

REGULAR TOWN BOARD MEETING
APRIL 14, 2026

The Town Board of the Town of Conklin held a Regular Town Board Meeting at 6:00 P.M. on April 14, 2026, at the Conklin Town Hall. 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
	Highway Superintendent	Jeff Hayes
	Secretary to the Supervisor	Teresa Bamber
	Code Office	Nick Pappas
	Planning Board	Sandra Beam

GUESTS:	Solar Energy Partners	John Hurley
		John Hellmers
		John Colley
		Laurie Francisco
		Jean M. Gathany
		Bonnie J. Bergman
		Derek Pavelski
		Dennis J. Pavelski
		Meg Jacobs
		Josh Nichols
		Fran Nichols
		Elijah Nichols
		Mary Martir
		Milton Martir
		Lloyd Boyle
		Mary Boyle
		Judy Lewis

MINUTES: MARCH 24, 2026 REGULAR TOWN BOARD MEETING

Mr. Finch moved to approve the March 24, 2026 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.



PUBLIC HEARING
TO RECEIVE INPUT REGARDING PROPOSED LOCAL LAW 2, 2026/
“A LOCAL LAW AMENDING ARTICLE II OF CHAPTER 112 ENTITLED
NOTIFICATION OF DEFECTS”

PRESENT: Same as on page one.

Notice of Public Hearing having been duly advertised, Mr. Dumian declared the Public Hearing open at 6:03 P.M. and asked those present to speak either for, or in opposition to, proposed Local Law 3, 2026, “A Local Law Amending Article II of Chapter 112 Entitled Notification of Defects.”

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Meg Jacobs stated that at the March 10 meeting she had pointed out that the proposed law, the way it is written, “created a power imbalance” by requiring concerned citizens to either hand in a complaint form in person to the Town Clerk or to send it via certified mail.. Ms. Jacobs pointed out that some residents may not have the time off work to get to the Town Hall when it is open and either the Clerk or her deputy is present or the financial resources to pay the cost of mailing a certified letter. She asked why there are no provisions for extenuating circumstances, as was discussed by Town Attorney Mark Spinner at the March 10 meeting, written into the law. The law, as is, stated Ms. Jacobs, “is not legal protection but avoidance of responsibility.” Mr. Dumian asked, “Just to clarify, are you stating the Town is trying to avoid its responsibility?” Ms. Jacobs replied, “Yes, sir, that is exactly what I said.” Mr. Dumian replied, “I don’t see a problem with the way it is written.” Mr. Spinner explained, “We need to make sure the Town receives the notice.” Ms. Jacobs replied, “The Town is not legally obligated to make provisions,” the way the proposed law is written. Mr. Dumian replied, “We’ve never had a problem with this in the past.”

There being no further questions or public comments, Mr. Dumian declared the Public Hearing closed at 6:09 P.M.



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

PRESENT: Same as on page one.

John Hellmers opened the continuation of the Public Hearing regarding Boyle Boulevard by asking if John Hurley, a guest at this meeting, is from Abundant Solar Power. Mr. Dumian explained that Mr. Hurley is from a different solar company, Solar Energy Partners, and he will be providing an update on his company’s vision for the field on Conklin Road next to the mini-golf course.

Mr. Hellmers stated that the inverters on the solar panels are noisy, contrary to some opinions that have been expressed in previous meetings, and they emit high-frequency RF, which Mr. Hellmers stated can interfere with amateur radio systems and therefore need to be shielded.

Derek Pavelski asked if the Broome County Planning Board is still reviewing the revised site plan and Mr. Dumian stated that Broome County is waiting for the revised SWPPP (Stormwater Pollution Prevention Plan) before they can complete their review. Mr. Dumian stated that he hopes the Board is able to make a decision on this project at the May 12 meeting. Mr. Dumian stated that the Public Hearing will remain open.



