

**REGULAR TOWN BOARD MEETING**  
**SEPTEMBER 23, 2025**

The Town Board of the Town of Conklin held a Regular Town Board Meeting at 6:00 P.M. on September 23, 2025, at the Conklin Town Hall. Mr. Dumian, Supervisor, presided. The meeting opened with the Pledge of Allegiance.

<b>PRESENT:</b>	Town Board Members	Boyle, Finch, Francisco, Farley, Dumian
	Town Counsel	Mark Spinner
	Town Clerk	Sherrie L. Jacobs
	Highway Superintendent	Jeff Hayes
	Secretary to the Supervisor	Teresa Bamber
	Planning Board	Sandra Beam
	Zoning Board of Appeals	William Brodsky
<b>GUESTS:</b>	PWGC	Marty Meriwether
	Delaware River Solar	James Armstrong
	PWGC	Ryan Vaughn
		Maeve Kennedy-Lange
	B & L	Rebecca Minas
	Abundant Solar	Bartolo Morales
	Abundant Solar	Andrew Van Doorn
	GSPP	Melissa Janus
	Abundant Solar	Matt McGregor
		Laurie Francisco
		Mary Boyle
		Lloyd Boyle
		Lincoln Boyle
		Daniel VanHart
		Naomi VanHart
		Derek Pavelski
		Mark & Sharon Vitanza

**MINUTES: SEPTEMBER 9, 2025 REGULAR TOWN BOARD MEETING**

Mr. Francisco moved to approve the September 9, 2025 Regular Town Board Meeting minutes as presented.

Seconded by Mr. Farley.

VOTE: Boyle – Yes, Finch – Yes, Francisco – Yes, Farley – Yes, Dumian – Yes. Motion passed unanimously.

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**PUBLIC HEARING CONTINUATION**  
**PROPOSED DELAWARE RIVER SOLAR PROJECT/FALLBROOK ROAD**

**PRESENT:** Same as on page one.

Mr. Dumian stated that Town Engineer John Mastronardi had provided comments indicating areas he would like to see updated and clarified regarding the proposed project, adding that Broome County is also seeking clarification on some aspects as well. Town Attorney Mark Spinner stated that he is working with Mollie Messenger regarding the SEQR (State Environmental Quality Review) for the proposed project. Mr. Dumian stated that the Public Hearing will remain open until the SEQR has been completed, adding that there will be no forward progress on the proposal tonight.

**REGULAR TOWN BOARD MEETING**  
**SEPTEMBER 23, 2025**

Derek Pavelski commented that the SWPPP (Stormwater Pollution Prevention Plan) “needs work,” adding that it would be helpful if Mr. Mastronardi could be present at a Board meeting to add to the discussion. Mr. Pavelski added that he noted that Delaware River Solar has “moved the trees” on the site plan, adding that he has some suggestions, including adding more trees, that he has discussed with Delaware River Solar. Daniel Van Hart added to the discussion of adding more trees, stating he “doesn’t want to see any of it.” Representatives from Delaware River Solar stated that it will be visible from two residences on the road, the second story of Mr. Van Hart’s being one of them. “There is no practical way to block the view from the second story,” stated the Delaware River Solar representative. “There will be a small impact.” Mr. Van Hart questioned that it would be a “small impact,” asking what the law requires. Mr. Spinner stated that the SEQR will ask that question regarding a small or large impact. Mr. Van Hart stated that the law states that the solar facility owner “must provide a visual screen,” adding that this site plan does not comply with that provision. The Delaware River Solar representative stated that the 10-foot trees that are planned for the site are not tall enough, and are “not the size we normally use.” Mr. Dumian stated that the Town of Conklin solar law is more stringent than the New York State law, and requires a “reasonable barrier.” The solar company representative stated that “bigger trees mean bigger equipment” and more ground disturbed, adding he is “not sure about sourcing or process for 14 to 16-foot trees.”

The Delaware River Solar representative stated that they will use a slow diffuser to slow down runoff not change the direction of the water. Mr. Dumian referenced Mr. Mastronardi’s comment about SWPPP and a projected increase in water flow. The solar company representative stated that there will be no increase in runoff. Mr. Dumian stated, “We can’t be careful enough,” citing the past flooding in the Town. Mr. Pavelski suggested the possibility of installing tile drainage lines. Mr. Van Hart added that the water already runs heavily there when it rains. Mr. Dumian stated that he will continue to work with Mr. Mastronardi, Mr. Pavelski, Mr. Van Hart, and Delaware River Solar. Mark Vitanza asked where the poles will be placed on the road and the solar company will meet with him to discuss this. Mr. Spinner stated that the Town needs the Form 239 from Broome County and Mr. Mastronardi to complete the SEQR. Mr. Finch asked about putting in a 3 to 4-foot berm and then planting trees but the solar company feels this would create runoff issues.

