	262,932.88	1,940,233.68
Capital Assets				
Capitalized Assets	64,753,590.64	2,055,280.58	194,633.69	66,614,237.53
Contributed Property	(2,326,793.37)	242,004.48	297,984.57	(2,382,773.46)
Accumulated Depreciation	(31,235,118.82)	227,044.85	1,354,955.73	(32,363,029.70)
Total Capital Assets, net	31,191,678.45	2,524,329.91	1,847,573.99	31,868,434.37
Total Assets	43,412,987.65	43,808,159.98	43,789,567.23	43,431,580.40
Liabilities				
Current Liabilities				
Payroll Liabilities	2,870.74	86,174.75	87,918.54	1,126.95
Accounts Payable	1,449,526.93	20,175,690.44	18,188,273.55	3,436,943.82
Customer Deposits and Interest	215,449.68	49,776.74	42,387.47	222,838.95
Due to Other Governments - Sales Tax	40,442.08	277,461.31	273,099.98	44,803.41
Other Current Liabilities	1,843,680.94	1,747,690.44	2,940,512.32	650,859.06
Net Pension Liability	1,731,519.00	-	-	1,731,519.00
Clearing Accounts	-	519,076.40	534,922.64	(15,846.24)
Total Current Liabilities	5,283,489.37	22,855,870.08	22,067,114.50	6,072,244.95
Long Term Debt				
Bonds Payable	5,485,000.00	-	-	5,485,000.00
BAN Payable	3,731,750.00	-	-	3,731,750.00
NYPA Interest Free Loan Payable	318,382.29	111,960.18	206,952.79	223,389.68
Total Long Term Debt	9,535,132.29	111,960.18	206,952.79	9,440,139.68
Deferred Assets				
Unamortized Premium on Debt	137,223.74	-	24,047.17	113,176.57
Deferred Inflow - Pension	642,193.00	-	-	642,193.00
Deferred Inflow - OPEB	177,145.00	-	-	177,145.00
Total Deferred Assets	956,561.74	-	24,047.17	932,514.57
Total Liabilities	15,775,183.40	22,967,830.26	22,298,114.46	16,444,899.20
Equity				
Net Position				
Restricted Fund Balance	\$ 25,706,678.45	\$ 2,524,329.91	\$ 1,847,573.99	26,383,434.37
Unrestricted Fund Balance	1,931,125.80	1,847,573.99	2,524,329.91	1,254,369.88
Current Year Income (Loss)	-	18,138,501	18,789,624.08	(651,123.05)
Total Equity	27,637,804.25	22,510,404.93	23,161,527.98	26,986,681.20