PUBLIC COMMENTS:

NOISE & GLARE ON CORBETTSVILLE ROAD

Josh Nicholas of 33 Corbettsville Road returned to continue discussion of the issue of noise and glare from lights from his neighbor’s house, which he stated have decreased for the last week or so but are not back to the same level of annoyance. Mr. Dumian stated that he has driven by the site at different times of day and has observed that the music is not on all the time. Mr. Nichols stated that the music is “not as constant as it was,” but added that this neighbor is using very aggressive language with him and his family. He stated that the neighbor’s four flood lights produce a glare in his house. Another neighbor stated that the noise problem is more prevalent on Saturday or Sunday.

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ISSUES AT PRIDE MANOR MOBILE HOME PARK

Jean Gathany, a 30-year resident of Pride Manor Mobile Home Park, stated that she has a petition from residents of the park asking the Town to address the maintenance issues at the park, adding that she had called the Town earlier and “someone” (who Mr. Dumian identified as himself) had told her that “the Town has no authority to do anything.” Ms. Gathany stated that there is untended ice on the roads in the mobile home park in the winter and recently someone was shooting a semi-automatic rifle in the park. Other issues include loud music and abandoned mobile homes that are just deteriorating. She said that some residents of the park have “immaculate homes” and should not have to deal with the debris and abandoned mobile homes. Judy Lewis, another resident of Pride Manor, stated that the owners “don’t enforce anything.” Mr. Dumian explained that the only jurisdiction the Town has regarding mobile home parks is to issue the annual permit.

Ms. Gathany stated that people break into the empty mobile homes and the owners do not clean the drains or ditches, adding that the owner of the mobile home park lives in Florida. Mr. Spinner explained that this is private property, so it is a civil dispute between the property owners and the residents of the mobile home park. He added that there are New York State agencies that enforce the requirement for property owners to maintain properties. Ms. Gathany had that information for the Mobile Home Complaint Department. Ms. Lewis asked if this meant that the residents must take the property owners to court and Mr. Spinner stated that it means that must be done, since the Town has no jurisdiction in this matter. He added that the Fair Housing laws prohibit retaliation by the property owners against complaints. Mr. Spinner also suggested reporting the conditions to the Broome County Health Department and Ms. Gathany stated she has already done that. Mr. Dumian stated that Code Officer Nick Pappas has reached out many times to park management, to no avail, adding that the mobile home park is “a money grab” for the owners. Mr. Spinner suggested filing a complaint with the New York State Attorney General. Ms. Gathany stated they have spent five years just trying to get a street light in the park repaired. Mr. Pavelski stated that there is “strength in numbers” of complainants, suggesting that they might file a petition to the Broome County government.

ISSUES ON CORBETTSVILLE ROAD

Returning to the issues on Corbettsville Road, Mr. Dumian stated that he will make one more phone call to the person causing the issues, then will follow the legal process if there is no resolution to the issue. Mr. Spinner stated that this would be violation of the Nuisance Law and the process would be as follows: the citizen(s) would make a written complain to the Code Office, which would then send a letter of non-compliance with Town Code. If the nuisance does not stop after receipt of the letter, the Code Officer would issue an appearance ticket and the person would have to appear in Town Court. Complainants would have to come to Court and testify.

Planning Board member Sandra Beam asked if the person causing the issues has known mental health issues, as this is “not normal behavior.” She asked if a mental health agency or family member could help, or perhaps contacting our Broome County Legislator or writing a letter to the editor of the local newspaper. “I can’t comment on that,” replied Mr. Dumian.

CORRESPONDENCE:

HCA/DELAWARE RIVER SOLAR POWER

Mr. Dumian stated that he received correspondence from G.S. Partners, representing the Delaware River Solar Power facility approved for Fallbrook Road, offering conditions for a Host

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Community Agreement (HCA). Mr. Dumian stated that the amounts offered were “low numbers” and he is negotiating a better agreement for the Town.