The Public Hearing remains open.

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**PUBLIC COMMENTS:** None.

**CORRESPONDENCE:**

Mr. Dumian stated that he received correspondence from the Town of Kirkwood regarding issues with their water quality. The Town of Conklin is tied into the Town of Kirkwood water supply to provide water for the Fountain Bleau and Pride Manor Mobile Home Parks. Mr. Dumian stated that it is estimated that it will cost \$12 million to correct this problem, with \$5 million coming from New York State and the remaining \$7 million coming from the Town of Kirkwood.

Mr. Dumian also stated that he had received correspondence from Solar Energy Partners, the company that owns the property near Terrace Drive on Conklin Road. He stated that he has concerns regarding the fact that any solar facility built there would be over the Town’s aquifer and regarding the aesthetics of such a facility on one of the main entrances to the Town. Mr. Dumian is suggesting the Board consider a moratorium on solar projects, with the current applications continuing in the legal process, to determine if the solar law needs to be adjusted. Mr. Spinner stated that this would require a new local law, adding that a moratorium could be used to look at refinements to the solar law. Mr. Spinner stated that a Public Hearing would be required and asked if Mr. Dumian wanted to form a committee to get input from residents. Mr.

**REGULAR TOWN BOARD MEETING**  
**SEPTEMBER 23, 2025**

Dumian stated that some residents with a lot of acreage are “land rich and cash poor,” adding that the Town cannot deny property owners an income opportunity.

**REPORT: PARKS/WATER/SEWER DEPARTMENT**

Mr. Dumian stated that the Parks/Water/Sewer Department has been busy repairing three water main breaks, painting fire hydrants, locating valves and water services, and working on installation of business meters. The Landfill has been mowed and trimmed, using the mulcherhead on the excavator to cut down brush. At Conklin Forks Park, the rotted wood on the pavilion has been replaced and the pavilion and the out building painted. The playground was painted and the basketball court sealed and lines painted. At Schnurbusch Park, the mulcherhead on the excavator was again used to trim around the park, which has also received seed and topsoil. The basketball courts were sealed and painted.

**REPORT: HIGHWAY SUPERINTENDENT**

Highway Superintendent Jeff Hayes stated that his department is winding down paving for the year and has been working on ditches and highway shoulders. He stated that the Municipal Cleanup Days were a great success, collected six dumpsters of used goods and five loads of tires. Mr. Hayes stated that the annual leaf pickup started today (September 23).

**REPORT: CODE OFFICE**

Mr. Dumian stated that he is working with Mr. Spinner on the next steps in the proceedings against the owner of 1298 Conklin Road.

**REPORT: SUPERVISOR’S OFFICE**

The Supervisor’s Report is on file in the office of the Town Clerk.

**OLD BUSINESS:**

**LED LIGHTS AT SCHNURBUSCH PARK**

Mr. Dumian stated that the LED lights for Schnurbusch Park will cost approximately \$21,600, with a return on investment of three to four years. He added that there is no timeline for the completion of installation of the lights.

**2026 BUDGET**

Mr. Dumian asked if the Board had any questions regarding the proposed 2026 Budget. Mr. Francisco stated it “looks pretty solid.” The rest of the Board was in agreement. Public Hearings will be set later in the meeting for October 28 for the proposed 2026 Fire Protection Contract, the proposed 2026 Municipal Water and Sewer Rates, and for the proposed 2026 Budget, at 6:03 P.M., 6:05 P.M., and 6:07 P.M. respectively.

**2012 FORD F250 TRUCK**

Mr. Dumian stated that the Town has received a bid on Auctions International of \$4,150.00 for the 2012 Ford F250 Truck with liftgate and plow. The Board felt that this was a good price.

**RESO 2025-155: APPROVE SALVAGE PRICE OF \$4,150.00 FOR 2012 FORD F250 TRUCK**

Mr. Francisco moved for the following resolution:

**REGULAR TOWN BOARD MEETING**  
**SEPTEMBER 23, 2025**

Be It Resolved: that the Town Board of the Town of Conklin approves the salvage price of \$4,150.00 for the 2012 Ford F250 truck with liftgate and plow.

Seconded by Mr. Farley.

VOTE: Boyle – Yes, Finch – Yes, Francisco – Yes, Farley – Yes, Dumian – Yes. Motion passed unanimously.

