

John M. Sparace  
1<sup>st</sup> Ward

John B. Mortise  
2<sup>nd</sup> Ward

Linda Fazio  
3<sup>rd</sup> Ward

Ramona L. Smith  
4<sup>th</sup> Ward



**OFFICE OF THE COMMON COUNCIL**  
CITY HALL • ROME, NEW YORK 13440-5815

**John A. Nash**  
Common Council President

Frank R. Anderson  
5<sup>th</sup> Ward

Riccardo D. Dursi, Jr.  
6<sup>th</sup> Ward

David E. Sbaraglia  
7<sup>th</sup> Ward

**Eric Seelig**  
City Clerk

TO STREAM MEETINGS OF THE COMMON COUNCIL LIVE ON YOUTUBE,  
PLEASE VISIT [WWW.YOUTUBE.COM/@ROMENEWYORK\\_OFFICIAL/STREAMS](http://WWW.YOUTUBE.COM/@ROMENEWYORK_OFFICIAL/STREAMS).

**COMMON COUNCIL MEETING  
REGULAR SESSION**

**JANUARY 22, 2025  
7:00 P.M.**

1. CALL THE ROLL OF MEMBERS BY THE CLERK
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. GENERAL PUBLIC HEARING
5. RECOGNITION/APPRECIATION
6. READING OF MINUTES OF PRECEDING SESSION
7. PRESENTING OF PETITIONS AND COMMUNICATIONS
  - a. Petitions
  - b. Communications
    - The Rome Historical Society financial report for quarter ended 12/31/24 has been received and filed in the City Clerk's Office.
8. NOTICES
9. REPORTS OF CITY OFFICIALS
10. REPORT OF COUNCILORS AND GENERAL CITY AFFAIRS
11. PRESENTATION OF REPORTS OF COMMITTEES
12. RESOLUTIONS
  - RES. NO. 17** AUTHORIZING THREE (3) EMPLOYEES IN THE TREASURER'S OFFICE TO ATTEND THE NEW YORK STATE GOVERNMENT FINANCE OFFICERS ASSOCIATION, INC. ANNUAL CONFERENCE. **Adams**
  - RES. NO. 18** AUTHORIZING THREE (3) EMPLOYEES IN THE CODES OFFICE TO ATTEND THE NORTHERN ADIRONDACK CODE ENFORCEMENT OFFICIALS EDUCATIONAL CONFERENCE. **Domenico**

**RES. NO. 19** AUTHORIZING TWO (2) CITY EMPLOYEES TO ATTEND THE SUNY OSWEGO RECRUITMENT DAY. **Guiliano**

**RES. NO. 20** RESOLUTION DETERMINING THAT THE PROPOSED REHABILITATION OF THE CAYO INDUSTRIAL RESTORE WATERFRONT PROJECT IS A TYPE II ACTION FOR PURPOSES OF THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT. **Andrews**

**RES. NO. 21** DELEGATING THE AUTHORITY UNDER GENERAL MUNICIPAL LAW, §77-b TO THE CHIEF OF THE CITY OF ROME POLICE DEPARTMENT. **James**

**RES. NO. 22** AUTHORIZING THE MAYOR TO AMEND THE EXISTING CAPITAL PROJECT ACCOUNT FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DISASTER RECOVERY PUBLIC ASSISTANCE FUNDS RELATED TO DISASTER 4625 REMNANTS OF TROPICAL STORM FRED, DECLARED ON OCTOBER 8, 2021. **Andrews**

**RES. NO. 23** AUTHORIZING AMENDMENT TO THE TORNADO CAPITAL PROJECT ACCOUNT (HIK) ORIGINIALLY ESTABLISHED THROUGH RESOLUTION 164 ADOPTED ON DECEMBER 11, 2024. **Adams**

**RES. NO. 24** AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH ONEIDA COUNTY STOP-DWI PROGRAM “SELECTIVE STOP-DWI HIGH VISIBILITY ENGAGEMENT CAMPAIGN PATROLS” (\$4,495.00). **James**

### **13. ORDINANCES**

**ORD. NO. 9767** AUTHORIZING MAYOR OF THE CITY OF ROME TO ENTER INTO REHABILITATION AGREEMENT AND APPROVING THE SALE OF A CITY OWNED PARCEL LOCATED AT 304 BELL ROAD FOR \$15,000.00. **Domenico**

**ORD. NO. 9768** AUTHORIZING MAYOR OF THE CITY OF ROME TO ENTER INTO REHABILITATION AGREEMENT AND APPROVING THE SALE OF A CITY OWNED PARCEL LOCATED AT 215 NORTH WASHINGTON STREET FOR \$26,500.00. **Domenico**

### **14. LOCAL LAWS**

### **15. TABLED LEGISLATION**

### **16. VETOED LEGISLATION**

### **17. ADJOURNMENT**

**RESOLUTION NO. 17**

**AUTHORIZING THREE (3) EMPLOYEES IN THE TREASURER’S OFFICE TO ATTEND THE NEW YORK STATE GOVERNMENT FINANCE OFFICERS ASSOCIATION, INC. ANNUAL CONFERENCE.**

By Councilor \_\_\_\_\_:

BE IT RESOLVED, that pursuant to Section 77-b of the General Municipal Law of the State of New York, that three (3) employees, Brian Adams, Wesley Slaght and Timothy Clemons in the Treasurer’s office are hereby authorized to attend the New York State Government Finance Officers Association, Inc. Annual Conference. This conference will be held in Albany, New York, from April 2, 2025 through April 4, 2025. The costs associated with said conference are set forth below:

<b>Cost of Conference:</b>	<b>\$250.00 x 3 = \$750.00</b>
<b>Hotel:</b>	<b>\$294.00 x 3 = \$882.00</b>
<b>Cost of Transportation:</b>	<b>Toll Costs &amp; Mileage</b>
<b>Total:</b>	<b>\$1,632.00 <u>plus tolls &amp; mileage</u></b>

Seconded by Councilor \_\_\_\_\_.

AYES & NAYS: Sparace \_\_ Mortise \_\_ Fazio \_\_ Smith \_\_ Anderson \_\_ Dursi \_\_ Sbaraglia \_\_

ADOPTED \_\_\_\_

DEFEATED \_\_\_\_

professionals! Interact with over 550 finance professionals from all levels of state and local government as well as the private sector. Commissioners, comptrollers, directors of finance, financial analysts, treasurers, clerks, supervisors, CFOs, accountants, budget directors, business managers, cash managers, council members, supervisors, and others will be in attendance.

**PRE-CONFERENCE REGISTRATION**

**ANNUAL CONFERENCE REGISTRATION**

**Registration & Fees**

- Registration for the Pre-Conference sessions and the Annual Conference is open to all persons interested in government finance.
- The Annual Conference and Pre-Conference are separate registrations and are accessible via the different links provided below.
- Click here to download a hard copy of the conference registration.

Annual Conference Rates <i>Full schedule below</i>	Member Rate	Non-Member Rate (gov)	Non-Member Rate (priv)
Early Bird (Ends 2/14/25)	CK \$250   CC \$258	CK \$345   CC \$355	CK \$440   CC \$453
Regular Rate (Begins 2/15/25)	CK \$275   CC \$283	CK \$370   CC \$381	CK \$465   CC \$479
Onsite Rate (After 3/21/25)	CK \$285   CC \$293	CK \$380   CC \$391	CK \$475   CC \$489

Early Bird Pre-Conference Rates (Early Bird Ends 2/14/25) <i>Full schedule below</i>	Member Rate	Non-Member Rate
Ethics and Professional Conduct for NYS CPAs (Wednesday, April 2   8:00 - 12:00 pm)	CK \$120   CC \$124	CK \$240   CC \$248
2025 GASB Update: The Year in Review	CK \$190   CC	CK \$200   CC

3 total members

**SESSION DESCRIPTIONS**

**PRE-CONFERENCE SESSION DESCRIPTIONS**

**CURRENT SPONSORS & EXHIBITORS**

**HOTEL INFORMATION**

**SCHOLARSHIP INFORMATION**

**KEYNOTE**

**SPONSORSHIP INFORMATION**

**EXHIBITOR INFORMATION**

**POLICIES: CANCELLATION, EARLY BIRD, & MORE**

# NYGFOA 2025 Conference



## Marriott Albany

★ 4 (1338 Reviews) | 2.1 mi to airport

With an ideal location, our Wolf Road hotel, Marriott Albany, provides easy access to popular attractions such as downtown Albany and The State University of New York at Albany. A free shuttle runs to and from the Albany International Airport.

[View Hotel Details](#) →

147.00 USD / Night

Date (2 Nights)  
Wed, Apr 02 - Fri, Apr 04

Rooms & Guests  
1 Room: 1 Adult

[Check Availability](#)

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NEW YORK GOVERNMENT FINANCE OFFICERS' ASSOCIATION



Responsible | Knowledgeable | Accountable

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Hi Mr. Brian Adams,

CALENDAR

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# 2025 ANNUAL CONFERENCE OVERVIEW

ANNUAL  
CONFERENCE  
OVERVIEW

ANNUAL  
CONFERENCE



The NYGFOA Annual Conference is New York State’s premier event for government finance professionals! Interact with over 550 finance professionals from all levels of state and local government as well as the private sector. Commissioners, comptrollers, directors of finance, financial analysts, treasurers, clerks, supervisors, CFOs, accountants, budget directors, business managers, cash managers, council members, supervisors, and others will be in attendance.

- REGISTRATION
- PRE-CONFERENCE REGISTRATION
- ANNUAL CONFERENCE REGISTRATION
- Registration & Fees**

- REGISTRATION
- PRE-CONFERENCE REGISTRATION
- ANNUAL CONFERENCE SESSION DESCRIPTIONS
- PRE-CONFERENCE SESSION DESCRIPTIONS
- CURRENT SPONSORS & EXHIBITORS
- HOTEL INFORMATION

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Early Bird Pre-Conference Rates (Early Bird Ends 2/14/25) <i>Full schedule below</i>	Member Rate	Non-Member Rate
<b>Ethics and Professional Conduct for NYS CPAs</b> (Wednesday, April 2   8:00 - 12:00 pm)	CK \$120   CC \$124	CK \$240   CC \$248
<b>2025 GASB Update: The Year in Review</b> (Wednesday, April 2   10:00 - 11:40 am)	CK \$100   CC \$103	CK \$200   CC \$206
<b>2025 GASB Update: Current Projects and Technical Agenda</b> (Wednesday, April 2   1:00 - 2:40 pm)	CK \$100   CC \$103	CK \$200   CC \$206

SCHOLARSHIP  
INFORMATION

KEYNOTE

SPONSORSHIP  
INFORMATION

EXHIBITOR  
INFORMATION

POLICIES:  
CANCELLATION,  
EARLY BIRD, &  
MORE



<b>Managing Stress and Maintaining a Non-Toxic Workplace</b> (Wednesday, April 2   3:00 - 4:40 pm)	CK \$100   CC \$103	CK \$200   CC \$206
<b>Protecting Public Sector Deposits: From Collateral to Internal Controls and Reducing Fraud</b> (Wednesday, March 5   10:00 - 11:40 am) Via Zoom	CK \$100   CC \$103	CK \$200   CC \$206
<b>Regular Pre-Conference Rates</b> (Regular Rate Begins 2/15/25) <i>Full schedule below</i>	<b>Member Rate</b>	<b>Non-Member Rate</b>
<b>Ethics and Professional Conduct for NYS CPAs</b> (Wednesday, April 2   8:00 am - 12:00 pm)	CK \$145   CC \$150	CK \$290   CC \$299
<b>2025 GASB Update: The Year in Review</b> (Wednesday, April 2   10:00 - 11:40 am)	CK \$125   CC \$129	CK \$250   CC \$258
<b>2025 GASB Update: Current Projects and Technical Agenda</b> (Wednesday, April 2   1:00 - 2:40 pm)	CK \$125   CC \$129	CK \$250   CC \$258
<b>Managing Stress and Maintaining a Non-Toxic Workplace</b> (Wednesday, April 2   3:00 - 4:40 pm)	CK \$125   CC \$129	CK \$250   CC \$258
<b>Protecting Public Sector Deposits: From Collateral to Internal Controls and Reducing Fraud</b> (Wednesday, March 5   10:00 - 11:40 am) <i>Note: This program is virtual (via Zoom)</i>	CK \$125   CC \$129	CK \$250   CC \$258

### CPE & GFI Credits

- Pre-Conference (Virtual and In-Person): Earn up to 10 CPE & GFI credits.
- Annual Conference: Earn up to 11 CPE & GFI credits.

- o Choose between 20 different sessions on topics related to government finance with one conference registration.
- o You must have your name badge scanned at the completion of each session attended to earn credit.

## Conference App

The Conference App will be accessible on smartphones as well as have a desktop feature on computers, laptops, and tablets. With it, you will be able to access your session details including PowerPoint slide decks, surveys, important information about exhibitors, sponsors, speakers, and more! You can also connect with other conference attendees, schedule meetings, and post on the internal social wall. Instructions on downloading the Conference App will be sent out in March 2025.

## Meals

- o In-person Pre-Conference sessions include lunch and refreshment breaks.
- o Annual Conference registration includes two breakfasts (Thurs/Fri), several refreshment breaks, one lunch (Thurs), two receptions, one dinner (Thurs) and Thursday evening party/entertainment.
- o Only registered attendees with name badges are permitted to participate in any of the conference activities, including sessions and meals.
- o Please include your dietary restrictions in the field provided when registering for the Conference.