SOLAR ENERGY PARTNERS

John Hurley, of Solar Energy Partners, presented the adjusted project vision his company, based in Atlanta, Georgia, has for the property they own on Conklin Road near the mini-golf course. He stated that Solar Energy Partners “exists to power our lives,” adding that they want to “invest in the community.” Mr. Hurley stated that his company owns the property so they are taxpayers who want to partner with the community. He stated that his company looks for places that can’t be used for other purposes, adding that the site in question is partially in the flood plain, so “there is not a lot you can do with that property.” Solar Energy Partners envisions a solar array on the part of the site farthest from Conklin Road, shielded from view by evergreen trees, then a walking/running/biking path around the perimeter of the site, with up to four soccer fields on the remaining area, creating a sports park for youth sports. Mr. Hurley spoke about the ways that solar power fosters independence and responsibility in use of electricity, making people better stewards of our shared resources.

Mr. Dumian stated that Mr. Hurley is “professionally persistent,” adding that his is “one of the best presentations for solar I’ve seen.” Mr. Hurley stated that he is researching potential issues with the project that were raised the last time he visited a Board meeting. Mr. Dumian questioned the Town’s liability for a sports park on land it does not own and reminded Mr. Hurley that the Town is still under moratorium for solar projects.

REPORT: HIGHWAY SUPERINTENDENT

Highway Superintendent Jeff Hayes reported that the newly purchased vac truck is registered and ready to use. He stated that his crew has been working on cleaning and grooming ditches and road shoulders and fixing signs. Mr. Hayes stated that they cut a tree in Conklin Cemetery that was damaged and Mr. Dumian thanked him for working with the Parks Department to solve that issue.

Mr. Dumian stated that Spring Street, off Woodside Avenue, is not on the Town’s inventory of highways and the Town would like to declare Spring Street abandoned, adding that there is no issue for residents in the area not being able to access the road. Mr. Spinner will research the process for declaring the road abandoned. Mr. Farley asked if the Town will seal off the road if it is declared abandoned and Mr. Dumian stated that barricades would be installed at both ends of the road.

REPORT: CODE OFFICER

Code Officer Nick Pappas stated that he believes he has the issues at 21 JR Boulevard and at 11 Clearview Avenue resolved. He stated that there are five properties that are going up for auction by Broome County for failure to pay taxes. Mr. Dumian stated that if the Town can buy these for \$1.00 each, it could work with the Land Bank to demolish them. Mr. Pappas stated that there was a mobile home fire last week at Fountain Bleau Mobile Home Park. Mr. Spinner stated that the Nathan Cross case on Conklin Road is moving forward as fast as possible.

REPORT: PARKS/WATER/SEWER DEPARTMENT

A written report from the Parks/Water/Sewer Department stated the department has been busy with the following projects: rolling the grounds at Schnurbusch Park; getting the baseball fields ready for play; raising and putting concrete in the dugouts; turning on the water in the park for the summer; painting all the steel doors on buildings; waiting for NYSEG for electrical service; fixing the fence at JR Park; starting the first round of mowing; handling a couple of burials at

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Conklin Cemetery; widening the entrance to Shawsville Cemetery; repairing a hydrant on Progress Parkway; replacing hydrant and valve on Shaw Road; installing more business and mobile home park water meters; evacuating old diesel and flood water from the tank at Sewer 1 and filling in the underground fuel tank that is no longer in use; and filing for a hazardous waste permit with Broome County Landfill to properly dispose of the contaminated fluid.

REPORT: SUPERVISOR'S OFFICE

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

OD BUSINESS:

JR SEWER STATION GENERATOR QUOTE

Mr. Dumian stated that this generator could also be used at the Town Hall if needed, adding that it is more for power outages than in the event of a flood in the area of the JR Sewer Station. He stated that the Board will discuss it further at the May 12 meeting.

SOLAR MORATORIUM

Mr. Dumian stated that the Board needs to decide what changes it wants to see to the Town's solar law, adding that the Board will work on this project after May.