**NEW BUSINESS:**

**ABUNDANT SOLAR POWER/50 BOYLE BOULEVARD SOLAR FARM**

Mr. Dumian stated that Abundant Solar Power has applied to install a 3.5 MW Community Solar Project at 50 Boyle Boulevard. The project would be agrivoltaics, with sheep grazing outside the fenced solar arrays. Residents can join to save money. CNL will be the engineer for the project. No new access road will be required. The site plan calls for three fenced in arrays and one underground trench. The wetlands have been delineated according to federal regulations, with no DEC wetlands, so permitting will be through the Army Corps of Engineers. The proposed solar facility would be 17 acres within the fenced area, out of 83 acres total. There would be farming occurring outside the fenced area. Abundant Solar is requesting variances for this project.

Mr. Dumian commented that there is no guarantee that sheep will be grazing for the lifetime of this project. Concerned with saturation of solar facilities within the Town, he asked about the distance to the proposed Fallbrook Road project. The Abundant Solar representative stated that it is 2.5 miles by road. Mr. Dumian asked about the straight line distance, which is supposed to be at least one mile according to the Town's solar law. The representative stated that in a straight line measurement it is less than one mile but he is "hoping the Town will consider the topography," which puts the facility in a natural depression in the land. Two neighbors will be visually impacted if the project is approved.

Mr. Finch asked about water runoff to the creek. The solar company representative stated that there are three culverts which may be part of the SWPPP, which is still being completed, adding that there will be internal discharge points. He stated that the interconnection with NYSEG has already been secured. Mr. Mastronardi has the application for review. Mr. Spinner stated that the Board is concerned with the proliferation of solar facilities in the Town.

**CHARTER COMMUNICATIONS/RENEWAL OF FRANCHISE**

Mr. Dumian stated that the Town received the franchise agreement with Charter Communications for renewal.

**RESO 2025-156: APPROVE PURCHASE/COOPER ELECTRIC/60 LED**  
**REPLACEMENT LAMPS/SCHNURBUSCH PARK**

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the purchase of 60 GELTG LED Replacement Lamps from Cooper Electric at a cost of \$21,660.00, to be installed at Schnurbusch Park.

Seconded by Mr. Finch.

VOTE: Boyle – Yes, Finch – Yes, Francisco – Yes, Farley – Yes, Dumian – Yes. Motion passed unanimously.

**REGULAR TOWN BOARD MEETING**  
**SEPTEMBER 23, 2025**

**RESO 2025-157: APPROVE PURCHASE/LENOVO THINKCENTRE DESKTOP  
COMPUTER & MONITOR/BLUESTORM TECHNOLOGIES/REPLACE DECALS  
COMPUTER/TOWN CLERK’S OFFICE**

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the purchase of a Lenovo ThinkCentre M70s Desktop Computer and a 22-inch ViewSonic Monitor from BlueStorm Technologies at a cost of \$1,541.00 (Purchase Order #R2-00134) to replace the DECALS computer and monitor in the Town Clerk’s office.

Seconded by Mr. Dumian.

VOTE: Boyle – Yes, Finch – Yes, Francisco – Yes, Farley – Yes, Dumian – Yes. Motion passed unanimously.

**RESO 2025-158: APPROVE PAYMENT/CLAIMS #25-00920 - #25-00973/\$42,667.11**

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves payment of the following Claims #25-00920 through #25-00973, which have been audited and approved for payment, in the total amount of \$42,667.11:

General	\$ 31,323.56
Highway	10,626.05
Sewer District #1	201.29
Water District	<u>516.21</u>
<b>Total</b>	<b>\$ 42,667.11</b>

Seconded by Mr. Finch.

VOTE: Boyle – Yes, Finch – Yes, Francisco – Yes, Farley – Yes, Dumian – Yes. Motion passed unanimously.

**RESO 2025-159: SCHEDULE PUBLIC HEARING/PROPOSED 2026 FIRE  
PROTECTION CONTRACT/OCTOBER 28, 2025 AT 6:03 P.M.**

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin schedules a Public Hearing at 6:03 P.M. on October 28, 2025, to receive input regarding the proposed 2026 Fire Protection Contract with the Conklin Volunteer Fire Department, Inc.

Seconded by Mr. Dumian.

VOTE: Boyle – Yes, Finch – Yes, Francisco – Yes, Farley – Yes, Dumian – Yes. Motion passed unanimously.

