

REGULAR TOWN BOARD MEETING
FEBRUARY 10, 2026

The Town Board of the Town of Conklin held a Regular Town Board Meeting at 6:00 P.M. on February 10, 2026. Mr. Dumian, Supervisor, presided. The meeting opened with the Pledge of Allegiance.

PRESENT:	Town Board Members	Boyle, Finch, Francisco, Farley, Dumian
	Town Counsel	Mark Spinner
	Town Clerk	Sherrie L. Jacobs
	Secretary to the Supervisor	Teresa Bamber
	Highway Superintendent	Jeff Hayes
	Code Officer	Nick Pappas
	Planning Board	Sandra Beam
	Zoning Board of Appeals	William Brodsky
	Town Engineer	John Mastronardi

GUESTS:	Abundant Solar Power	Andrew Van Doorn
	Conklin Vol. Fire Dept.	William Gorman
	FBMHP	Gary Trotter
		Laurie Francisco
		John Hellmers
		Joseph Senigla
		Derek Pavelski
		Dennis Pavelski
		Lili Mastronardi
		Mary Boyle
		Lloyd Boyle
		Meg Jacobs
		Milton & Mary Martir
		Daniel VanHart
		Maria Van DeWeert
		Lincoln Boyle
		Kennedy Wilson
		Leah Pappas

MINUTES: JANUARY 27, 2026 REGULAR TOWN BOARD MEETING

Mr. Francisco moved to approve the January 27, 2026 Regular Town Board Meeting minutes as presented.

Seconded by Mr. Finch.

VOTE: Boyle – No, Finch – Yes, Francisco – Yes, Farley – Yes, Dumian – Yes. Motion carried: 4 – Yes, 1 – No.



CONTINUATION OF PUBLIC HEARING
TO RECEIVE INPUT REGARDING PROPOSED SOLAR PROJECT
AT 50 BOYLE BOULEVARD

PRESENT: Same as on page one.

Mr. Dumian opened the continuation of the Public Hearing by stated that the Town has expressed concerns to Abundant Solar Power regarding the fact that part of the proposed project is in the flood plain. He stated that Abundant Solar Power revised the site plan, which was sent to Town Engineer John Mastronardi earlier today. Andrew Van Doorn of Abundant Solar Power stated

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that the modules that were originally planned to be placed in the 100-year flood plain have been moved out of the flood plain. William Brodsky of the Zoning Board of Appeals asked if there are now four segments planned instead of the original three segments and Mr. Van Doorn stated that this is the new arrangement.

Mr. Dumian stated that there have been concerns raised regarding the safety of electrical components of the site plan. An electrical engineer brought in by Abundant Solar stated that the project addresses “Code aspects and emergency response and safety” regarding the flow of electricity. Both AC and DC power will be on site. Mr. Brodsky asked if remote closure is possible and the answer was “yes.” It was explained that the inverters convert DC power to AC power and that if the line is open, the inverters stop producing power. Mr. Brodsky asked if the disconnect is rated and it is. There will be seven-foot high fencing around the array and “High Voltage” signage posted, per National Electric Code requirements. The electrical engineer stated that emergency response would be to secure the perimeter. Mr. Brodsky stated that there are multiple sites and asked how the cables between fences are going to be protected. The engineer stated that the cables will be buried 24-inches below the surface of the ground and marked with bright warning tape, with ground markers advising that there are underground cables. It was explained that the power runs from transformer to transformer to inverter, with the main circuit breaker connected to the transformer on the solar side. The inverter has 15 strings of solar panels connected to it.

John Hellmers asked about the voltage, which is 1400 volts. Mr. Mastronardi asked about the underground cable being in the Town right-of-way. He added that Udig NY will come out to look for cables but the property owner would still need to be contacted if the project is on private property. Mr. Mastronardi stated that additional precautions are needed. Mr. Van Doorn stated that there will be ground markers every 15 feet. Mr. Brodsky asked, “Who will remember in 30 years?” Mr. Mastronardi stated, “That’s why it should be delineated who is responsible,” in the case of a private property owner. Derek Pavelski asked why the cables are underground rather than overhead and Mr. Van Doorn replied, “Aesthetics.” Mr. Pavelski asked if they would be encased in concrete and Mr. Van Doorn stated that they will be in concrete, adding that the cables could be run overhead or moved around the property.