PROPOSED DOG PROTECTION ORDINANCE

Mr. Dumian stated that he hasn't had time to really study this proposed ordinance, adding he "doesn't think we need to go crazy with this." Mr. Finch stated, "This is more of a problem for the City of Binghamton." Mr. Dumian stated that his greatest concern is that people be prohibited from leaving their dogs on property without a permanent residence, unless they are working dogs. He stated that he will have a discussion with Dog Control Office Rick Murray and Mr. Spinner about what would be workable in Conklin. Mr. Spinner added that under Agriculture and Markets Law, Mr. Murray can seize a dog that is in distress, adding that the Board needs to codify this into Town law.

PROPOSED SIGN AT TOWN HALL

Mr. Dumian stated that he has no new information currently on this project.

NEW BUSINESS:

**RESO 2026-45: ADOPT LOCAL LAW 2 OF 2026/
"A LOCAL LAW AMENDING ARTICLE II OF CHAPTER 112
ENTITLED NOTIFICATION OF DEFECTS"**

At a regular meeting of the Town Board of the Town of Conklin, held at Conklin Town Hall, 1271 Conklin Road, Conklin, New York, on the 14th day of April, 2026, the following resolution was offered by Mr. Farley and seconded by Mr. Francisco:

WHEREAS, the Town Board scheduled a public hearing for April 14, 2026, at 6:03 p.m. for Local Law No. 2 of the Year 2026 entitled "A LOCAL LAW AMENDING ARTICLE II OF CHAPTER 112 ENTITLED NOTIFICATION OF DEFECTS"; and

WHEREAS, notice of said public hearing was duly advertised in the official newspaper of the Town and posted on the Town Clerk's signboard; and

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WHEREAS, said public hearing was duly held on the 14th day of April, 2026, at 6:03 p.m. and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed Local Law, or any part thereof; and

WHEREAS, pursuant to the State Environmental Quality Review Act, it has been determined by the Town Board that adoption of the proposed Local Law constitutes a Type II action as defined under 6 NYCRR 617.5(26) and (33); and

WHEREAS, the Town Board, after due deliberation, finds it in the best interest of the Town to adopt said Local Law.

NOW, THEREFORE BE IT RESOLVED that the Town Board of the Town of Conklin hereby adopts said Local Law as Law No. 2 of the Year 2026 entitled “A LOCAL LAW AMENDING ARTICLE II OF CHAPTER 112 ENTITLED NOTIFICATION OF DEFECTS”, a copy of which is attached hereto and made a part hereof; and further

RESOLVED that the Town Clerk be and hereby is directed to enter said Local Law in the minutes of this meeting and give due notice of the adoption of said Local Law to the Secretary of State; and further

RESOLVED that this resolution will take effect immediately upon filing with the Department of State.

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 14th day of April, 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: April 14, 2026

Town of Conklin Seal

Sherrie L. Jacobs, Town Clerk

RESO 2026-46: INTRODUCE PROPOSED LOCAL LAW 3, 2026/
**“A LOCAL LAW REZONING 77 SCOFIELD ROAD FROM THE ONE- AND TWO-
FAMILY RESIDENCE DISTRICT TO THE AGRICULTURAL-RURAL DISTRICT”**

Mr. Farley moved for the following resolution, seconded by Mr. Finch:

WHEREAS, the Town Board received a Rezoning Application from Elizabeth LaBarre, the property owner, requesting the rezoning of 77 Scofield Road in the Town; and

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WHEREAS, the Town Board previously referred the application to the Town of Conklin Planning Board for review, and the Planning Board reviewed the matter on March 23, 2026, and provided its recommendation to the Town Board; and

WHEREAS, a local law entitled “A LOCAL LAW REZONING 77 SCOFIELD ROAD FROM THE ONE- AND TWO-FAMILY RESIDENCE DISTRICT TO THE AGRICULTURAL-RURAL DISTRICT” was introduced at this meeting; and

WHEREAS, pursuant to applicable law, the proposed Local Law is subject to referral to the Broome County Planning Department under General Municipal Law § 239-m; 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 **May 12, 2026, at 6:03 p.m.**; 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 14th day of April, 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: April 14, 2026

Town of Conklin Seal

Sherrie L. Jacobs, Town Clerk

Mr. Dumian stated that Ms. LaBarre is requesting the re-zoning because she wants to raise chickens, adding that the Town Planning Board recommended approval of the rezoning. He stated that this is different from the request for rezoning that the Town received last year for a different parcel on Scofield Road, adding that the Board “also looks at uses” in making a determination, and the request last year was to use the property as a cemetery. Mr. Spinner added that the current case is asking for a rezoning that is “the same as surrounding properties.”