## **ANNUAL CONFERENCE SCHEDULE** *(pre-conference schedule below)*

	Wednesday, April 2, 2025
6:00 - 7:30 pm	Welcome Reception

Thursday, April 3, 2025	
7:30 - 8:30 am	<b>Breakfast</b>
8:45 - 10:20 am	- Association Annual Business Meeting and Keynote Presentation (Dr. Irvine Nugent: Leading in Dynamic Times - Lessons from the Pub)
10:20 - 10:40 am	<b>Coffee Break: Meet the Exhibitors</b>
10:45 - 11:30 am	State Comptroller Thomas P. DiNapoli (Invited)
11:45 - 12:50 pm	<b>Lunch</b>
1:00 - 1:50 pm	<b>Concurrent Bank #1</b>
	- Getting Rid of Petty Cash
	- Debt Issuance 101
12:45 - 2:00 pm	<b>Concurrent Bank #1A</b>
	- Financial Data Transparency Act - Be in the Know
2:10 - 3:00 pm	<b>Concurrent Bank #2</b>
	- Avoiding the ACFR Hiccups
	- Politics of Budgeting in 2025
	- State Retirement System Update
3:00 - 3:30 pm	<b>Afternoon Ice Cream &amp; Coffee Break: Meet the Exhibitors</b>

3:30 - 4:20 pm	<b>Concurrent Bank #3</b>
	- Outsourcing Your Accounts Payable
	- ARPA Reporting - Keeping Current
3:30 - 4:45 pm	<b>Concurrent Bank #3A</b>
	- Rating Agency Update
4:40 - 5:30 pm	<b>Concurrent Bank #4</b>
	- GASB 103: Updates to the Financial Reporting Model
	- Hot Topics in Municipal Bonds
6:00 - 6:45 pm	<b>Cocktail Reception Sponsored by Albany Marriott</b>
6:45 - 8:00 pm	<b>Banquet Dinner and GFI Graduation Ceremony</b>
8:30 - 10:30 pm	<b>Game Night: Scholarship Fundraiser</b>
	Friday, April 4, 2025
7:15 - 8:15 am	<b>Breakfast</b>
8:30 - 9:20 am	<b>Concurrent Bank #5</b>
	- NYS Cyber Security Update
	- Making Idle Funds Work for Your Entity
8:00 - 9:15 am	<b>Concurrent Bank #5A</b>

	- Annual Financial Report - Feedback and Updates
9:40 - 10:30 am	<b>Concurrent Bank #6</b>
	- Accounting for Capital Projects
	- Surprise! Being Prepared for a First Amendment Audit
9:30 - 10:45 am	<b>Concurrent Bank #6A</b>
	- AI - Impacts in the Finance Office and Financial Reporting
10:30 - 11:00 am	<b>Coffee Break: Meet the Exhibitors</b>
11:00 am - 12:15 pm	- News from the Nation's Capital for Finance Officers
12:15 pm	<b>Conference Concludes</b>

*Program subject to change*

### **Registration for Annual Conference**

## **PRE-CONFERENCE SCHEDULE**

	March 5, 2025 (Virtual via Zoom)
10:00 - 11:40 am	Protecting Public Sector Deposits: From Collateral to Internal Controls and Reducing Fraud
	Wednesday, April 2, 2025 (In-person)

8:00 am - 12:00 pm	Ethics and Professional Conduct for NYS CPAs
10:00 - 11:40 am	GASB Update: The Year in Review
1:00 - 2:40 pm	GASB Update: Current Projects and Technical Agenda
3:00 - 4:40 pm	Managing Stress and Maintaining a Non-Toxic Workplace

*Program subject to change*

**Registration for Pre-Conference Sessions**

**New York State Government Finance Officers' Association**

**CONTACT US**

3 Pine West Plaza, Suite 308, Albany, NY 12205  
[info@nygfoa.org](mailto:info@nygfoa.org) | 518.465.1512 | 518.434.4640

[Home](#) | [Calendar](#)

Website design & development by **ADG Creative**, creative division of ADG

**RESOLUTION NO. 18**

**AUTHORIZING THREE (3) EMPLOYEES IN THE CODES OFFICE TO ATTEND THE NORTHERN ADIRONDACK CODE ENFORCEMENT OFFICIALS EDUCATIONAL CONFERENCE.**

By Councilor \_\_\_\_\_:

BE IT RESOLVED, that pursuant to Section 77-b of the General Municipal Law of the State of New York, that three (3) employees, Mark Domenico, Dan Berkhoudt, SR. and Mike Dorsino, Sr., in the Codes office are hereby authorized to attend the Northern Adirondack Code Enforcement Officials Educational Conference. This conference will be held in Lake Placid, New York, from March 24, 2025 through March 27, 2025. The costs associated with said conference are set forth below:

<b>Cost of Conference:</b>	<b>\$455.00 x 3 = \$1,365.00</b>
<b>Hotel:</b>	<b>\$576.00 x 3 = \$1,728.00</b>
<b>Cost of Transportation:</b>	<b>Toll Costs &amp; Mileage</b>
<b>Total:</b>	<b>\$3,093.00 <u>plus tolls &amp; mileage</u></b>

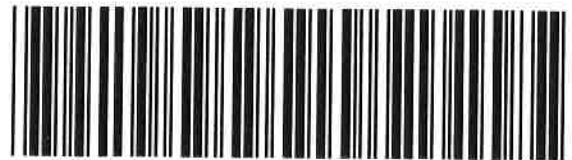
Seconded by Councilor \_\_\_\_\_.

AYES & NAYS: Sparace \_\_ Mortise \_\_ Fazio \_\_ Smith \_\_ Anderson \_\_ Dursi \_\_ Sbaraglia \_\_

ADOPTED \_\_\_\_

DEFEATED \_\_\_\_

**DOMENICO , MARK  
REGISTRATION CONFIRMATION**



NY0005715

**PLEASE PRINT ALL PAGES OF**

**THIS DOCUMENT IMMEDIATELY  
BRING THIS PAGE WITH YOU TO REGISTRATION**

**MARK**

**Congratulations. You have been confirmed for Attendance at  
The Northern Adirondack Educational Conference  
March 24 - 27, 2025**

**The Conference will be held at:  
CAMBRIA LAKESIDE RESORT  
2127 SARANAC AVE  
LAKE PLACID NY 12946**

**Registration will begin Sunday March 23, 2025 from 2 - 5 pm  
Registration will continue Monday March 24, 2025 at 7:30 am  
Class starts at 9:00AM sharp**

**Please carefully review all information below for accuracy.**

**email any corrections to [register@codesclass.com](mailto:register@codesclass.com)**

**Last Name: DOMENICO  
First Name: MARK  
Middle Initial:  
Address Line 1: 7134 RICKMEYER ROAD  
Address Line 2:  
City: ROME  
State: NY  
Zip: 13440  
email: [mdomenico@romecitygov.com](mailto:mdomenico@romecitygov.com)  
Municipality or firm: CITY OF ROME  
Title: CHIEF CODE ENFORCEMENT OFFICER  
NY Training Id Num: NY0005715  
FDID Num: 33832  
Phone Number: 315-339-7642  
Fax Number:**



**NORTHERN ADIRONDACK CODE  
ENFORCEMENT OFFICIALS ASSOCIATION**

(Members from Clinton, Essex, Franklin, Hamilton, Lewis, St. Lawrence, Saratoga, Warren, and Washington Counties)  
**INVOICE**

December 2, 2024

INVOICE No: NY0005715 - 2025

**NOTE NEW MAILING ADDRESS**

Payable To:

**NORTHERN ADIRONDACK CODE ENFORCEMENT OFFICIALS ASSOCIATION  
P O Box 704  
Lake Placid NY 12946**

Contact: [nadirondack@gmail.com](mailto:nadirondack@gmail.com)

Attendee:

**MARK DOMENICO  
7134 RICKMEYER ROAD  
ROME NY 13440**

Attendance at The  
Northern Adirondack Educational Conference  
March 24 - 27, 2025

**\$455.00**

**TOTAL AMOUNT DUE**

**\$455.00**

**PAYMENT MUST BE RECEIVED BEFORE START OF CONFERENCE  
PLEASE MAKE CHECKS PAYABLE TO:  
NORTHERN ADIRONDACK CODE ENFORCEMENT OFFICIALS ASSOCIATION  
P O Box 704  
Lake Placid NY 12946**

**TAX ID: 14-1802502**

**WE DO NOT ACCEPT CREDIT CARDS**

**NYS VENDOR ID: 1000027924**

---

**YOU FOUND THE LOWEST PRICE!**

## Your reservation is confirmed.

 **Confirmation Number: 20921608**

A confirmation email has been sent to [mdomenico@romecitygov.com](mailto:mdomenico@romecitygov.com)



**Welcome to Choice Privileges Mark!**

  
**Member**  
MXD764216

To access your rewards, you'll need set up your online account.

An email will be sent to your inbox. Didn't get the email? [Resend email](#)

## Your upcoming stay from March 23 - March 27

### Cambria Hotel Lake Placid - Lakeside Resort

2127 Saranac Avenue, Lake Placid, NY, 12946, US

(518) 523-8964

 Pet Friendly  Restaurant  Fitness Center

[View all amenities](#)

Book Another Reservation

## Protect Your Stay from the Unexpected

Enjoy peace of mind with Allianz Travel Insurance. Plan benefits can include trip cancellation, interruption protection, baggage protection and more.

[Get a Quote](#)

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# Summary of Charges

2 Queen Beds, Deluxe Room  
 No Smoking  
 2 Adults

**\$144** USD  
 Avg. Per Night ▾

Room 1: \$144.00 x 4 Nights:	\$576.00
Estimated Taxes:	\$74.88
<b>Total:</b>	<b>\$650.88</b> USD


**Free Cancellation** until March 9, 2025 at 4 PM local hotel time.

 **Congratulations** 

You'll earn an estimated  
**5,760 Choice Privileges® points** ⓘ

[Learn More About Your Points](#)

## Payment Method

 \*\*\*\*8595

## Rate

Group Rate (10+ rooms)

Northern ADK Code Enforcement Conference 2025

### Hotel Alerts:

~~Pets Allowed. Pet Charge 75.00 USD Per Pet, Per Stay. Refundable deposit of 200.00 USD is required Per Stay. Max 50 Pounds.~~

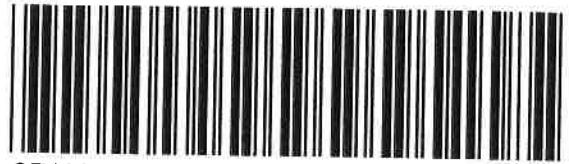
### Guarantee Policy:

Your room will be held until 7:00 AM the morning following your scheduled arrival date. If you do not arrive and do not cancel your reservation by the cancellation deadline, your credit card will be charged 1 night's stay.

**Cancellation Policy:**

Free Cancellation until Mar 9, 2025 at 4:00:00 PM local hotel time.

**BERKHOUDT , DANIEL  
REGISTRATION CONFIRMATION**



CE1000045

**PLEASE PRINT ALL PAGES OF  
THIS DOCUMENT IMMEDIATELY  
BRING THIS PAGE WITH YOU TO REGISTRATION**

**DANIEL**

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**Last Name: BERKHOUDT  
First Name: DANIEL  
Middle Initial:  
Address Line 1: 198 N. WASHINGTON STREET  
Address Line 2:  
City: ROME  
State: NY  
Zip: 13440  
email: [dberkhoudt@romecitygov.com](mailto:dberkhoudt@romecitygov.com)  
Municipality or firm: CITY OF ROME  
Title: CODE ENFORCEMENT OFFICER  
NY Training Id Num: CE1000045  
FDID Num: 33832  
Phone Number: 315-838-1712  
Fax Number: 315-339-7638**

**NORTHERN ADIRONDACK CODE  
ENFORCEMENT OFFICIALS ASSOCIATION**

(Members from Clinton, Essex, Franklin, Hamilton, Lewis, St. Lawrence, Saratoga, Warren, and Washington Counties)

**INVOICE**

December 2, 2024

INVOICE No: CE1000045 - 2025

**NOTE NEW MAILING ADDRESS**

Payable To:

**NORTHERN ADIRONDACK CODE ENFORCEMENT OFFICIALS ASSOCIATION**

**P O Box 704**

**Lake Placid NY 12946**

Contact: nadirondack@gmail.com

Attendee:

**DANIEL BERKHOUDT**

**198 N. WASHINGTON STREET**

**ROME NY 13440**

Attendance at The  
Northern Adirondack Educational Conference  
March 24 - 27, 2025

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**TOTAL AMOUNT DUE**

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TAX ID: 14-1802502

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NYS VENDOR ID: 1000027924

YOU FOUND THE LOWEST PRICE!

## Your reservation is confirmed.

✔ **Confirmation Number: 20913463**

A confirmation email has been sent to dberkhoudt@romecitygov.com



**Welcome to Choice Privileges Daniel!**



**Member**  
DXB485737

To access your rewards, you'll need set up your online account.

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[Explore Benefits →](#)



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[Learn More About Your Points](#)

## Payment Method

 \*\*\*\*5258

## Rate

Group Rate (10+ rooms)

Northern ADK Code Enforcement Conference 2025

### Hotel Alerts:

Pets Allowed. Pet Charge 75.00 USD Per Pet, Per Stay. Refundable deposit of 200.00 USD is required Per Stay. Max 50 Pounds.

### Guarantee Policy:

Your room will be held until 7:00 AM the morning following your scheduled arrival date. If you do not arrive and do not cancel your reservation by the cancellation deadline, your credit card will be charged 1 night's stay.

**Cancellation Policy:**

Free Cancellation until Mar 9, 2025 at 4:00:00 PM local hotel time.