Assistant Fire Chief Bill Gorman stated that flood plain maps do not mean a lot in Conklin, which has seen major flooding twice in the last 20 years, and asked if the lower section of solar arrays could be isolated in the event of a flood. Mr. Van Doorn stated that it would be shut down at the pad, adding that the equipment had to be raised because of the flood plain issue. The person in charge would shut down the array at the NYSEG disconnect. Meg Jacobs asked if the company would be offering training to the community to disconnect, so that there would be a “qualified person” in the area to respond quickly. The electrical engineer stated that this is not possible because the person would have to be certified and have special equipment. Mr. Gorman stated that the fire department will “keep people away and secure the perimeter.”

Mr. Hellmers asked if the transformers and inverters are rated for the outdoors and they are. He asked about controlling the noise. The electrical engineer stated that a noise study was done, adding that the “noise won’t leave the site.” Mr. Hellmers suggested installing a metal shed to shield from the noise and RF from the inverters. Mr. Gorman stated that there is a substation just up the road and it is all outside. Mr. Brodsky stated that the DC lines must be safely separated from the AC lines. Maria Van DeWeert asked if Abundant Solar Power has contacted the Conklin Volunteer Fire Department yet and Bartolo Martinez of Abundant Solar said they have not met with the Fire Department yet and are requesting an extension.

Mr. Hellmers commented on photos of 50 Boyle Boulevard presented as part of the application, stating that three are “labelled deceptively – one is my house.” He explained that the “view from the residence” is “deceptive and misleading,” and does not accurately depict what his view will be. He stated that planting slow-growing trees after cutting existing trees “doesn’t make sense.”

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Mr. Van Doorn stated, “We can only show what we could access.” Mr. Hellmers replied, “Changing the picture location does not change the view.” Ms. Van DeWeert added that this is “not our choice.” Mr. Dumian added that Abundant Solar “didn’t change the upper panels.” Mr. Hellmers stated that the statement from Abundant Solar that the solar farm in the Corporate Park “had no impact on residential property value” is only true because it is in the Corporate Park and not near any residences. Ms. Van DeWeert stated that the property value data supplied by Abundant Solar is “not accurate. It should be comparable in distance from houses.”

The Public Hearing will remain open until the February 24, 2026 Town Board meeting.

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PUBLIC COMMENTS:

LOCAL LAW REGARDING TAX EXEMPTIONS FOR SENIORS

Mary Martir stated that she could not find the newly enacted local law regarding tax exemptions for Senior Citizens on the Town website. Town Clerk Sherrie Jacobs explained that the recently enacted law is being revised, with the new law being introduced later in this meeting.

CORRESPONDENCE:

Mr. Dumian stated that he has received multiple concerns regarding the proposed solar project at 50 Boyle Boulevard.

REPORT: HIGHWAY DEPARTMENT

Highway Superintendent Jeff Hayes reported that his crew has been busy plowing and sanding roads and performing maintenance on equipment. Mr. Dumian commented that the Highway Department is saving the Town a lot of money by doing the maintenance and repairs in house.

REPORT: CODE OFFICER

Mr. Dumian commented that Town Attorney Mark Spinner is working on the State Supreme Court case regarding the house on Conklin Road with multiple Code violations. Code Officer Nick Pappas has been receiving calls regarding frozen pipes in one of the mobile home parks and investigated a trailer fire on Stillwater Road.

REPORT: PARKS/WATER/SEWER DEPARTMENT

Mr. Dumian stated that the Water Department had another water main break to repair. He stated that the Town is working on consolidating its two water districts.

REPORT: SUPERVISOR’S OFFICE

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

OLD BUSINESS:

POLE AT LITTLE LEAGUE FIELD

Mr. Francisco stated that he spoke with NYSEG and the new pole will be installed around February 23 or 24, weather dependent, adding that the equipment has been ordered. Re-connection should be completed by late March or early April.

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SOLAR MORATORIUM

Mr. Dumian stated that the Board will look at the new New York State requirements and at possible zoning districts. He asked the Board to consider needed changes, adding that the Board will discuss these potential changes in March.