RESO 2026-47: RATIFY PAYMENT/THE HARTFORD
/1ST QUARTER 2026 DISABILITY INSURANCE

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies payment in the amount of \$153.24 to The Hartford for 1st Quarter 2026 Disability Insurance.

Seconded by Mr. Finch.

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

**RESO 2026-48: RATIFY PAYMENT/DAN & ANDREA BROWN, LLC/
PURCHASE OF 1996 FORD VAC TRUCK**

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies payment in the amount of \$12,500.00 to Dan and Andrea Brown, LLC, for the purchase of a 1996 Ford Vac Truck.

Seconded by Mr. Finch.

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

RESO 2026-49: APPROVE PAYMENT/CLAIMS #26-00294 - #26-00382/\$355,483.28

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 #26-00294 through #26-00382, which have been audited and approved for payment, in the total amount of \$ 355,483.28:

General	\$ 52,930.04
Highway	100,335.45
Light Districts	1,987.79
Sewer District #1	171,350.91
Water District	23,183.09
Non-Budgeted	<u>5,696.00</u>
Total	\$ 355,483.28

Seconded by Mr. Farley.

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

**RESO 2026-50: CANCEL REGULAR TOWN BOARD MEETINGS/
MAY 26, JUNE 23, JULY 28, & AUGUST 25, 2026**

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin cancels the Regular Town Board Meetings scheduled for May 26, June 23, July 28, and August 25, 2026.

Seconded by Mr. Finch.

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

PUBLIC COMMENTS: None.

MARK GORGOS TO REPRESENT COUGHLIN & GERHART AT MAY 12 MEETING

Mr. Spinner stated that he will be out of town for the May 12 Town Board meeting so Mark Gorgos from Coughlin & Gerhart, LLP, will be present as attorney for the meeting.

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UPDATES

Mr. Francisco stated that four burials took place last month at Conklin Cemetery. He stated that he has been in contact with NYSEG and everything is ready to go at the Little League Field for replacement of the light pole. Mr. Francisco stated that he has been working on the light pole in the Pride Manor Mobile Home Park that Ms. Gathany had mentioned and it is not in the Light District.

TRAFFIC LIGHT AT POWERS ROAD & CONKLIN ROAD INTERSECTION

Mr. Francisco stated that he contacted the NYS DOT regarding installation of a traffic signal at the intersection of Powers Road and Conklin Road, rather than the current blinking light, for the duration that the bridge at Exit 1 is fully closed for repairs later this year, and the DOT agreed to install a traffic signal. He asked if this could be a permanent traffic signal and the DOT stated that it is not likely it will be permanent, as prior traffic studies have not shown it to be a dangerous intersection.

OPENING DAY/BASEBALL & SOFTBALL

Mr. Farley stated that there will be a parade at 11 AM on Opening Day, May 2, to kick off the 2026 baseball and softball season. He added that “the fields look beautiful.”

COMMUNITY EVENTS

Town Clerk Sherrie Jacobs stated that the annual Easter Party, co-sponsored by the Conklin Kiwanis Club and the Town, hosted between 175 and 200 people this year. She stated that the Kiwanis-sponsored Pitch, Hit, and Run competition will be held from 1 to 3 P.M. on June 7, 2026.

There being no further business to come before the Board, Mr. Finch moved for adjournment, seconded by Mr. Farley. The meeting adjourned at 7:12 P.M.

Respectfully submitted,

Sherrie L. Jacobs
Town Clerk