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**DORSINO , MIKE  
REGISTRATION CONFIRMATION**



CE1000667

**PLEASE PRINT ALL PAGES OF**

**THIS DOCUMENT IMMEDIATELY  
BRING THIS PAGE WITH YOU TO REGISTRATION**

**MIKE**

**Congratulations. You have been confirmed for Attendance at  
The Northern Adirondack Educational Conference  
March 24 - 27, 2025**

**The Conference will be held at:  
CAMBRIA LAKESIDE RESORT  
2127 SARANAC AVE  
LAKE PLACID NY 12946**

**Registration will begin Sunday March 23, 2025 from 2 - 5 pm  
Registration will continue Monday March 24, 2025 at 7:30 am  
Class starts at 9:00AM sharp**

**Please carefully review all information below for accuracy.**

**email any corrections to [register@codesclass.com](mailto:register@codesclass.com)**

**Last Name: DORSINO  
First Name: MIKE  
Middle Initial: A  
Address Line 1: 198 N. WASHINGTON ST  
Address Line 2:  
City: ROME  
State: NY  
Zip: 13440  
email: [mdorsino@romecitygov.com](mailto:mdorsino@romecitygov.com)  
Municipality or firm: CITY OF ROME  
Title: SENIOR ASSISTANT BLDG INSP.  
NY Training Id Num: CE1000667  
FDID Num: 33832  
Phone Number: 315-838-1719  
Fax Number:**

**NORTHERN ADIRONDACK CODE  
ENFORCEMENT OFFICIALS ASSOCIATION**

(Members from Clinton, Essex, Franklin, Hamilton, Lewis, St. Lawrence, Saratoga, Warren, and Washington Counties)

**INVOICE**

**December 2, 2024**

**INVOICE No: CE1000667 - 2025**

**NOTE NEW MAILING ADDRESS**

**Payable To:**

**NORTHERN ADIRONDACK CODE ENFORCEMENT OFFICIALS ASSOCIATION**

**P O Box 704**

**Lake Placid NY 12946**

**Contact: nadirondack@gmail.com**

**Attendee:**

**MIKE DORSINO**

**198 N. WASHINGTON ST**

**ROME NY 13440**

**Attendance at The**

**Northern Adirondack Educational Conference**

**March 24 - 27, 2025**

**\$455.00**

**TOTAL AMOUNT DUE**

**\$455.00**

**PAYMENT MUST BE RECEIVED BEFORE START OF CONFERENCE**

**PLEASE MAKE CHECKS PAYABLE TO:**

**NORTHERN ADIRONDACK CODE ENFORCEMENT OFFICIALS ASSOCIATION**

**P O Box 704**

**Lake Placid NY 12946**

**TAX ID: 14-1802502**

**WE DO NOT ACCEPT CREDIT CARDS**

**NYS VENDOR ID: 1000027924**

---



[Sign In](#)

**YOU FOUND THE LOWEST PRICE!**

## Your reservation is confirmed.

 **Confirmation Number: 20913597**

A confirmation email has been sent to [mdorsino@romecitygov.com](mailto:mdorsino@romecitygov.com)



Thank you for being a Choice Privileges member!

  
**Member**  
MXD095625

We've sent instructions to help you get started with our new sign-in process. Didn't get the email? [Resend email](#)

## Your upcoming stay from March 23 - March 27

### Cambria Hotel Lake Placid - Lakeside Resort

2127 Saranac Avenue, Lake Placid, NY, 12946, US

(518) 523-8964

[View all amenities](#)

[Book Another Reservation](#)

# Summary of Charges

2 Queen Beds, Deluxe Room  
 No Smoking  
 2 Adults

**\$144** USD  
 Avg. Per Night ▾

Room 1: \$144.00 x 4 Nights: \$576.00

Estimated Taxes: \$74.88

**Total:** **\$650.88** USD


**Free Cancellation** until March 9, 2025 at 4 PM local hotel time.

 **Congratulations** 

You'll earn an estimated  
**5,760 Choice Privileges® points** ⓘ

[Learn More About Your Points](#)

## Payment Method

 \*\*\*\*5723

## Rate

Group Rate (10+ rooms)

Northern ADK Code Enforcement Conference 2025

### Hotel Alerts:

Pets Allowed. Pet Charge 75.00 USD Per Pet, Per Stay. Refundable deposit of 200.00 USD is required Per Stay. Max 50 Pounds.

### Guarantee Policy:

Your room will be held until 7:00 AM the morning following your scheduled arrival date. If you do not arrive and do not cancel your reservation by the cancellation deadline, your credit card will be charged 1 night's stay.

**Cancellation Policy:**

Free Cancellation until Mar 9, 2025 at 4:00:00 PM local hotel time.

## Protect Your Stay from the Unexpected

Enjoy peace of mind with Allianz Travel Insurance. Plan benefits can include trip cancellation, interruption protection, baggage protection and more.

[Get a Quote](#)

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**RESOLUTION NO. 19**

**AUTHORIZING TWO (2) CITY EMPLOYEES TO ATTEND  
THE SUNY OSWEGO RECRUITMENT.**

By Councilor \_\_\_\_\_:

BE IT RESOLVED, that pursuant to Section 77-b of the General Municipal Law of the State of New York, that two (2) employees, Joseph Guiliano and Amanda Mills, are hereby authorized to attend the SUNY Oswego Recruitment Day. This event will be held in Oswego, New York, on March 5, 2025. The costs associated with said conference are set forth below:

<b>Cost of Event:</b>	<b>\$25.00 x 1 = \$25.00</b>
<b>Cost of Transportation:</b>	<b>Toll Costs &amp; Mileage</b>
<b>Total:</b>	<b>\$25.00 <u>plus tolls &amp; mileage</u></b>

Seconded by Councilor \_\_\_\_\_.

AYES & NAYS: Sparace \_\_ Mortise \_\_ Fazio \_\_ Smith\_\_ Anderson\_\_ Dursi \_\_ Sbaraglia \_\_

ADOPTED \_\_\_\_

DEFEATED \_\_\_\_





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[\(/emp/employer\\_approv](#)

[Con...\(/emp/contacts\)](#)

[Meet](#)

[\(/emp/events:](#)

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[\(/emp/schedules/empl](#)

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[\(/emp/employers/808451/products\)](#)

[← \(https://app.joinhandshake.com/emp/career\\_fairs/55019/registrations/new\)](https://app.joinhandshake.com/emp/career_fairs/55019/registrations/new)

## Dream Big! Career and Internship Fair registration

[Overview \(/emp/registrations/1837030\)](#)

[Edit \(/emp/registrations/1837030/edit\)](#)

Registration was successfully created.

### Summary

**EMPLOYER**  
City of Rome  
[\(/emp/employers/808451\)](#)

**REGISTRANT**  
Amanda Mills  
[\(/emp/contacts/117459155\)](#)

**TOTAL REPRESENTATIVES COUNT**  
2

**REPRESENTATIVES**  
Amanda Mills Joseph  
Guiliano

**REGISTERED AT**  
December 31st 2024  
at 9:11 am

**STATUS**  
Pending

### Looking for

**JOBS**  
None

**JOB TYPES**  
None

**MAJORS**  
Accepts all majors

**SCHOOL YEARS**  
None

**JOB TITLES**  
None

**EMPLOYMENT TYPES**  
Full-Time Part-Time

**WORK AUTHORIZATIONS**  
US work authorization is required

### Survey Response

Submitted by Amanda Mills, on 31 December 2024 at 09:11 AM

- Name of primary representative
  - Joseph Guiliano
- Contact number for primary representative
  - 3153397627
- Is primary representative a SUNY Oswego alumnus?



(/emp)

[Home\(/emp\)](#)

[M\(/profiles/63911247\)](#)

[\(/emp/employers/808451\)](#)

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[Con...\(/emp/contacts\)](#)

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[F...\(/emp/career\\_fairs\)](#)



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[\(/emp/employers/808451/products\)](#)

[Payments](#)

[Payment Status](#)

[Unpaid](#)

[Label](#)

No labels have been added.

[Contact Information](#)

[WEBSITE](#)

[https://www.oswego.edu](#)  
[\(https://www.oswego.edu\)](#)

[PHONE](#)

[315.312.2500](#)

[LOCATION](#)

[Oswego, New York, United States](#)

[• No](#)

[4. If primary representative is an Oswego alumnus, what year did they graduate? Type N/A if not applicable](#)

[• N/A](#)

[5. Additional representative's name \(Type N/A if not applicable\)](#)

[• Amanda Mills](#)

[6. Is additional representative a SUNY Oswego alumnus?](#)

[• No](#)

[7. If additional representative is an Oswego alumnus, what year did they graduate? Type N/A if not applicable](#)

[• N/A](#)

[8. Additional representative's name \(Type N/A if not applicable\)](#)

[• N/A](#)

[9. Is additional representative a SUNY Oswego alumnus?](#)

[• No](#)

[10. If additional representative is an Oswego alumnus, what year did they graduate? Type N/A if not applicable](#)

[• N/A](#)

[11. At this fair, we will be:](#)

[• Hiring for Full-time Positions, Hiring for Seasonal and/or Summer Positions](#)

[12. Does your organization hire international students?](#)

[• No](#)

[13. Would your organization be interested in attending a catered mid-afternoon mixer with leaders of student clubs and organizations across campus?](#)

[• Not interested at this time](#)

[14. Did you onboard any SUNY Oswego students for internship or full-time positions in the past year?](#)

[• Unsure at this time](#)

[15. What additional ways would you be interested in engaging with SUNY Oswego? Select all that apply.](#)

[• Posting positions in Handshake for students and alumni, Conducting interviews with our talented students](#)



(/emp)

[Home\(/emp\)](#)

[My profiles/63911247](#)

[/emp/employers/8084](#)

16. Swag Bag Sponsorship: All attending students (800+) receive a reusable swag bag with a directory of attending organizations, tips on maximizing the career fair, and room to keep collected materials. Sponsorship is \$500.00 and we are seeking four sponsors. If you are interested in having your organization's customized message/logo printed on each bag, check the box below.

- Not interested at this time

## Registration Packages

Wednesday, Mar 5, 4:00 pm - 6:30 pm (Physical)

Item	Cost
Non-Profit Organizations & Government Agency Registration	\$25.00

\$25.00

## General Items

Item	Cost
	\$0.00

**Total:** \$25.00

## Booth Assignments

Wednesday, Mar 5, 4:00 pm - 6:30 pm EST

No booth has been assigned yet



More messages

Automated outreach

Job analytics

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(/emp)

## Current Invoice

[Home\(/emp\)](#)

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[\(/emp/employers/8084](#)

There are no invoices recorded yet. When invoices are made, they will be listed here.

## Payment History

[Postings](#)

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[\(/emp/employer\\_appro](#)

[Con...\(/emp/contacts\)](#)

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[\(/emp/events\)](#)

[include next events+](#)

[\(/emp/schedules/empl](#)

[\(/emp/interview\\_sched](#)

[F...\(/emp/career\\_fairs\)](#)

There are no credit card charges yet. When charges are made, they will be listed here.

## Cancelling a Registration

If you need to cancel your registration you should reach out to the career fair organizer. You can find contact details on the career fair overview [\(/emp/career\\_fairs/55019\)](#).

## Public Activity and Comments

Use this to communicate with the other party regarding the registration as well as view a timeline of activity.

### Add Comment



[More messages](#)

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[Upgrade for \\$19/day](#)

[\(/emp/employers/808451/](#)

Add a Comment...

[Add Comment](#)

**EMPLOYER REGISTERED** You registered for Dream Big! Career and Internship Fair on behalf of City of Rome



(/emp)

[Home\(/emp\)](#)

[My profiles\(/profiles/63911247\)](#)

[My employers\(/emp/employers/808451\)](#)

[Postings](#)

[Jobs\(/emp/jobs\)](#)

[Relationships](#)

[Talent\(/emp/talent\)](#)

[My employer approvals\(/emp/employer\\_approvals\)](#)

[My contacts\(/emp/contacts\)](#)

[Meet](#)

[Events\(/emp/events\)](#)

[My calendar\(/emp/calendar\)](#)

[My schedules\(/emp/schedules/emp/808451\)](#)

[My interview schedule\(/emp/interview\\_schedule\)](#)

[My career fairs\(/emp/career\\_fairs\)](#)

**H Plus**

- More messages
- Automated outreach
- Job analytics

**Upgrade for \$19/day**  
(/emp/employers/808451/products)

**RESOLUTION NO. 20**

**RESOLUTION DETERMINING THAT THE PROPOSED REHABILITATION OF THE CAYO INDUSTRIAL RESTORE WATERFRONT PROJECT IS A TYPE II ACTION FOR PURPOSES OF THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT.**

By Councilor \_\_\_\_\_:

WHEREAS, the Common Council of the City of Rome, Oneida County, New York (the "City") is considering undertaking a certain project in and for said City, more specifically the rehabilitation of the Cayo Industrial RESTORE Waterfront Project, including roof replacement, masonry work, electrical upgrades, plumbing modifications, door and window replacements and incidental improvements and expenses required in connection therewith (the "Project"); and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations"), the City desires to comply with the SEQR Act and the Regulations with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE COMMON COUNCIL OF THE CITY OF ROME, NEW YORK AS FOLLOWS:

1. The Project constitutes a "Type II Action" under 6 NYCRR § 617.5(c)(2) and no further action under the SEQR Act and the Regulations is required.
2. This Resolution shall take effect immediately.

The foregoing Resolution was thereupon declared duly adopted.

Seconded by Councilor \_\_\_\_\_.

AYES & NAYS: Sparace \_\_ Mortise \_\_ Fazio \_\_ Smith\_\_ Anderson\_\_ Dursi \_\_ Sbaraglia \_\_

ADOPTED \_\_\_\_

DEFEATED \_\_\_\_

## **PROJECT OVERVIEW**

These expenses address critical structural, safety, and aesthetic concerns, ensuring that the building is not only safe and habitable but also visually appealing and economically viable. The proposed repairs and upgrades, including roof replacement, masonry work, electrical upgrades, plumbing modifications, and door and window replacements, are necessary to transform the warehouse into a vibrant year-round entertainment venue. Additionally, the renovation of the loading dock and canopy will preserve the building's industrial facade, create a safer environment, and enhance the overall aesthetic of the area. By investing in these key areas, we can revitalize this historic property, attract visitors and businesses, and contribute to the economic and the overall revitalization of Rome's waterfront district.