Fairport Municipal Commission
Electric Fund Revenues
December 2025

<u>Revenue Account</u>	<u>Current Budget</u>	<u>Current Month Revenues</u>	<u>Year to Date Revenues</u>	<u>Estimated YTD Revenues</u>	<u>Est. Budget Variance EOY</u>
Electricity Sales	21,732,609	1,778,139.66	10,839,204.64	21,732,609.00	-
PPAC Recoveries					
Zero Emission Credit (ZEC's)	1,208,172	133,104.00	705,228.00	1,208,172.00	-
Excess Power Cost	6,327,834	1,647,797.70	3,797,434.18	6,327,834.00	-
Transmission Congestion Contracts (TCC's)	477,143	20,871.24	124,779.74	477,143.00	-
Energy Efficiency Contributions	885,107	96,537.00	511,483.00	885,107.00	-
NYPA Loan Payments	227,871	17,420.33	126,544.42	227,871.00	-
Renewable Energy Credit (REC's)	680,692	75,007.00	397,408.00	680,692.00	-
Total PPAC Recoveries	9,806,819	1,990,737.27	5,662,877.34	9,806,819.00	-
Financing from Debt Service					
Proceeds from Bond Issuance	-	-	-	-	-
Release of Bond Premium Asset	4,800	3,435.31	24,047.17	24,047.17	19,247.17
Total Financing from Debt Service	4,800	3,435.31	24,047.17	24,047.17	19,247.17
Transfer from Depreciation Reserve	29,817	-	-	29,817.00	-
Other Income					
IT Service Reimbursements	294,967	11,981.43	142,048.70	294,967.00	-
Fleet Service Reimbursements	212,476	-	117,981.05	212,476.00	-
Mutual Aid Related Reimbursements	25,000	11,312.68	11,312.68	25,000.00	-
Tree Trimming Reimbursements	30,000	-	66,928.00	66,928.00	36,928.00
Pole Attachment Revenues	95,779	1,545.00	3,496.27	95,779.00	-
Other Reimbursed Expenses	100,558	65,098.22	383,892.93	383,892.93	283,334.93
Late Charges & Fees	33,731	2,240.87	15,547.20	33,731.00	-
Vehicle Auction Results	32,000	-	-	32,000.00	-
Miscellaneous Electric Revenues	28,000	3,661.77	17,820.82	28,000.00	-
Disconnect Fees	4,342	-	10,400.00	12,000.00	7,658.00
Returned Payment Fees	5,267	780.00	5,875.00	10,000.00	4,733.00
Interest Revenues	55,326	3,736.45	29,068.90	53,000.00	(2,326.00)
Joint Pole Agreements	-	-	-	-	-
Worker's Compensation Refund	-	-	5,976.00	5,976.00	5,976.00
Total Other Income	917,446	100,356.42	810,347.55	1,253,749.93	336,303.93
Pass-through Collections					
Purchased Capital Assets	2,842,901	85,554.34	516,770.83	2,842,901.00	-
Sales Tax Collected	490,908	36,815.60	267,616.32	490,908.00	-
Retiree Health Insurance Premiums	31,096	2,475.44	17,637.18	31,096.00	-
Total Pass-through collections	3,364,905	124,845.38	802,024.33	3,364,905.00	-
Total Revenues	35,856,396	3,997,514.04	18,138,501.03	36,211,947.10	711,102.20

Fairport Municipal Commission

Electric Fund Expenditures

December 2025

<u>Expenditure Account</u>	<u>Current Budget & Open P.O.s</u>	<u>Year to Date</u>	<u>Open P.O.s</u>	<u>Available Budget</u>
Purchased Power				
Electricity Purchases	11,309,903	6,535,731.89	-	4,774,171.11
Total Purchased Power	11,309,903	6,535,731.89	-	4,774,171.11
Personnel				
Payroll Wages - Regular Time	3,841,242	2,020,405.60	-	1,820,836.40
Payroll Wages - Overtime	188,656	94,507.08	-	94,148.92
Payroll Wages - On Call	57,325	33,475.96	-	23,849.04
Sick & Vacation Buyback	4,800	4,400.00	-	400.00
Management Billing	135,639	-	-	135,639.00
Payroll Wages - Capitalized	(657,550)	(587,804.69)	-	(69,745.31)
Total Personnel	3,570,112	2,148,388.64	-	2,005,128.05
PPAC Expenditures				
Zero Emission Credit (ZEC's)	1,208,172	705,228.00	-	502,944.00
Excess Power Cost	6,327,834	3,797,434.18	-	2,530,399.82
Transmission Congestion Contracts	477,143	124,779.74	-	352,363.26
Energy Efficiency Contributions	885,107	511,483.00	-	373,624.00
NYPA Loan Payments	227,871	126,544.42	-	101,326.58
Renewable Energy Credit (REC's)	680,692	397,408.00	-	283,284.00
Total PPAC Expenditures	9,806,819	5,662,877.34	-	4,143,941.66
Employee Benefits				
Health Insurance	654,187	310,601.42	-	343,585.58
Retirement	490,273	498,715.86	-	(8,442.86)
Social Security & Medicare	307,281	156,105.73	-	151,175.27
Staff Development	117,000	52,090.54	-	64,909.46
Workers Compensation Insurance	40,755	20,832.00	-	19,923.00
HSA Contributions	47,550	19,650.00	-	27,900.00
Dental Insurance	14,860	6,852.71	-	8,007.29
Employee Wellness Program	4,000	1,436.94	-	2,563.06
Employee Assistance Programs	1,113	658.07	-	454.93
Unemployment	1,000	-	-	1,000.00
Capitalized Benefits	(184,942)	(144,279.33)	-	(40,662.67)
Total Employee Benefits	1,493,077	922,663.94	-	570,413.06
Taxes				
School Taxes	548,858	316,885.04	-	231,972.96
Town Taxes	257,503	148,183.91	-	109,319.09
PILOT - Village of Fairport	75,582	-	-	75,582.00
Total Taxes	881,943	465,068.95	-	416,874.05
Non-Operating Expenses				
Bad Debt Expense	35,000	-	-	35,000.00
Miscellaneous Non-Operating Exp.	-	-	-	-
Total Non-Operating Expenses	35,000	-	-	35,000.00