**RESO 2025-160: SCHEDULE PUBLIC HEARING/PROPOSED 2026 MUNICIPAL  
WATER & SEWER RATES/OCTOBER 28, 2025 AT 6:05 P.M.**

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin schedules a Public Hearing at 6:05 P.M. on October 28, 2025, to receive input regarding the proposed 2026 Municipal Water and Sewer Rates.

**REGULAR TOWN BOARD MEETING**  
**SEPTEMBER 23, 2025**

Seconded by Mr. Farley.

VOTE: Boyle – Yes, Finch – Yes, Francisco – Yes, Farley – Yes, Dumian – Yes. Motion passed unanimously.

**RESO 2025-161: SCHEDULE PUBLIC HEARING/PROPOSED 2026 GENERAL & HIGHWAY BUDGET/OCTOBER 28, 2025 AT 6:07 P.M.**

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin schedules a Public Hearing at 6:07 P.M. on October 28, 2025, to receive input regarding the proposed 2026 General and Highway Budget for the Town of Conklin.

Seconded by Mr. Finch.

VOTE: Boyle – Yes, Finch – Yes, Francisco – Yes, Farley – Yes, Dumian – Yes. Motion passed unanimously.

**UNAUTHORIZED EVENTS**

Mr. Dumian noted that both a car show at Schnurbusch Park and a “Blessing of the Animals” at the Conklin Dog Park had been organized and advertised without seeking permission from the Town. Both events were curtailed and not allowed to proceed.

**NEW SOCCER GOALS**

Mr. Finch asked about the new soccer goals and Mr. Dumian stated that the price increased dramatically from \$11,200 to \$20,695.33, adding that he needs more information. Mr. Farley stated that the soccer season is ongoing.

**OLD DOMINION TRUCKING COMPANY**

Mr. Dumian stated that he checked with the BCIDA and there is no new development with Old Dominion Trucking Company in the Broome Corporate Park.

**CEMETERY UPDATE**

Mr. Francisco reported that there have been 17 burials to date in 2025, with two more scheduled for next week.

**SCHNURBUSCH PARK**

Mr. Francisco asked if the nets on the new batting cages have been taken down and stored for the winter. Mr. Farley will follow up on this question. Town Clerk Sherrie Jacobs stated that the Conklin Kiwanis Club has ordered four new pieces of playground equipment which they are able to finance through their fundraising efforts.

**FOIL/ABUNDANT SOLAR/HARDIE ROAD**

Mr. Dumian stated that the Town received a huge FOIL (Freedom of Information Law) request regarding the Abundant Solar Power project on Hardie Road.

**PUBLIC COMMENTS:**

**REGULAR TOWN BOARD MEETING**  
**SEPTEMBER 23, 2025**

**SOLAR POWER IN CONKLIN**

Mark Vitanza asked if Conklin has a master plan for the Town. Mr. Dumian replied that the Town has a Comprehensive Plan which includes solar power. Mr. Vitanza asked if the Board contacted other municipalities when it was drafting the solar law and Mr. Dumian replied that the Board and Mr. Spinner had contacted other municipalities. Mr. Dumian added that New York State sets the parameters and is the driving force for green energy, including solar power. He stated that, if denied without good cause, solar companies can file an Article 78 against the Town with New York State and the State can override the Town's decision to reject an application. Mr. Spinner commented that many municipalities in this area have had to tweak their solar laws. Mr. Pavelski asked if there is a size at which the State can override the Town and Mr. Spinner replied, "25 MW," adding that 5 megawatts is Community Solar. Mr. Dumian stated that New York State is pushing wind and solar energy but it is not meeting expectations. Mr. Pavelski stated that an increase in the cost of electricity will hurt small businesses and homeowners.

Mr. Vitanza asked if it is a conflict of interest for Mr. Boyle, who owns 50 Boyle Boulevard, site of the newest proposed Abundant Solar Power project, to be involved in decision-making regarding solar power. Mr. Dumian stated that Mr. Boyle cannot discuss the application for his property nor vote on its approval or disapproval. William Brodsky of the Zoning Board of Appeals stated that if Mr. Boyle makes a negative comment on Delaware River Solar Power's project, less than a mile away from the proposed Boyle Boulevard project, it is a positive comment for the project on his own property. Mr. Vitanza asked if Mr. Boyle should be prohibited from commenting on any solar projects and Mr. Dumian stated that that would create a "sticky situation."

There being no further business to come before the Board, Mr. Farley moved for adjournment, seconded by Mr. Francisco. The meeting adjourned at 7:50 P.M.

Respectfully submitted,

Sherrie L. Jacobs  
Town Clerk