The proposed revitalization of the Rome NY harbor district represents a unique opportunity to transform an underutilized area into a vibrant waterfront destination. Through careful planning and strategic investment, this project has the potential to revitalize the Rome waterfront, create jobs, and stimulate economic growth in the region.

**RESOLUTION NO. 21**

**DELEGATING THE AUTHORITY UNDER GENERAL MUNICIPAL LAW, §77-b  
TO THE CHIEF OF THE CITY OF ROME POLICE DEPARTMENT.**

By Councilor \_\_\_\_\_:

WHEREAS, pursuant to Section 77-b of the General Municipal Law (“GML”), the Common Council may authorize officers or employees of the City of Rome, New York, to attend a conference or school conducted for the betterment of the City and authorize payment for attendance at such conference or school; or, alternatively, the Council may delegate the power to authorize attendance at such conference to any executive officer, including the Chief of the Rome Police Department; and

WHEREAS, members of the Rome Police Department are subject to and/or are required to undergo continuing training and education program(s), to be able to provide the public with current and effective techniques, and to that end, the Common Council routinely authorizes attendance at such programs by members of the Rome Police Department; and

WHEREAS, Kevin James, Chief of the Rome Police Department, is of the opinion that City resources and best interests will be best served and, significant staff and resources saved, by delegating to him the ability to authorize members of the Rome Police Department to attend various conferences, seminars and educational programs that benefit the City of Rome and to pay expenses attendant to same; now, therefore,

BE IT RESOLVED, by the Common Council of the City of Rome, New York, that, pursuant to General Municipal Law, §77-b(2), for fiscal year 2025, the Rome Police Chief be and is hereby delegated the authority to authorize, in his discretion, attendance by members of the Rome Police Department at various conferences and education programs deemed to be in the best interests of the City of Rome; and

BE IT FURTHER RESOLVED, that the delegation of authority conferred hereby is expressly contingent upon the following:

- a. the Rome Police Chief shall, no later than fifteen (15) days after the end of each fiscal quarter, file with the Rome Common Council a report setting forth, *inter alia*: all conferences, programs or schools authorized during the preceding fiscal quarter; a description of the agenda or topics presented or taught at said conferences, programs or schools; the names of all officers authorized to attend same; and all costs and expenses associated therewith; and



- b. that the Rome Police Chief shall adhere to all applicable procedures for the payment of said expenses or costs, as set forth in the applicable provisions of the Rome Code of Ordinances and/or Charter Laws of the City of Rome and any applicable provision of State Law, including, but not limited to General Municipal Law, §77-b(4); and
- c. the authority of the Rome Police Chief, as granted hereunder, is limited to the amount of money included in the 2025 City of Rome Annual Estimate under the applicable line item or code for travel and conferences, and, in the event that the annual amount appropriated in 2025 for attendance at such conferences, programs or schools is met or exceeded, the authority granted hereby shall automatically terminate and, thereafter, the Chief of the Police Department must seek authority for attendance at said conferences, programs or schools from the Common Council prior to same; and

BE IT FURTHER RESOLVED, that the Resolution shall take effect immediately upon approval.

Seconded by Councilor \_\_\_\_\_.

AYES & NAYS: Sparace \_\_ Mortise \_\_ Fazio \_\_ Smith\_\_ Anderson\_\_ Dursi \_\_ Sbaraglia \_\_

ADOPTED \_\_\_\_

DEFEATED \_\_\_\_

RESOLUTION NO. 22

**AUTHORIZING THE MAYOR TO AMEND THE EXISTING CAPITAL PROJECT ACCOUNT FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DISASTER RECOVERY PUBLIC ASSISTANCE FUNDS RELATED TO DISASTER 4625 REMNANTS OF TROPICAL STORM FRED, DECLARED ON OCTOBER 8, 2021.**

By Councilor \_\_\_\_\_:

WHEREAS, Matthew J. Andrews, Deputy Director for the Office of Community and Economic Development for the City of Rome, has requested to amend the existing Capital Project Account for the Federal Emergency Management Agency (FEMA) Disaster Recovery Public Assistance Funds related to Disaster 4625 Remnants of Tropical Storm Fred, declared on October 8, 2021; and

WHEREAS, said amendment shall include revised funding amounts; now, therefore

BE RESOLVED, that the Common Council of the City of Rome hereby authorizes an amendment to the existing Capital Project Account for the Federal Emergency Management Agency (FEMA) Disaster Recovery Public Assistance Funds related to Disaster 4625 Remnants of Tropical Storm Fred, declared on October 8, 2021, as follows:

<b><u>Current:</u></b>	<b><u>Total Amount</u></b>
Tannery Road Bridge	\$249,925.75
Town Line Culvert	\$134,696.22
Phillips Road Bridge	\$191,292.38
Seifert Rd. Shoulder	\$48,192.15
Culverton Street Bridge	\$77,132.03
Mohawk River Trail	\$123,533.50
Gulf Road Culvert	\$78,242.27
East Dominick Bridge	\$209,663.69
Link Road Culvert	\$640,841.02
Bellamy Harbor Park	\$125,000.00
<hr/>	
Total	\$1,878,519.01

<u>Amendment:</u>	<u>Total Amount</u>
Tannery Road Bridge	\$206,913.00
Town Line Culvert	\$132,462.96
Phillips Road Bridge	\$144,647.48
Seifert Rd. Shoulder	\$48,518.75
Culverton Street Bridge	\$261,462.15
Mohawk River Trail	\$98,039.24
Gulf Road Culvert	\$60,168.24
East Dominick Bridge	\$160,461.17
Link Road Culvert	\$640,846.02
Bellamy Harbor Park	\$125,000.00

---

Total \$1,878,519.01  
; and

BE IT FURTHER RESOLVED, that the City of Rome Treasurer is directed to make such changes as may be necessary to effectuate the amendment authorized hereby and that same be consistent with the City's policies and procedures, and any applicable law.

Seconded by Councilor \_\_\_\_\_.

AYES & NAYS: Sparace \_\_ Mortise \_\_ Fazio \_\_ Smith \_\_ Anderson \_\_ Dursi \_\_ Sbaraglia \_\_

ADOPTED \_\_\_\_

DEFEATED \_\_\_\_

Account	Project	FEMA Approved Design Cost	FEMA Approved CI Cost	FEMA Approved Construction	Total FEMA Obligation	Design Through 11/30	Construction Inspection Through 11/30	Construction		City Capital Account	Max FEMA Funding	Over/Under
								\$ Bid	\$ Paid			
667046	Link Road Culvert	\$ 96,082.68	\$ 76,866.14	\$ 640,551.22	\$ 813,500.04	\$ 50,912.29				\$ 640,846.03	\$ 813,500.04	\$ 172,654.02 (Not bid for Construction )
667049	Mohawk River Trail Culvert	\$ 8,690.50	\$ 6,952.00	\$ 73,104.47	\$ 88,746.97	\$ 8,690.50	\$ 6,952.00	\$ 107,891.00	\$ 82,396.74	\$ 98,039.24	\$ 88,746.97	\$ (9,292.27)
667065	Culverton Street Bridge	\$ 7,736.03	\$ 6,188.00	\$ 52,075.97	\$ 66,000.00	\$ 7,736.03	\$ 2,033.93	\$ 63,208.00	\$ 10,915.60	\$ 261,462.15	\$ 66,000.00	\$ (195,462.15)
667066	Phillips Road Bridge	\$ 15,642.38	\$ 12,513.00	\$ 104,844.62	\$ 133,000.00	\$ 15,642.38	\$ 12,513.00	\$ 163,137.00	\$ 116,492.10	\$ 144,647.48	\$ 133,000.00	\$ (11,647.48)
667067	Tannery Road Bridge	\$ 17,214.75	\$ 13,772.00	\$ 114,764.80	\$ 145,751.55	\$ 17,214.75	\$ 13,772.00	\$ 218,966.00	\$ 175,936.25	\$ 206,913.00	\$ 145,751.55	\$ (61,161.45)
667069	Gulf Road Culvert	\$ 18,255.27	\$ 14,631.00	\$ 121,955.05	\$ 154,841.32	\$ 9,390.23	\$ 14,631.00	\$ 45,323.00	\$ 27,281.87	\$ 60,168.24	\$ 154,841.32	\$ 94,673.08
667071	Townline Road Culvert	\$ 11,452.22	\$ 9,162.00	\$ 81,135.78	\$ 101,750.00	\$ 11,452.22	\$ 9,162.00	\$ 114,082.00	\$ 111,848.74	\$ 132,462.96	\$ 101,750.00	\$ (90,712.96)
667072	Seifert Road Shoulder	\$ 4,834.15	\$ 3,867.00	\$ 32,227.98	\$ 40,929.13	\$ 4,834.15	\$ 923.19	\$ 39,491.00	\$ 39,817.60	\$ 48,518.75	\$ 40,929.13	\$ (7,589.62)
667077	Bellamy Harbor Park	\$ 14,721.53	\$ 11,777.22	\$ 98,501.25	\$ 125,000.00	\$ 3,500.00				\$ 125,000.00	\$ 125,000.00	\$ - (Not bid for Construction )
667080	Printi Field											
667082	E Dominick St Bridge	\$ 24,645.69	\$ 19,718.00	\$ 164,636.31	\$ 209,000.00	\$ 1,269.50	\$ 19,718.00	\$ 165,301.00	\$ 116,097.48	\$ 160,461.17	\$ 209,000.00	\$ 48,538.83
		\$ 219,275.20	\$ 175,446.36	\$ 1,483,797.45	\$ 1,878,519.01	\$ 130,642.05	\$ 79,705.12	\$ 917,399.00	\$ 680,776.48	\$ 1,878,519.01	\$ 1,878,519.01	\$ -

\$

**RESOLUTION NO. 23**

**AUTHORIZING AMENDMENT TO THE TORNADO CAPITAL PROJECT ACCOUNT (HIK)  
ORIGINIALLY ESTABLISHED THROUGH RESOLUTION 164 ADOPTED ON DECEMBER 11, 2024.**

By Councilor \_\_\_\_\_:

WHEREAS, Brian Adams, Treasurer for the City of Rome, has requested to amend the Tornado Capital Project Account (HIK); now, therefore

BE RESOLVED, that the Common Council of the City of Rome hereby authorizes an amendment, as follows:

<b><u>Source:</u></b>	<b><u>Original Amount:</u></b>	<b><u>Amended Amount:</u></b>
General Fund Transfer	\$525,000.000	\$525,000.00
<b>Insurance Claim Check</b>	\$0.00	<b>\$500,000.00</b>
<b>Total</b>	\$525,000.00	<b>\$1,025,000.00</b>

; and

BE IT FURTHER RESOLVED, that the City of Rome Treasurer is directed to make such changes as may be necessary to effectuate the amendment authorized hereby and that same be consistent with the City’s policies and procedures, and any applicable law.

Seconded by Councilor \_\_\_\_\_.

AYES & NAYS: Sparace \_\_ Mortise \_\_ Fazio \_\_ Smith\_\_ Anderson\_\_ Dursi \_\_ Sbaraglia \_\_

ADOPTED \_\_\_\_

DEFEATED \_\_\_\_

**RESOLUTION NO. 24**

**AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH ONEIDA COUNTY STOP-DWI PROGRAM "SELECTIVE STOP-DWI HIGH VISIBILITY ENGAGEMENT CAMPAIGN PATROLS" (\$4,495.00).**

By Councilor \_\_\_\_\_:

WHEREAS, Kevin James, Chief of Police for the City of Rome, New York, has recommended that the City of Rome enter into an agreement with the Oneida County Stop-DWI Program "Selective STOP-DWI High Visibility Engagement Campaign Patrols"; and

WHEREAS, said agreement will allow the City of Rome, through its Police Department, to participate with the Oneida County Stop-DWI Program "Selective STOP-DWI High Visibility Engagement Campaign Patrols", said program being the County-wide effort to reduce alcohol related traffic injuries and fatalities on targeted holiday dates; and

WHEREAS, through the aforesaid agreement the County of Oneida shall reimburse the City of Rome up to the sum of Four Thousand Four Hundred Ninety-Five and 00/100 Dollars (\$4,495.00) for Stop-DWI Program "Selective STOP-DWI High Visibility Engagement Campaign Patrols", including salary and fringe benefits provided by the City of Rome Police Department; now, therefore,

BE IT RESOLVED, by the Common Council of the City of Rome, New York, that it does hereby authorize the Mayor of the City of Rome to enter into an agreement with Oneida County Stop-DWI Program "Selective STOP-DWI High Visibility Engagement Campaign Patrols" for the time period of October 31, 2023 to October 30, 2024, and

BE IT FURTHER RESOLVED, that pursuant to this agreement the City of Rome, through its Police Department, will fully participate in and cooperate with the Oneida County Stop-DWI Program "Selective STOP-DWI High Visibility Engagement Campaign Patrols" in their joint effort to reduce alcohol related traffic injuries and fatalities on targeted holidays.

Seconded by Councilor \_\_\_\_\_.

AYES & NAYS: Sparace \_\_ Mortise \_\_ Fazio \_\_ Smith \_\_ Anderson \_\_ Dursi \_\_ Sbaraglia \_\_

ADOPTED \_\_\_\_

DEFEATED \_\_\_\_

**Oneida County STOP-DWI Program  
High Visibility Engagement Campaigns Agreement**

This Agreement (“Agreement”) is made by and between the County of Oneida, a municipal corporation existing under the laws of the State of New York, with principal offices located at 800 Park Avenue, Utica, New York 13501, including its STOP-DWI Program (collectively, “County”), and the City of Rome, a municipal corporation existing under the laws of the State of New York, having offices at 198 North Washington Street, Rome, New York 13440 (“City”).