Operating

Tree Trimming Services	500,000	241,391.50		258,608.50
IT Services	1,091,629	610,124.69	68,987.31	412,517.00
Fleet Services	270,864	114,745.00		156,119.00
Materials & Supplies	244,890	119,592.25	2,643.53	122,654.22
Contractual Services	328,950	252,936.24		76,013.76
Underground Utility Location Services	205,000	145,330.53		59,669.47
Membership Dues	55,000	31,581.66	-	23,418.34
General Liability Insurance	106,250	101,626.97	-	4,623.03
PSC Assessment	83,022	45,516.00	-	37,506.00
Rent Expense	14,305	-	-	14,305.00
Economic Development Services	11,000	-	-	11,000.00
Capitalized Operating	(147,900)	(197,493.48)	-	49,593.48

Total Operating	2,763,010	1,465,351.36	71,630.84	1,226,027.80
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Debt Service

BAN Interest	167,929	-	-	167,929.00
Bond Interest	192,975	96,487.50	-	96,487.50

Total Debt Service	360,904	96,487.50	-	264,416.50
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Depreciation Expense

Depreciation Expense	2,156,037	1,274,211.22	-	881,825.78
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Total Capital Expenditures	2,156,037	1,274,211.22	-	881,825.78
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Inventory Purchases & Usage

	113,449	223.60	193,649.33	(80,423.93)
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Passthrough Expenses

Sales Tax	490,908	267,616.32		223,291.68
Retiree Health Insurance	31,096	17,637.18		13,458.82
Underground Cable Injection	450,450	80,141.59	287.46	370,020.95
Transformers	543,387	224,051.94	416,091.00	(96,755.94)
Transportation Equipment	662,177	19,460.77	428,012.26	214,703.97
Distribution Infrastructure	55,231	-		55,231.00
Communication Equipment	-	-		-
General Tools & Implements	-	-		-
Substation Infrastructure	375,000	35,704.53	433,535.65	(94,240.18)
Meters & Meter Equipment	-	2,002.52	19,563.83	(21,566.35)
Operations Center	756,656	155,409.48	8,376.04	592,870.48

Total Passthrough Expenses	3,364,905	802,024.33	1,305,866.24	1,257,014.43
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Total Expenditures	35,855,159	18,789,624.08	1,571,146.41	15,494,388.51
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Percentage of Budget expended to date

52.40%

56.79%

Fairport Municipal Commission

Electric Fund Change in Fund Balance

December 2025

Beginning Fund Balance as of June 1, 2024:		
Net Assets - Restricted for Capital Assets	25,706,678.45	
Net Assets - Unrestricted	1,931,125.80	
Total Beginning Fund Balance as of June 1, 2024:	<u>27,637,804.25</u>	
Current Revenues:	<u>18,138,501.03</u>	50.59%
Current Expenses:	<u>18,789,624.08</u>	52.40%
Change in Fund Balance on Accrual Basis	<u>(651,123.05)</u>	
Net Assets - General Fixed Assets	26,383,434.37	
Net Assets - Unrestricted	603,246.83	
Total Ending Fund Balance	<u>26,986,681.20</u>	-