NEW BUSINESS:

RESO 2026-21: INTRODUCE AMENDED LOCAL LAW 1, 2026/
“A LOCAL LAW AMENDING CHAPTER 119 REGARDING TAX EXEMPTIONS FOR
SENIORS CITIZENS”

WHEREAS, a local law entitled “A LOCAL LAW AMENDING CHAPTER 119 REGARDING TAX EXEMPTIONS FOR SENIOR CITIZENS” was introduced at this meeting by Mr. Farley and seconded by Mr. Francisco; and

WHEREAS, the Town Board previously adopted a local law relating to senior citizen property tax exemptions on January 27, 2026; and

WHEREAS, prior to filing such local law with the Secretary of State, the Town Board determined that certain income-range wording within the exemption schedule should be clarified to eliminate ambiguity, without altering eligibility or exemption levels; and

WHEREAS, the previously adopted local law was not filed with the Secretary of State and therefore never took effect pursuant to the Municipal Home Rule Law; and

WHEREAS, the Town Board desires to hold a public hearing with respect to the adoption of said Local Law.

NOW, THEREFORE, BE IT RESOLVED that a public hearing will be held by the Town Board of the Town of Conklin with respect to the adoption of the aforesaid Local Law on **February 24, 2026, at 6:03 p.m.** at the Conklin Town Hall, 1271 Conklin Road, Conklin, New York; and it is further

RESOLVED, that the Town Clerk is hereby authorized and directed to cause public notice of said hearing to be given as provided by law.

CERTIFICATION

I, Sherrie L. Jacobs, do hereby certify that I am the Town Clerk of the Town of Conklin and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Town Board of the Town of Conklin at a meeting thereof held at Conklin Town Hall, 1271 Conklin Road, Conklin, New York on the 10th day of February, 2026. Said resolution was adopted by the following roll call vote:

Supervisor William Dumian, Jr.	YES
Councilman Dell Boyle	YES
Councilman William Farley	YES
Councilman Charles Francisco	YES
Councilman James E. Finch	YES

Dated: February 10, 2026

Town of Conklin Seal

Sherrie L. Jacobs, Town Clerk

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RESO 2026-22: APPROVE 2026 ANNUAL PARK PERMITS/MOBILE HOME PARKS

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the 2026 Annual Park Permits for the following Mobile Home Parks located in the Town of Conklin:

Blue Ridge Park, LLC	(Blue Ridge Mobile Home Park)
Pride Park Holdings, LLC	(Pride Manor Mobile Home Park)
Bleau MHP, LLC	(Fountain Bleau Mobile Home Park)

Seconded by Mr. Farley.

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

RESO 2026-23: APPROVE PAYMENT/CLAIMS #25-01412 - #25-01416/\$3,423.45

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 #25-01412 through #25-01416, which have been audited and approved for payment, in the total amount of \$3,423.45:

General	\$ 948.96
Highway	495.49
Non-Budgeted	<u>1,979.00</u>
Total	\$3,423.45

Seconded by Mr. Finch.

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

RESO 2026-24: APPROVE PAYMENT/CLAIMS #26-00083-#26-00129/\$505,398.97

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves payment of the following Claims #26-00083 through #26-00129, which have been audited and approved for payment, in the total amount of \$505,398.97:

General	\$ 11,356.18
Highway	66,366.90
Fire Protection District	328,050.00
Sewer District #1	84,220.92
Water District	4,148.17
Non-Budgeted	<u>11,256.80</u>
Total	\$ 505,398.97

Seconded by Mr. Francisco.

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

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RESO 2026-25: ACKNOWLEDGE RECEIPT/REZONING APPLICATION/77
SCOFIELD ROAD

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin acknowledges receipt of a rezoning application affecting real property located at 77 Scofield Road, Conklin, New York 13748 (Tax Map No. 194.03-1-30), seeking a change in zoning classification from Residential to Agricultural, and, pursuant to Town Code § 140-140 and Town Law § 264(2), refers the proposed zoning amendment to the Town Planning Board for advisory review and written recommendation, and further directs that all required referrals be made, and that the matter return to the Town Board following completion of such review.

Seconded by Mr. Francisco.

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

PUBLIC COMMENTS: None.

UPSTATE ASSOCIATION OF TOWNS

Mr. Boyle stated that he and Carolyn Price from the Upstate Association of Towns were in Albany recently to get information and lobby for funding regarding Home Rule, diseases carried by ticks, and ash borers.

FOLLOWING PROCESS

Mr. Dumian concluded the meeting by stating that “everyone is being heard. The Board will follow process.”

There being no further business to come before the Board, Mr. Francisco moved for adjournment, seconded by Mr. Farley. The meeting adjourned at 7:00 P.M.

Respectfully submitted,

Sherrie L. Jacobs
Town Clerk