WHEREAS, the County operates a STOP-DWI program, the mission of which is the County-wide reduction of alcohol-related traffic injuries and fatalities; and

WHEREAS, the City wishes to promote the County’s STOP-DWI Program; and

WHEREAS, the County has received a grant from the New York State STOP-DWI Foundation to support its participation in the current statewide STOP-DWI High Visibility Engagement Campaigns initiative; and

WHEREAS, the City has expressed its willingness, ability and desire for its Police Department (“PD”) to participate in the County’s STOP-DWI High Visibility Engagement Campaigns;

NOW, THEREFORE, the Parties agree as follows:

1. **Scope of Services.** The PD shall participate in the County’s STOP-DWI High Visibility Engagement Campaigns on dates specified by the New York State STOP-DWI Foundation which are communicated by the County’s STOP-DWI Program coordinator to the PD.

2. **Term.** This Agreement shall begin on October 31, 2023 and end on October 30, 2024.

3. **Fees.**

a. The County shall reimburse the City up to the sum of Four Thousand Four Hundred Ninety Five Dollars and Zero Cents (\$4,495.00) for the PD’s participation in the County’s STOP-DWI High Visibility Engagement Campaigns. Funds paid to the City under this Agreement are to be used exclusively in connection with the PD officers’ hours worked during the STOP-DWI High Visibility Engagement Campaigns.

b. Payments shall be made by the County (i) upon its receipt from the City and/or PD of a properly completed County voucher and related New York State STOP-DWI Foundation activity forms, which must itemize and detail the costs incurred and/or services performed, together with any receipts or other such supporting documentation attached thereto, and (ii) after audit and approval by the County’s Department of Audit and Control, as well as approval by the County

Comptroller. Unless otherwise agreed to in writing by the County, Voucher, activity form(s) and supporting documentation must be submitted to the County within thirty (30) days of any STOP-DWI High Visibility Engagement Campaigns provided by the PD.

c. The County reserves the right to conduct fiscal audits of the City's and/or the PD's records as they relate to STOP-DWI program activities, including STOP-DWI High Visibility Engagement Campaigns. Such audits shall be conducted in a manner consistent with generally accepted accounting principles and guidelines. The City and/or the PD shall make available to the County all payroll, daily activity, and related logs as the County may request in order to verify services claimed by the City and/or PD for reimbursement.

**4. Termination.** Each Party reserves the right to terminate this Agreement upon (30) days written notice to the other Party. In the event of termination, the County will have no further obligation to the City other than payment for costs incurred for STOP-DWI High Visibility Engagement Campaigns performed by the PD prior to termination. In no event shall the County be responsible for any actual or consequential damages as a result of termination.

**5. Compliance with Applicable Laws.** The City agrees to comply with all applicable federal, state, and local statutes, rules and regulations with respect to its participation in STOP-DWI High Visibility Engagement Campaigns.

**6. Reporting Requirements.** The City and/or the PD shall notify the County's STOP-DWI Program coordinator of all arrests and convictions for drinking and driving on a quarterly basis, and any alcohol-related traffic fatalities occurring within the City upon completion of any accident investigation. Such notification shall include a photocopy of the final MV-104A and/or MV-104D Police Reports.

**7. Non-Appropriation of Funds.** The County shall have no liability under this Agreement to the City beyond the funds appropriated and available for this Agreement.

**8. Non-Assignment.** This Agreement may not be assigned by the City without the prior written consent of the County.

**9. Indemnification.** The Parties shall mutually indemnify, defend and hold harmless from and against all claims, losses, damages, liabilities, actions, costs and expenses, including, but not limited to, reasonable legal fees and expenses, paid or incurred by the other party and arising directly or indirectly out of: (i) any material breach of this Agreement by either party; (ii) any breach of applicable federal, state, and local statutes, rules and regulations; or (iii) any other act or omission of either party. The obligations of the Parties under this section shall survive any expiration or termination of this Agreement.

**10. Advice of Counsel.** The Parties acknowledge that in executing this Agreement they have had the opportunity to seek the advice of counsel and have read and understood all of the terms and provisions of this Agreement.



**11. Entire Agreement.** The terms of this Agreement, including the “Standard Oneida County Conditions,” which are annexed hereto as Exhibit A, constitute the entire understanding and agreement of the Parties and supersedes all prior negotiations, representations, understandings or agreements, whether written or oral, with respect to the subject matter of this Agreement.

IN WITNESS WHEREOF, this Agreement has been duly executed and signed by:

CITY OF ROME

\_\_\_\_\_  
Jeffrey Lanigan  
Mayor of Rome

\_\_\_\_\_  
Date

COUNTY OF ONEIDA

\_\_\_\_\_  
Anthony J. Picente, Jr.  
Oneida County Executive

\_\_\_\_\_  
Date

Approved:

\_\_\_\_\_  
Christopher J. Kalil  
Assistant County Attorney

**ORDINANCE NO. 9767**

**AUTHORIZING MAYOR OF THE CITY OF ROME TO ENTER INTO REHABILITATION AGREEMENT  
AND APPROVING THE SALE OF A CITY OWNED PARCEL LOCATED AT 304 BELL ROAD FOR  
\$15,000.00.**

By Councilor \_\_\_\_\_:

WHEREAS, New York State Real Property Tax Law Section 1166 and Rome Charter Laws, Title A, Section 33(3) allow the City of Rome to sell and convey real property obtained by virtue of a tax foreclosure proceeding, upon approval and confirmation of a five-sevenths (5/7) vote of the Rome Common Council, with or without advertising for bids; and

WHEREAS, certain City owned parcels of land are in need of rehabilitation and the City desires to sell and convey said real property to a buyer, and obtain a written guarantee from the buyer that he/she will perform and accomplish the necessary rehabilitation within the agreed upon time frame of approximately twelve (12) months from the date said rehabilitation agreement is executed; now, therefore,

BE IT ORDAINED, that the Mayor of the City of Rome is authorized to enter into a Rehabilitation Agreement, prepared and approved by the City of Rome Corporation Counsel and the City of Rome Codes Enforcement Officer, for tax sale property located at 304 Bell Road, Rome, New York, with Justin Gualtieri and Krisalin Kirk, for the rehabilitation of said property located at 304 Bell Road, Rome, New York, known as Tax Map No. 243.006-0001-025; and

BE IT FURTHER ORDAINED, by the Common Council of the City of Rome that it approves and confirms the sale and conveyance of tax sale property located at 304 Bell Road, Rome, New York, known as Tax Map No. 243.006-0001-025, for consideration of the performance of a Rehabilitation Agreement for said property, and for the total sum of Fifteen Thousand and 00/100 Dollars (\$15,000.00), said conveyance to take place following the contingencies hereinafter set forth; and

BE IT FURTHER ORDAINED, that this authorization is contingent upon the execution by the buyer of the Rehabilitation Agreement within thirty (30) days of the adoption of this Ordinance; and

BE IT FURTHER ORDAINED, that subsequent to the execution of the Rehabilitation Agreement, this authorization is further contingent upon the granting of a written certification by the City of Rome Codes Enforcement Officer, stating that he has inspected the property and that the buyer has completed all necessary rehabilitation in the time period required by the agreement; and

BE IT FURTHER ORDAINED, that upon receipt of the written certification from the Codes Enforcement Officer, the Mayor is hereby authorized to execute any and all deeds or other documents necessary to complete the transfer of title of said parcel of land; and

BE IT FURTHER ORDAINED, that this authorization is contingent upon the buyer having completed this transaction by rendering payment in full to the City of Rome within forty-five (45) days following receipt and review of copies of the proposed transfer documents pursuant to this sale; and

BE IT FURTHER ORDAINED, that the real property shall at no point in time be sold, transferred, titled or conveyed to any person who was a record owner and/or mortgagor of the property within the five (5) year period immediately preceding the date on which the property was taken by the City of Rome for non-payment of taxes. If such prohibited conveyance shall be made by any party in the succeeding chain of title, then immediately thereon (a) this conveyance shall become null and void to the buyer, his, her or their successors and/or assigns, and (b) the title to the above premises shall revert back to the City of Rome.

Seconded by Councilor \_\_\_\_\_.  
By Councilor \_\_\_\_\_:

RESOLVED, that the unanimous consent of this Common Council be, and the same hereby is given to the consideration of Ordinance No. 9767.

Seconded by Councilor \_\_\_\_\_.

AYES & NAYS: Sparace \_\_ Mortise \_\_ Fazio \_\_ Smith \_\_ Anderson \_\_ Dursi \_\_ Sbaraglia \_\_

ORDINANCE NO. 9767

AYES & NAYS: Sparace \_\_ Mortise \_\_ Fazio \_\_ Smith \_\_ Anderson \_\_ Dursi \_\_ Sbaraglia \_\_

ADOPTED \_\_\_\_

DEFEATED \_\_\_\_

**JEFFREY M. LANIGAN**  
Mayor

**MARK DOMENICO**  
Director



**DEPARTMENT OF CODE ENFORCEMENT**  
ROME CITY HALL, 198 N. WASHINGTON STREET  
ROME, NEW YORK 13440-5815  
Telephone: (315) 339-7642 Fax: (315) 339-7638  
[www.romenewyork.com](http://www.romenewyork.com)

## Memo

To: City of Rome Common Council

Date: January 10, 2025

From: Nick Facciolo

Re: Permission for the City of Rome to enter into a **rehabilitation** agreement with Justin Gualtieri and Krisalin Kirk for 304 Bell Road, tax map ID #243.006-0001-025, per the recommendation of the Real Property Committee. The purchase offer is \$15,000 and the rehabilitation period is 12 months.

### Message:

The Real Property Committee has voted to recommend that the City of Rome Common Council consider approval to enter into a **rehabilitation** agreement with Justin Gualtieri and Krisalin Kirk to rehabilitate a parcel located at 304 Bell Road. City Treasurer and Codes have verified that the proposer does not have outstanding taxes or codes issues on other properties in the City of Rome.

Attached is a copy of the, proposal, punch list, tax map and current assessment information. Please feel free to call me directly at 315-339-7637 with any additional information you may require.

**JEFFREY M. LANIGAN**  
Mayor



**MARK DOMENICO**  
Director

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**Real Property Due Diligence Summary**

<b>PROPERTY SUMMARY</b>	
Address	304 Bell Road
Tax Map Number	243.006-0001-025
Parcel Description	H & L 33 x 100
Parcel Zoning	R-2
Ward Councilor	J. Sparace
Date of City Ownership	6/29/2023
<b>DUE DILIGENCE CATEGORY</b>	<b>STATUS</b>
Project Description	Rehabilitate existing house for use as an investment property
Proposer Name	Justin Gualtieri and Krisalin Kirk
Proposed Time Frame	12 Months
Proposed Price	\$15,000
Proposer Codes Violations	Codes history has been checked and deemed acceptable for consideration by the common council
Proposer Financial Viability	Financial background has been checked and deemed appropriate for consideration by Common Council
Background Check Performed	Not performed
Special Considerations	None

## **PROPERTY REHABILITATION REQUIREMENTS**

### **SPECIFIC PROPOSAL BASED REQUIREMENTS**

- **Install new plumbing lines, fixtures, laterals as needed (City of Rome licensed plumber required with inspection when completed.)**
- **Any electrical work will require 3<sup>rd</sup> party electrical inspection**
- **See attached scope of work**

### **GENERAL REQUIREMENTS**

1. **Premises must comply with Property Maintenance Code of New York State**
2. **Use of parcel must comply with Rome Code of Ordinances in accordance with current zoning or a use variance must be applied for and granted through the Zoning Board of Appeals for intended use**
3. **A building permit will be obtained from the City of Rome Code Enforcement Department prior to signing the rehabilitation agreement**
4. **Any plumbing repairs, modifications or installations will required a plumbing permit from the City of Rome**
5. **A third party electrical inspection will be required for any electrical work**
6. **Installation of parking area or driveways must be of hard surface (concrete, asphalt or paver tiles) and have pre-approval of application of driveway permit form city engineer's office**
7. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
8. All exterior property and premises shall be maintained in a clean, safe and sanitary condition.
9. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
10. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
11. All premises and immediate exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
12. All structures and exterior property shall be free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.
13. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
14. All accessory structures, including detached garages, fences and walls, shall be structurally sound and in good repair.

### **EXTERIOR STRUCTURE**

15. The exterior of a structure shall be in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
16. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

17. Building shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).
18. All structural members shall be free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
19. All foundation walls shall be plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
20. All exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
21. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
22. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
23. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
24. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
25. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
26. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
27. All exterior doors, door assemblies and hardware shall be in good condition.
28. Every basement hatchway shall prevent the entrance of rodents, rain and surface drainage water.
29. Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

## **INTERIOR STRUCTURE**

30. The interior of a structure and equipment therein shall be in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
31. All structural members shall be structurally sound, and be capable of supporting the imposed loads.
32. All interior surfaces, including windows and doors, shall be in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.
33. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be in sound condition and good repair.
34. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
35. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
36. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.
37. Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

**EXCEPTION:** Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m<sup>2</sup>). The exterior glazing area shall be based on the total floor area being served.

38. Every common hall and stairway in residential occupancies, other than in one-and two-family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet (19 m<sup>2</sup>) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of 1 footcandle (11 lux) at floors, landings and treads.
39. All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.
40. Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area

**EXCEPTION:** Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m<sup>2</sup>). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

41. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.
42. A habitable room, other than a kitchen, shall not be less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet (914 mm) between counterfronts and appliances or counterfronts and walls.
43. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than 7 feet (2134 mm).

**EXCEPTIONS:**

- In one-and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center and projecting not more than 6 inches (152 mm) below the required ceiling height.
  - Basement rooms in one-and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than 6 feet 8 inches (2033 mm) with not less than 6 feet 4 inches (1932 mm) of clear height under beams, girders, ducts and similar obstructions.
  - Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 feet (2134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of 5 feet (1524 mm) or more shall be included.
44. Every bedroom occupied by one person shall contain at least 70 square feet (6.5 m<sup>2</sup>) of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet (4.6 m<sup>2</sup>) of floor area for each occupant thereof.
  45. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.
  46. All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.
  47. Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.
  48. All plumbing fixtures shall be properly installed and in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures



shall be maintained in a safe, sanitary and functional condition. Plumbing fixtures shall have adequate clearances for usage and cleaning.