Fairport Municipal Commission

Electric Fund Statement of Cash Flows

December 2025

	<u>Monthly</u>	<u>Year to Date</u>
<u>Net Cash Provided (Used) by Operating Activities</u>		
Cash received from providing services	\$ 2,494,125.11	15,661,816.48
Cash payments for contractual expenses & supplies	(2,557,265.63)	(14,015,895.83)
Cash payments for personal services	(256,158.50)	(1,519,896.84)
Cash payments for employee benefits	(686,172.67)	(1,605,021.43)
	<u>(1,005,471.69)</u>	<u>(1,478,997.62)</u>
<u>Net Cash Provided by Non-Capital and Related Financing Activities</u>		
Other Revenue	69,384.04	598,897.96
	<u>69,384.04</u>	<u>598,897.96</u>
<u>Net Cash Provided (Used) by Capital and Related Financing Activities</u>		
Proceeds from Debt Issuance	-	55,980.09
Bond Interest Paid	-	(96,487.50)
Acquisition of Capital Assets	(38,196.84)	(1,901,114.54)
	<u>(38,196.84)</u>	<u>(1,941,621.95)</u>
<u>Net Cash Provided by Investing Activities</u>		
Interest Income	4,247.20	<u>31,216.86</u>
Net increase (decrease) in cash and equivalents	(970,037.29)	(2,790,504.75)
Cash and Cash Equivalents, beginning	3,489,946.03	5,310,413.49
Cash and Cash Equivalents, ending	<u>2,519,908.74</u>	<u>2,519,908.74</u>
<u>Reconciliation of Current Year Income (Loss) to Net Cash Provided (Used)</u>		
Net Income (Loss)	(491,440.11)	(651,123.05)
Adjustments to reconcile operating income to net cash		
Depreciation	128,800.34	1,127,910.88
Change in Assets and Liabilities		
Prepaid Expenses	98,828.35	(164,592.36)
Accounts Receivable	(267,607.21)	(379,266.34)
Inventory	(57,018.04)	(262,595.40)
Deferred Outflow of Resources	17,420.33	94,992.61
Accounts Payable and Accrued Expenses	(156,244.26)	792,851.22
Accrued Other Postemployment Benefits	-	-
Work in Progress	(41,369.47)	(1,420,880.09)
Customer Deposits	(302.97)	7,389.27
Clearing Accounts	8,898.14	(15,846.24)
Due to other governments	7,883.60	4,361.33
Long Term Debt	(17,420.33)	(94,992.61)
Capital Assets	(197,030.35)	(1,804,666.80)
Deferred Inflow of resources	(3,435.31)	(24,047.17)
	<u>(970,037.29)</u>	<u>(2,790,504.75)</u>

Fairport Municipal Commission

Electric Fund Bank Reconciliations

December 2025

	Beginning Book Balance	Receipts	Disbursements	Ending Book Balance
Operating Account (1311000)	2,114,602.72	2,663,009.45	3,639,720.25	1,137,891.92
Total Operating Accounts	2,114,602.72	2,663,009.45	3,639,720.25	1,137,891.92
Operating Accounts Bank Balance				1,466,800.11
Reconciling Items				
Checks & Wires Outstanding			(405,489.70)	
Deposits in Transit			75,608.69	
Outstanding Transfers			972.82	
Total Reconciling Items				(328,908.19)
Adjusted Bank Balance - Operating Accounts				1,137,891.92

	Beginning Book Balance	Receipts	Disbursements	Ending Book Balance
Depreciation Account (1160000)	1,151,036.95	3,632.23	-	1,154,669.18
Depreciation Account Bank Balance				1,154,669.18

	Beginning Book Balance	Receipts	Disbursements	Ending Book Balance
Consumer Deposits - Chase (1140000)	28,318.55	-	972.82	27,345.73
Consumer Deposits - NYCLASS (1140100)	194,878.25	614.97	-	195,493.22
Total Consumer Deposits Accounts	223,196.80	614.97	972.82	222,838.95
Consumer Deposits Bank Balances				
Bank Balance - Checking Account				28,318.55
Bank Balance - Savings Account				195,493.22
Total Bank Balance				223,811.77
Reconciling Items				
Outstanding Transfers			(972.82)	
Total Reconciling Items				(972.82)
Adjusted Bank Balance - Consumer Deposits				222,838.95

	Beginning Book Balance	Receipts	Disbursements	Ending Book Balance
Payroll Account (1310900)	509.56	417,083.98	413,684.85	3,908.69
Payroll Account Bank Balance				3,908.69
Reconciling Items				
Outstanding Payment				
Total Reconciling Items				-
Adjusted Bank Balance - Payroll Account				3,908.69

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