## **WATER SYSTEM**

49. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the *Plumbing Code of New York State*.
50. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets, and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.
51. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.
52. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 120°F (49°C). A fuel-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.
53. All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
54. Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

## **MECHANICAL AND ELECTRICAL REQUIREMENTS**

55. Heating facilities shall be provided in structures as required by this section.
56. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65°F (18°C) in all habitable rooms, bathrooms and toilet rooms based on the winter design dry-bulb temperature for the locality indicated in Table E302.1 of the *Energy Conservation Construction Code of New York State*. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.
57. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September 15<sup>th</sup> to May 31<sup>st</sup> to maintain a temperature of not less than 65°F (18°C) in all habitable rooms, bathrooms, and toilet rooms.

**EXCEPTION:** When the outdoor temperature is below the winter design dry-bulb temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity.

58. Indoor occupiable work spaces shall be supplied with heat during the period from September 15<sup>th</sup> to May 31<sup>st</sup> to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

### **EXCEPTIONS:**

- Processing, storage and operation areas that require cooling or special temperature conditions.
- Areas in which persons are primarily engaged in vigorous physical activities.
- The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

## **MECHANICAL EQUIPMENT**

59. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.
60. All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

**EXCEPTION:** Fuel-burning equipment and appliances which are labeled for unvented operation.

61. All required clearances to combustible materials shall be maintained.
62. All safety controls for fuel-burning equipment shall be maintained in effective operation.
63. A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.
64. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping there from, shall not be installed unless labeled for such purpose and the installation is specifically approved.

## **ELECTRICAL FACILITIES**

65. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with Chapter 27 of the *Building Code of New York State*.
66. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the defects shall be corrected to eliminate the hazard.

## **ELECTRICAL EQUIPMENT**

67. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
68. Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom and kitchen shall contain at least one receptacle with ground fault circuit interrupter protection.
69. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric lighting fixture.

## **FIRE SAFETY REQUIREMENTS**

70. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the *Fire Code of New York State*.
71. The required width of aisles in accordance with the *Fire Code of New York State* shall be unobstructed.
72. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *Fire Code of New York State*.
73. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following: Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates, or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction, and such devices shall be releasable or removable from the inside without the use of a key, tool, or force greater than that which is required for normal operation of the escape and rescue opening.
74. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.
75. Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

## **FIRE PROTECTION SYSTEMS**

76. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the *Fire Code of New York State*.
77. Smoke alarms shall be installed and maintained regardless of occupant load at all of the following locations:
- On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
  - In each room used for sleeping purposes.
  - In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
78. Single-or multiple-station smoke alarms shall be installed in other groups in accordance with the *Fire Code of New York State*.
79. Single-station smoke alarms shall receive their primary power from the building wiring, provided that such wiring is served from a commercial source, and is equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.
80. Where more than one smoke alarm is required to be installed within an individual dwelling unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

304 Bell Road  
Tax ID# 243.006-0001-025



Esti, HERE, Garmin, INCREMENT P, NGA, USGS, Source, Esti, Maxar, Earthstar Geographics, IGN, and the GIS User Community, Esti, HERE, IPC

**PROPOSAL TO PURCHASE PROPERTY ACQUIRED  
BY THE CITY OF ROME THROUGH TAX FORECLOSURE**

Date of Proposal: December 30, 2024

Name(s): **Justin Gualtieri and Krisalin Kirk**

Address: **8584 Elmer Hill Rd., Rome, NY 13440**

Tel No.: **315-525-2485 Justin**

E-mail: [jgualtieri.rbc@gmail.com](mailto:jgualtieri.rbc@gmail.com), krisalinkirk@yahoo.com

Contact Name of Business Applicant: **Justin Gualtieri**

Mailing Address:

(If different from above)

Location of subject property: 304 Bell Rd., Rome, NY 13440

Tax map number: 243.006-0001-025

What is your intended use of the property? Examples could include primary residence, rental real estate, investment or commercial/business, parking, etc.? **Investment**

Is your proposed use of the property compliant with applicable zoning regulations? **Yes No**

If unknown, contact City of Rome Zoning Officer for determination.

Complete Attached Rehabilitation Estimate and Schedule

Provide a detailed estimate of the financial cost associated with the acquisition and rehabilitation of the property, including sums anticipated for each of the following, as may be applicable: (1) purchase price; (2) legal fees and disbursements; (3) abstract searches and/or title insurance; (4) itemized statement of rehabilitation expenses (attach a separate sheet if necessary.)

(1) Purchase price: **\$ 15,000.00**

(2) Legal fees and disbursements: **\$ 1,500.00**

(3) Cost of insurance, naming the City of Rome as an additional insured. The amounts of such insurance shall be in the sum of five hundred thousand dollars (\$500,000) for personal injury/general liability and five hundred thousand dollars (\$500,000) for property damage/fire loss, or, in the alternative, blanket coverage for five hundred thousand dollars (\$500,000). Note: insurance premiums may vary. Please check with your Insurance Company as to your specific policy premiums (Property Insurance). **\$ 1,200.00**

(4) Abstract searches and/or title insurance: **\$1,500.00**

(5) Rehabilitation expenses: **\$ 80,375**

**Total Estimate of Investment: \$ 99,575**

Indicate the source of the funds you intend to utilize for the project and indicate when those funds will be available, i.e., bank funds, home equity loan, personal loan. The City of Rome reserves the right to request proof of funds to complete the project.

You are responsible for any and all liens and mortgages against the property other than City of Rome taxes, Oneida county taxes and City of Rome School District taxes prior to the signing of the rehabilitation agreement.

You are encouraged to check with the Oneida County Commissioner of Finance, the appropriate school district, legal counsel or title Search Company to determine whether there are any outstanding tax liens or other liens assessed against the property.

Any other pertinent information (add additional sheet as required):

Are you a City of Rome employee? **NO**

I understand that if my proposal is accepted, I will be responsible for the amount equivalent of the prorated tax burden (City, School and County) on the property from the date I sign the rehabilitation agreement and due at closing.

SPG KIL Initial

I understand that if my proposal is accepted, I am required to obtain and maintain during the term of the rehabilitation, a policy of general liability insurance, written by one or more insurance carriers licensed to do business in the State of New York. The liability coverage of such insurance shall not be less than Five Hundred Thousand Dollars (\$500,000), per occurrence, for bodily injury and death, and/or property damage, or minimum general aggregate coverage of Five Hundred Thousand Dollars (\$500,000).

SPG KIL Initial

I understand that if my proposal is accepted, I am required to present funds in the amount of 25% of my proposed price (100% if a vacant lot) at the time of signing my rehabilitation agreement.

SPG KIL Initial

I understand that if my proposal is accepted and I fail to perform or observe any of the terms of my rehabilitation agreement, any investment in or improvement to the property and any down payment will be forfeited.

SPG KIL Initial

I understand that the proposed price is not the only factor involved in evaluating my proposal. Impact to the community, resources to complete my proposed rehabilitation plan, code violation history and tax payment status of other properties owned within the City of Rome are also factors of consideration.

SPG KIL Initial

I understand that property will not be sold to anyone with delinquent City of Rome, Oneida County or City of Rome School District taxes.

SPG KIL Initial

I understand that work cannot commence on any property until a rehabilitation agreement is signed, a building permit is issued and requisite boards (Zoning Board of Appeals, Planning Board, etc.) render an approval

SPG KIL Initial

Signature of Applicant [Signature] Date 12/31/24

304 Bell Rd Rome NY 13440

Rationale For Estimate

Days to Complete from Start

	Cost Estimate of Repair		Days to Complete from Start
Demolition / Rubbish Removal/ Basement/Garage Clean out	\$ 5,000.00	Clean out of garage and removal of interior debris	
Foundation Repairs	\$ 1,200.00	Misc. foundation repairs	
Roofing/Chimney Repairs	\$ 3,000.00	Repair asphalt shingles and repoint/cap masonry chimney	
Framing	\$ 2,500.00	TBD Garage walls. Reframed designated work areas throughout home	
Exterior Finish	\$ 3,500.00	Power washing exterior vinyl siding/ repair misc vinyl siding	
Landscaping	\$ 1,200.00	Remove and replace shrubs/top soil & seed/misc. landscaping	
Insulation	\$ 1,500.00	Insulate designated work areas. Insulate basement rim joice	
Furnace	\$ 4,500.00	Install natural gas furnace with all necessary duct work/diffusers	
Electrical Service	\$ 7,000.00	Rework outlets, switches, and lighting to NYS code.	
Electrical Branch Circuits		Electrical fixtures included	
Electrical fixture Allowance		NYS third party electrical inspection	
Plumbing and Sewer Laterals		Utilize existing main water & sewer line. Rough in all new water supply lines, drains and vents where necessary. Trim out and set new fixtures.	
Plumbing Fixture Allowance	\$ 9,000.00	Plumbing fixtures included	
Windows	\$ 4,500.00	Install new replacement windows in existing openings. Spray foam all window openings.	
Exterior Doors	\$ 1,500.00	Replace 2 exterior doors with trim	
Sheetrock Tape/Skim	\$ 9,000.00	Install 1/2" drywall throughout designated work areas. Mesh and skim to level five finish all ceilings and walls.	
Interior Paint	\$ 5,500.00	Paint all ceilings, walls, trim and doors	
Kitchen Cabinets/ Bathroom Vanities/Countertops	\$ 6,500.00	Refinish existing kitchen cabinets, install new quartz counter tops, install new bathroom vanity/accessories.	
Flooring	\$ 4,500.00	Floor allowance material TBD	
Doors/Interior trim	\$ 4,000.00	Rework all trim and doors in preparation for paint.	
Appliances	\$ 2,500.00	Install new appliances. Stove, microwave and refrigerator	
Permit Fees	\$ 75.00	Building permit	
Contingency/Miscellaneous	\$ 3,000.00	Garage door TBD. Any unforeseen issues	
Property Insurance (Building Risk Policy)	\$ 1,200.00		
Utilities	\$ 900.00		
Purchase Price	\$ 15,000.00		
Attorney Fees and Title Insurance	\$ 3,000.00		
	\$ 99,575.00		6-8 Months





243.006-0001-025

301301 Rome NY

Active

R/S:1

School: Rome School D

City Of Rome

Roll Year: 2025 Curr Yr

1 Family Res

Land AV: 1,000

304 Bell Rd

Land Size: 0.08 acres

Total AV: 5,000



Parcel 243.006-0001-025

- History
- Assessment
  - Exempt(s)
  - Spec Dist(s)
- Description
- Owner(s)
- Images
- Gis
- Site (1) Res
  - Land(s)
  - Bldg
  - Imprvmt(s)
  - Valuation
- Sale06/29/23
  - Notes
- Sale02/26/98
- Sale05/30/97
- Sale05/30/95
- Sale08/25/94

Owner | Tax Bill Mailing Address | 3rd Party Address | Bank

Total 1 Owners: To open, click the appropriate row (Right Click to Add)  
 City Of Rome Owner Type: Primary Desig Status:

Last Name / Company:  First Name:  MI:  Jr., Sr., etc:

Attention To / In Care Of:  Additional Address:

Street No:  Prefix Dir:  Street / Rural Route:  St Suffix:  Post Dir:  UnitName:  Unit No:

Po Box No:  City/Town:  State:  Zip Code:

Country: enter if not "USA"  Bar Cd:  Ownership: e.g. Life Use  Owner Type:

Owner's Primary Residence

**ORDINANCE NO. 9768**

**AUTHORIZING MAYOR OF THE CITY OF ROME TO ENTER INTO REHABILITATION AGREEMENT  
AND APPROVING THE SALE OF A CITY OWNED PARCEL LOCATED AT 215 NORTH  
WASHINGTON STREET FOR \$26,500.00.**

By Councilor \_\_\_\_\_:

WHEREAS, New York State Real Property Tax Law Section 1166 and Rome Charter Laws, Title A, Section 33(3) allow the City of Rome to sell and convey real property obtained by virtue of a tax foreclosure proceeding, upon approval and confirmation of a five-sevenths (5/7) vote of the Rome Common Council, with or without advertising for bids; and

WHEREAS, certain City owned parcels of land are in need of rehabilitation and the City desires to sell and convey said real property to a buyer, and obtain a written guarantee from the buyer that he/she will perform and accomplish the necessary rehabilitation within the agreed upon time frame of approximately twelve (12) months from the date said rehabilitation agreement is executed; now, therefore,

BE IT ORDAINED, that the Mayor of the City of Rome is authorized to enter into a Rehabilitation Agreement, prepared and approved by the City of Rome Corporation Counsel and the City of Rome Codes Enforcement Officer, for tax sale property located at 215 North Washington Street, Rome, New York, with Raymond Risucci and Zachary Lazore, for the rehabilitation of said property located at 215 North Washington Street, Rome, New York, known as Tax Map No. 242.050-0001-008; and

BE IT FURTHER ORDAINED, by the Common Council of the City of Rome that it approves and confirms the sale and conveyance of tax sale property located at 215 North Washington Street, Rome, New York, known as Tax Map No. 242.050-0001-008, for consideration of the performance of a Rehabilitation Agreement for said property, and for the total sum of Twenty-Six Thousand Five Hundred and 00/100 Dollars (\$26,500.00), said conveyance to take place following the contingencies hereinafter set forth; and

BE IT FURTHER ORDAINED, that this authorization is contingent upon the execution by the buyer of the Rehabilitation Agreement within thirty (30) days of the adoption of this Ordinance; and

BE IT FURTHER ORDAINED, that subsequent to the execution of the Rehabilitation Agreement, this authorization is further contingent upon the granting of a written certification by the City of Rome Codes Enforcement Officer, stating that he has inspected the property and that the buyer has completed all necessary rehabilitation in the time period required by the agreement; and

BE IT FURTHER ORDAINED, that upon receipt of the written certification from the Codes Enforcement Officer, the Mayor is hereby authorized to execute any and all

deeds or other documents necessary to complete the transfer of title of said parcel of land; and

BE IT FURTHER ORDAINED, that this authorization is contingent upon the buyer having completed this transaction by rendering payment in full to the City of Rome within forty-five (45) days following receipt and review of copies of the proposed transfer documents pursuant to this sale; and

BE IT FURTHER ORDAINED, that the real property shall at no point in time be sold, transferred, titled or conveyed to any person who was a record owner and/or mortgagor of the property within the five (5) year period immediately preceding the date on which the property was taken by the City of Rome for non-payment of taxes. If such prohibited conveyance shall be made by any party in the succeeding chain of title, then immediately thereon (a) this conveyance shall become null and void to the buyer, his, her or their successors and/or assigns, and (b) the title to the above premises shall revert back to the City of Rome.

Seconded by Councilor \_\_\_\_\_.

By Councilor \_\_\_\_\_:

RESOLVED, that the unanimous consent of this Common Council be, and the same hereby is given to the consideration of Ordinance No. 9768.

Seconded by Councilor \_\_\_\_\_.

AYES & NAYS: Sparace \_\_ Mortise \_\_ Fazio \_\_ Smith \_\_ Anderson \_\_ Dursi \_\_ Sbaraglia \_\_

ORDINANCE NO. 9768

AYES & NAYS: Sparace \_\_ Mortise \_\_ Fazio \_\_ Smith \_\_ Anderson \_\_ Dursi \_\_ Sbaraglia \_\_

ADOPTED \_\_\_\_

DEFEATED \_\_\_\_

**JEFFREY M. LANIGAN**  
Mayor

**MARK DOMENICO**  
Director



**DEPARTMENT OF CODE ENFORCEMENT**  
ROME CITY HALL, 198 N. WASHINGTON STREET  
ROME, NEW YORK 13440-5815  
Telephone: (315) 339-7642 Fax: (315) 339-7638  
[www.romenewyork.com](http://www.romenewyork.com)

## Memo

To: City of Rome Common Council

Date: January 10, 2025

From: Nick Facciolo

Re: Permission for the City of Rome to enter into a **rehabilitation** agreement with Raymond Risucci & Zachary Lazore for 215 N. Washington St., tax map ID #242.050-0001-008, per the recommendation of the Real Property Committee. The purchase offer is \$26,500 and the rehabilitation period is 12 months.

### Message:

The Real Property Committee has voted to recommend that the City of Rome Common Council consider approval to enter into a **rehabilitation** agreement with Raymond Risucci & Zachary Lazore to rehabilitate a parcel located at 215 N. Washington St. City Treasurer and Codes have verified that the proposer does not have outstanding taxes or codes issues on other properties in the City of Rome.

Attached is a copy of the, proposal, punch list, tax map and current assessment information. Please feel free to call me directly at 315-339-7637 with any additional information you may require.

**JEFFREY M. LANIGAN**  
Mayor

**MARK DOMENICO**  
Director



**DEPARTMENT OF CODE ENFORCEMENT**  
ROME CITY HALL, 198 N. WASHINGTON STREET  
ROME, NEW YORK 13440-5815  
Telephone: (315) 339-7642 Fax: (315) 339-7638  
www.romenewyork.com

**Real Property Due Diligence Summary**

<b>PROPERTY SUMMARY</b>	
Address	215 N. Washington Street
Tax Map Number	242.050-0001-008
Parcel Description	Bldg. & Lot 50 x 100 Irr.
Parcel Zoning	C-3
Ward Councilor	L. Fazio
Date of City Ownership	6/29/2023
<b>DUE DILIGENCE CATEGORY</b>	<b>STATUS</b>
Project Description	Rehabilitate existing structure for rental real estate
Proposer Name	Raymond Risucci & Zachary Lazore
Proposed Time Frame	12 Months
Proposed Price	\$26,500
Proposer Codes Violations	Codes history has been checked and deemed acceptable for consideration by the common council
Proposer Financial Viability	Financial background has been checked and deemed appropriate for consideration by Common Council
Background Check Performed	Not performed
Special Considerations	None

## **PROPERTY REHABILITATION REQUIREMENTS**

### **SPECIFIC PROPOSAL BASED REQUIREMENTS**

- **Install new plumbing lines, fixtures, laterals as needed (City of Rome licensed plumber required with inspection when completed.)**
- **Any electrical work will require 3<sup>rd</sup> party electrical inspection**
- **See attached scope of work**

### **GENERAL REQUIREMENTS**

- 1. Premises must comply with Property Maintenance Code of New York State**
- 2. Use of parcel must comply with Rome Code of Ordinances in accordance with current zoning or a use variance must be applied for and granted through the Zoning Board of Appeals for intended use**
- 3. A building permit will be obtained from the City of Rome Code Enforcement Department prior to signing the rehabilitation agreement**
- 4. Any plumbing repairs, modifications or installations will required a plumbing permit from the City of Rome**
- 5. A third party electrical inspection will be required for any electrical work**
- 6. Installation of parking area or driveways must be of hard surface (concrete, asphalt or paver tiles) and have pre-approval of application of driveway permit form city engineer's office**
7. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
8. All exterior property and premises shall be maintained in a clean, safe and sanitary condition.
9. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
10. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
11. All premises and immediate exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
12. All structures and exterior property shall be free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.
13. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
14. All accessory structures, including detached garages, fences and walls, shall be structurally sound and in good repair.

### **EXTERIOR STRUCTURE**

15. The exterior of a structure shall be in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
16. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

17. Building shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).
18. All structural members shall be free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
19. All foundation walls shall be plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
20. All exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
21. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
22. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
23. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
24. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
25. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
26. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
27. All exterior doors, door assemblies and hardware shall be in good condition.
28. Every basement hatchway shall prevent the entrance of rodents, rain and surface drainage water.
29. Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

## **INTERIOR STRUCTURE**

30. The interior of a structure and equipment therein shall be in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
31. All structural members shall be structurally sound, and be capable of supporting the imposed loads.
32. All interior surfaces, including windows and doors, shall be in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.
33. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be in sound condition and good repair.
34. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
35. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
36. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.
37. Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

**EXCEPTION:** Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m<sup>2</sup>). The exterior glazing area shall be based on the total floor area being served.

38. Every common hall and stairway in residential occupancies, other than in one-and two-family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet (19 m<sup>2</sup>) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of 1 footcandle (11 lux) at floors, landings and treads.
39. All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.
40. Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area

**EXCEPTION:** Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m<sup>2</sup>). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

41. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.
42. A habitable room, other than a kitchen, shall not be less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet (914 mm) between counterfronts and appliances or counterfronts and walls.
43. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than 7 feet (2134 mm).

**EXCEPTIONS:**

- In one-and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center and projecting not more than 6 inches (152 mm) below the required ceiling height.
  - Basement rooms in one-and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than 6 feet 8 inches (2033 mm) with not less than 6 feet 4 inches (1932 mm) of clear height under beams, girders, ducts and similar obstructions.
  - Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 feet (2134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of 5 feet (1524 mm) or more shall be included.
44. Every bedroom occupied by one person shall contain at least 70 square feet (6.5 m<sup>2</sup>) of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet (4.6 m<sup>2</sup>) of floor area for each occupant thereof.
  45. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.
  46. All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.
  47. Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.
  48. All plumbing fixtures shall be properly installed and in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures



shall be maintained in a safe, sanitary and functional condition. Plumbing fixtures shall have adequate clearances for usage and cleaning.

## WATER SYSTEM

49. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the *Plumbing Code of New York State*.
50. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets, and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.
51. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.
52. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 120°F (49°C). A fuel-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.
53. All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
54. Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

## MECHANICAL AND ELECTRICAL REQUIREMENTS

55. Heating facilities shall be provided in structures as required by this section.
56. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65°F (18°C) in all habitable rooms, bathrooms and toilet rooms based on the winter design dry-bulb temperature for the locality indicated in Table E302.1 of the *Energy Conservation Construction Code of New York State*. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.
57. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September 15<sup>th</sup> to May 31<sup>st</sup> to maintain a temperature of not less than 65°F (18°C) in all habitable rooms, bathrooms, and toilet rooms.

**EXCEPTION:** When the outdoor temperature is below the winter design dry-bulb temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity.

58. Indoor occupiable work spaces shall be supplied with heat during the period from September 15<sup>th</sup> to May 31<sup>st</sup> to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

### EXCEPTIONS:

- Processing, storage and operation areas that require cooling or special temperature conditions.
- Areas in which persons are primarily engaged in vigorous physical activities.
- The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

## **MECHANICAL EQUIPMENT**

59. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.
60. All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

**EXCEPTION:** Fuel-burning equipment and appliances which are labeled for unvented operation.

61. All required clearances to combustible materials shall be maintained.
62. All safety controls for fuel-burning equipment shall be maintained in effective operation.
63. A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.
64. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping there from, shall not be installed unless labeled for such purpose and the installation is specifically approved.

## **ELECTRICAL FACILITIES**

65. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with Chapter 27 of the *Building Code of New York State*.
66. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the defects shall be corrected to eliminate the hazard.

## **ELECTRICAL EQUIPMENT**

67. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
68. Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom and kitchen shall contain at least one receptacle with ground fault circuit interrupter protection.
69. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric lighting fixture.

## **FIRE SAFETY REQUIREMENTS**

70. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the *Fire Code of New York State*.
71. The required width of aisles in accordance with the *Fire Code of New York State* shall be unobstructed.
72. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *Fire Code of New York State*.
73. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following: Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates, or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction, and such devices shall be releasable or removable from the inside without the use of a key, tool, or force greater than that which is required for normal operation of the escape and rescue opening.
74. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.
75. Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

## **FIRE PROTECTION SYSTEMS**

76. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the *Fire Code of New York State*.
77. Smoke alarms shall be installed and maintained regardless of occupant load at all of the following locations:
- On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
  - In each room used for sleeping purposes.
  - In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
78. Single-or multiple-station smoke alarms shall be installed in other groups in accordance with the *Fire Code of New York State*.
79. Single-station smoke alarms shall receive their primary power from the building wiring, provided that such wiring is served from a commercial source, and is equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.
80. Where more than one smoke alarm is required to be installed within an individual dwelling unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.



215 N. Washington St.  
Tax ID# 242.050-0001-008

Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community, Esri, HERE, jPC

# Property Proposal

215 N. Washington St.

Rome, Ny 13340

12/30/2024

Copper City Development, LLC

1001 Park Ave, Utica Ny 13501

Owners: Raymond Risucci & Zachary Lazore

Attached you will find our property proposal documents for 215 N. Washington St, Rome Ny 13340. The cost/expense breakdown was professionally completed by Emil Streeter of Leatherstocking professional services a New York State Certified service-disabled veteran owned business. The construction company we will use for the work is owned by my partner Zachary Lazore of Diesel Construction, LLC; a Minority owned business with a MWBE certification. This will give us a huge advantage to keep the cost of construction down as well as it will give us the opportunity to move towards safe and quick completion.

I have 20 years' experience in the financial sector along with owning, and the operation of several successful businesses. One of which is the redevelopment and restoration of real estate. I have a strong history of taking out of shape and out of use properties and converting them into beautiful and functional rental properties ranging from affordable living to high end rentals. I have a network of local renters, as well as traveling professionals looking for short and long-term stays in the area. These travelers range from nurses, interns, students as well as executives. Travelers are a great addition to any city; they bring diversity to an area and many times they become permanent fixtures in the community.

I realize this is a small project, but I think it is a perfect opportunity to show you our skill set as well as professionalism. We are hoping this will be the first of many projects in the community. We know one of the best ways to judge a company is to watch them perform and to see the finished product. Let this be the start of our Rome resume. We appreciate your time and consideration and look forward to working with you.

Best,

Ray Risucci

Zack Lazore

**PROPOSAL TO PURCHASE PROPERTY ACQUIRED  
BY THE CITY OF ROME THROUGH TAX FORECLOSURE**

Date of Proposal: 12/30/24

Name(s): Raymond Risucci & Zachary Lazore  
Address: 1001 Park Ave  
Utica, NY 13501  
Tel No.: 315-794-6089  
E-mail: Ray.Risucci@outlook.com  
Contact Name of Business Applicant: Ray

Mailing Address: \_\_\_\_\_  
(if different from above) \_\_\_\_\_  
\_\_\_\_\_

Location of subject property: 215 N. Washington St Rome NY 13240  
Tax map number: 242.050 0001-008

What is your intended use of the property? Examples could include primary residence/owner occupied, rental real estate, investment or commercial/business, parking, etc?

Investment / Rental property. Multi unit

Is your proposed use of the property compliant with applicable zoning regulations? Yes No  
If unknown, contact City of Rome Zoning Officer for determination.

**Complete Attached Rehabilitation Estimate and Schedule**

Provide a detailed estimate of the financial cost associated with the acquisition and rehabilitation of the property, including sums anticipated for each of the following, as may be applicable: (1) purchase price; (2) legal fees and disbursements; (3) abstract searches and/or title insurance; (4) itemized statement of rehabilitation expenses (attach a separate sheet if necessary.)

- (1) Purchase price: \$26,500
- (2) Legal fees and disbursements: WIA / Architectural Designs: #2784 Charlie Walt's
- (3) Cost of insurance, naming the City of Rome as an additional insured. The amounts of such insurance shall be in the sum of five hundred thousand dollars (\$500,000) for personal injury/general liability and five hundred thousand dollars (\$500,000) for property damage/fire loss, or, in the alternative, blanket coverage for five hundred thousand dollars (\$500,000). Note: insurance premiums may vary. Please check with your Insurance Company as to your specific policy premiums. \$692.00 Leather Stocking Cooperative Insurance Co
- (4) Abstract searches and/or title insurance: \$800 Allied American Abstract 181 Genesee St #602
- (5) Rehabilitation expenses: \$102,370.36 Diesel construction Utica, NY 13501

Total Estimate of Investment: \$133,146.36

Indicate the source of the funds you intend to utilize for the project and indicate when those funds will be available, i.e. bank funds, home equity loan, personal loan. The City of Rome reserves the right to request proof of funds to complete the project.

Savings Account Bank funds Readily available (please see attachment)

**You are responsible for any and all liens and mortgages against the property other than City of Rome taxes, Oneida county taxes and City of Rome School District taxes prior to the signing of the rehabilitation agreement.**

You are encouraged to check with the Oneida County Commissioner of Finance, the appropriate school district, legal counsel or title Search Company to determine whether there are any outstanding tax liens or other liens assessed against the property.

Any other pertinent information (add additional sheet as required):

See attached

Are you a City of Rome employee?

NO

I understand that if my proposal is accepted, I will be responsible for the amount equivalent of the prorated tax burden (City, School and County) on the property from the date I sign the rehabilitation agreement and due at closing.

RR Z.L. Initial

I understand that if my proposal is accepted, I am required to obtain and maintain during the term of the rehabilitation, a policy of general liability insurance, written by one or more insurance carriers licensed to do business in the State of New York. The liability coverage of such insurance shall not be less than Five Hundred Thousand Dollars (\$500,000), per occurrence, for bodily injury and death, and/or property damage, or minimum general aggregate coverage of Five Hundred Thousand Dollars (\$500,000).

RR Z.L. Initial

I understand that if my proposal is accepted, I am required to present funds in the amount of 25% of my proposed price (100% if a vacant lot) at the time of signing my rehabilitation agreement.

RR Z.L. Initial

I understand that if my proposal is accepted and I fail to perform or observe any of the terms of my rehabilitation agreement, any investment in or improvement to the property and any down payment will be forfeited.

RR S.L. Initial

I understand that the proposed price is not the only factor involved in evaluating my proposal. Impact to the community, resources to complete my proposed rehabilitation plan, code violation history and tax payment status of other properties owned within the City of Rome are also factors of consideration.

RR Z.L. Initial

I understand that property will not be sold to anyone with delinquent City of Rome, Oneida County or City of Rome School District taxes.

RR Z.L. Initial

I understand that work cannot commence on any property until a rehabilitation agreement is signed, a building permit is issued and requisite boards (Zoning Board of Appeals, Planning Board, etc.) render an approval

RR Z.L. Initial

Signature of Applicant



Date

12/30/24



Please see attached proposal

Rehabilitation Estimate & Schedule			
	Cost Estimate of Repair	Rationale for Estimate	Days to Complete from Start
Foundation	0		
Roof	15,246	see cover sheet & attached	
Basement / Crawl Space	0		
Exterior Finish	TBD		
Landscaping	0		
Driveway / Parking Area	0		
Sidewalk	0		
Structural Repairs	0		
Insulation	TBD		
Furnace	7,550		
Electrical Service	4,500		
Electrical Branch Circuits	2,277		
Electrical Devices	4,000		
Plumbing and Sewer Laterals	ψ		
Plumbing Lines / Fixtures	6,000		
Demolition / Rubbish Removal	4,185		
Kitchen Cabinets	11,500		
Flooring	10,500		
Wallboard	10,412.36	not used expenses	
Windows	TBD	not used expenses	
Doors	TBD	expenses	
Permit Fees	TBD	X	
<b>TOTAL</b>	<b>102,370.36</b>	<b>TOTAL LENGTH OF REHABILITATION</b>	<b>120-150 Days</b>

# Proposal



Location of Work:  
215 North Washington St.  
Rome, NY 13340

Proposal No. 150-001-001  
DATE December 19, 2024  
CUSTOMER ID 150

Client: Copper City Development, LLC  
1001 Park Ave.  
Utica, NY 13502  
Attn: Zachary LaZore  
315-749-3095

Project Manager	JOB	PAYMENT TERMS
EHS	150-001	AIA Progress Payment Schedule

**PROJECT TITLE**  
Renovations to 215 North Washington St., Rome, NY 13440

QTY	UNIT	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.00	LS	R/R Roof System in its entirety	\$15,246.00	\$15,246.00
1.00	LS	R/D Electrical Fixtures/Devices for new work	\$2,277.00	\$2,277.00
1.00	LS	R/D Existing Floor (LVT, Carpet, Resilient Floor)	\$4,185.00	\$4,185.00
1.00	LS	R/D GWB at Walls for new work	\$1,912.36	\$1,912.36
1.00	LS	R/D Hot/Cold Water Supply for new work	\$4,500.00	\$4,500.00
1.00	LS	R/D Partition Framing for new work	\$850.00	\$850.00
1.00	LS	P/I New Supply/Drain Plumbing	\$6,000.00	\$6,000.00
1.00	LS	Revamp HVAC System	\$7,550.00	\$7,550.00
1.00	LS	P/I New GWB at walls per new floor plan	\$3,350.00	\$3,350.00
1.00	LS	P/I New Electrical Device/Fixture Package	\$4,000.00	\$4,000.00
1.00	LS	P/I New Electric Service Function	\$4,500.00	\$4,500.00
1.00	LS	P/I GWB Finish w/primer and finish coats (ceilings)	\$4,250.00	\$4,250.00
1.00	LS	P/I New GWB Finish w/primer and finish coats (walls)	\$4,250.00	\$4,250.00
1.00	LS	P/I New LVT Flooring	\$10,500.00	\$10,500.00
1.00	LS	Allowance for New lighting, bathroom fixtures and laundry fixtures	\$17,500.00	\$17,500.00
1.00	LS	Allowance for New kitchen millwork and restoration of doors/frames/hardware	\$11,500.00	\$11,500.00

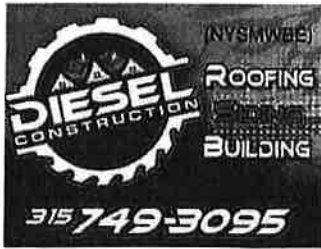
SUBTOTAL	\$102,370.36
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$102,370.36</b>



**New York State Certified**  
Service-Disabled Veteran-Owned Business

**THANK YOU FOR YOUR BUSINESS!**

# ESTIMATE



## Prepared For

Copper City Development LLC  
215 N Washington st  
Rome, Ny 13440

## DIESEL Construction Ny LLC

87 Whitesboro St.  
Yorkville, Ny 13495  
Phone: (315) 749-3095  
Email: zlazure@gmail.com  
Web: Dieselconstructionny.com

Estimate # 332

Date 12/23/2024

## Description

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### Roofing

Remove 1 layer of shingles  
Remove hip/ridge vent  
Remove felt paper  
Remove pipe boots/box vents if any  
Remove drip edge  
Install drip edge  
Install ice and water (2 rows)  
Install synthetic underlayment  
Install starter strip  
Install Owens Corning 30 year arch shingles  
Install hip and ridge vent  
Cleanup and removal of all debris  
Dumpster  
\*If plywood is needed additional charges may apply\*

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### Demo And finish work

Remove partition walls as needed  
Remove flooring  
Remove electrical that is not needed  
Remove bathroom vanity's and toilets  
Remove all desk/ office materials including cabinets shelving any and all dental supplies.  
Install new electric as needed this includes plugs switches lighting and new service/ panels as needed.  
Install new plumbing as needed for 2 bathroom's down stairs and 2 bathroom's upstairs and

plumbing for all sinks and toilets  
Install new framing as needed for 2 master bedrooms one upstairs and one downstairs  
Install framing as needed for 3 bedrooms upstairs and 4 bedrooms downstairs  
Install framing as needed for two offices one upstairs and one downstairs  
Install electric as needed in new walls  
Install insulation and sheetrock as needed on all exterior walls and interior walls  
Install mud&tape  
Sand down all walls and ceilings with new sheetrock and patch work needed to remove and replace plumbing and electrical  
Prime and paint all walls and ceilings  
Install new doors as needed  
Install new door and window moldings as needed  
Install new bathroom shower and tub units  
Install kitchen cabinets in upper and lower apartments  
Install countertops in both apartments  
Install bathroom fans and bathroom vanity's as needed  
Install new smoke & carbon detectors in all rooms that are needed per code  
Install new ceiling fans in rooms that are needed  
Install new flooring throughout entire apartments upstairs and down  
Remove broken and damaged siding and replace with new  
Replace any and all damaged plumbing pipes due to vandalism and having no heat in building.  
Repair and bring stairs up to code to second floor  
Install new hvac as needed this includes any ductwork or plumbing for both floors  
Install fire extinguishers in each floor per code  
Cleanup and remove all debri  
Dumpster fees

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<b>Subtotal</b>	<b>\$102,370.36</b>
<b>Total</b>	<b>\$102,370.36</b>

By signing this document, the customer agrees to the services and conditions outlined in this document. Payment must be payed in full upon completion of job.

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Zachary Lazore

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Copper City Development LLC



**NEW YORK STATE  
MINORITY- AND WOMEN-OWNED BUSINESS ENTERPRISE ("MWBE")  
CERTIFICATION**

Empire State Development's Division of Minority and Women's Business Development grants a  
**Minority Business Enterprise (MBE)**  
pursuant to New York State Executive Law, Article 15-A to:

**Diesel Construction LLC**

Certification Awarded on: January 19, 2024  
Expiration Date: January 19, 2029  
File ID#: 69000



**NEW YORK  
STATE OF  
OPPORTUNITY**  
Division of Minority  
and Women's  
Business Development

A Division of Empire State Development



Quote ID: 10-2024-44941

**QUOTE SUMMARY, Dwelling Fire**

<b>Mail To:</b>	<b>Named Insured(s):</b> Copper City Development LLC 6187 Glass Factory Rd Marcy, NY 13403	<b>Agency:</b> Bushinger, Bucciero & Smith Agency Inc - BBS 9528 Pinnacle Road Sauquoit, NY 13456 Work: (315) 737-7348 Fax: (315) 737-5121
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<b>Proposed Term Effective Date:</b> 12/27/2024, 12:01AM Standard Time	<b>Proposed Term Expiration Date:</b> 12/27/2025, 12:01AM Standard Time
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The current Quote Summary replaces all previously issued Quote Summaries, if any. Each policy period of one year beginning on the policy effective date and ending on the policy expiration date constitutes the policy period.

This policy applies only to those coverages indicated below for the limit of coverage as shown and for which a premium has been charged. The limit for each coverage shall not be more than the amount stated for such coverage, subject to all the terms and conditions of this policy.

The policy Deductible reflected on this Quote Summary applies to all property coverages unless otherwise stipulated within the policy language.

Property 1 - 215 N Washington St - Rome NY 13440 - Oneida County

Property: 1 of 1

Section I	COVERAGE LIMIT	PREMIUM
Coverage A - Residence	\$150,000	\$414.00
EC - Residence	***	\$34.00
VMM - Residence	***	\$14.00
Section II	COVERAGE LIMIT	PREMIUM
Coverage L - Premises Liability <i>(Each Occurrence)</i>	\$500,000	\$101.00
Coverage M - Medical Payments - Per Person <i>(Per Person)</i>	\$5,000	\$34.00
Coverage M - Medical Payments - Per Occurrence <i>(Per Occurrence)</i>	\$25,000	\$0.00
ML-59 - Lead Exclusion	***	-\$7.00
FL-52A Trampoline Exclusion	***	-\$2.00
Optional Items	COVERAGE LIMIT	PREMIUM
Hazardous Conditions - Occupancy	***	\$104.00
<b>Property Total</b>	<b>***</b>	<b>\$694.00</b>

Coverage Premium: \$692.00  
Fees: \$0.00  
Total: \$692.00

**RATING INFORMATION:**

■ **Coverage A - Residence: Property 1**

Deductible: \$5,000.00  
Loss Settlement: ACV  
Construction: *Frame*  
Protection: *Protected*  
Zone: *All Other*  
Form: *Basic Form (FL-1)*  
Occupancy: *1-2 Family*

■ **Coverage L - Premises Liability: Property 1**

Classification: *Dwelling - 2 Family*  
Territory Code: *19 - All Others*

■ **Hazardous Conditions - Occupancy: Property 1**

Condition: *Unoccupancy*

■ **SM-26 Automatic Increase, ACV: Property 1**

Modifies Coverage(s) at Renewal: *Coverage A - Residence, Coverage B - Related Private Structures, Coverage D - Additional Living Expense / Loss of Rent*

■ **Underwriting Questionnaire: Property 1**

**Quote Subject to the Following Forms and Endorsements:**

FL-18 (6/96) Intentional Act Exclusion, FL-20 (1/92) Agreement, FL-83 (02/02) Amendment of Policy Conditions, FL-90 (11/06) Clarification Endorsement, FMD-1 (12/94) Important Flood Insurance Notice, LCI-11 (4/91) Senior Citizen Form, PR (3/01) Notice of Privacy Policy, LCI-J (9/17) By-Laws, FL-21 05/10 Suit Against Us Amendatory Endorsement, FL-1 (2/92) Causes of Loss, FL-OLT (1/92) Premises Liability Insurance Coverage Part, ML-59 (6/99) Lead Exclusion, SM-26 (7/00) Automatic Increase, FL-80 (7/96) Redefinition of Insured





## ADIRONDACK BANK

12/27/2024

Raymond A Risucci  
1007 Park Ave  
Utica, NY 13501

To whom it may concern as of 12/27/2024 at 3:32PM Raymond Risucci has \$150,845.29 in his checking account with Adirondack Bank.

Thank you

Christine Deleel

Senior Relationship Banker  
Adirondack Bank  
136 Oriskany Blvd.  
Whitesboro, NY 13492  
Phone # 315-736-6169 ext 1352  
Fax # 315-733-3581  
NMLS # 2010931  
[cdeleel@adirondackbank.com](mailto:cdeleel@adirondackbank.com)



2nd Floor  
Example

