

REGULAR TOWN BOARD MEETING
MAY 12, 2026

The Town Board of the Town of Conklin held a Regular Town Board Meeting at 6:00 P.M. on May 12, 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
Administrative Clerk Mary Plonski
Town Engineer John Mastronardi
Planning Board Sandra Beam
Zoning Board of Appeals William Brodsky

GUESTS: Abundant Solar Power Matt McGregor
Abundant Solar Power Andrew Van Doorn
Barton & Loguidice Rebecca Minas
John Hellmers
Ed Russell
Laurie Francisco
Elizabeth LaBarre
Nicholas Layton
Lloyd Boyle
Mary Boyle
Josh Nichols
Derek Pavelski
Dennis Pavelski
Joseph Senigla
Nick Van DeWeert
Lincoln Boyle

MINUTES: APRIL 28, 2026 REGULAR TOWN BOARD MEETING

Mr. Francisco moved to approve the April 28, 2026 Regular Town Board Meeting minutes as presented.

Seconded by Mr. Farley.

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



PUBLIC HEARING
TO RECEIVE INPUT REGARDING 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”

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 Rezoning 77 Scofield Road from the One- and Two-Family

REGULAR TOWN BOARD MEETING
MAY 12, 2026

Residence District to the Agricultural-Rural District.” There being no questions or public comments, Mr. Dumian declared the Public Hearing closed at 6:04 P.M.

.....

SEQRA/PART TWO/SHORT ENVIRONMENTAL ASSESSMENT FORM/
LOCAL LAW 3, 2026

The Board worked through the Short Environmental Assessment Form for Local Law 3, 2026 as follows:

Question 1 – Will the proposed action create a material conflict with adopted land use plan or zoning regulations? The Board answered “No.”

Question 2 – Will the proposed action result in a change in the use or intensity of use of land? The Board answered “No.”

Question 3 – Will the proposed action impair the character or quality of the existing community? The Board answered “No.”

Question 4 – Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? The Board answered “No.”

Question 5 – Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway? The Board answered “No.”

Question 6 – Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? The Board answered “No.”

Question 7 – Will the proposed action impact existing public/private water supplies and/or public/private wastewater treatment utilities? The Board answered “No.”

Question 8 – Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? The Board answered “No.”

Question 9 – Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? The Board answered “No.”

Question 10 – Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? The Board answered “No.”

Question 11 – Will the proposed action create a hazard to environmental resources or human health? The Board answered “No.”

RESO 2026-54: ADOPT NEGATIVE DECLARATION AND APPROVE
LOCAL LAW 3, 2026/ “A LOCAL LAW REZONING 77 SCOFIELD ROAD
FROM THE ONE- AND TWO-FAMILY RESIDENCE DISTRICT
TO THE AGRICULTURAL-RURAL DISTRICT”

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 12th day of May, 2026, the following resolution was offered by Mr. Francisco and seconded by Mr. Farley:

REGULAR TOWN BOARD MEETING
MAY 12, 2026

WHEREAS, the Town Board scheduled a public hearing for May 12, 2026, at 6:03 p.m. for Local Law No. 3 of the Year 2026 entitled “A LOCAL LAW REZONING 77 SCOFIELD ROAD FROM THE ONE- AND TWO-FAMILY RESIDENCE DISTRICT TO THE AGRICULTURAL-RURAL DISTRICT”; 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

WHEREAS, said public hearing was duly held on the 12th day of May, 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 Part 617 of the implementing regulations of the State Environmental Quality Review Act, it has been determined by the Town Board that adoption of said Local Law constitutes an Unlisted Action as defined under said regulations. The Town Board has considered the possible environmental impacts of the action, concluded that it will not have a significant adverse impact on the environment, and adopts a negative declaration with respect to the same; 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. 3 of the Year 2026 entitled “A LOCAL LAW REZONING 77 SCOFIELD ROAD FROM THE ONE- AND TWO-FAMILY RESIDENCE DISTRICT TO THE AGRICULTURAL-RURAL DISTRICT”, 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 12th day of May, 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: May 12, 2026

Town of Conklin Seal

Sherrie L. Jacobs, Town Clerk

REGULAR TOWN BOARD MEETING
MAY 12, 2026

.....

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

PRESENT: Same as on page one.

Mr. Dumian opened the continuation of the Public Hearing regarding the proposed solar project at 50 Boyle Boulevard by stating that the Board is still waiting from the report from Broome County on the 239 Report and for the new SWPPP (Stormwater Pollution Prevention Plan). Matt McGregor of Abundant Solar Power stated that the project had been reduced from the original 3.6 MW to 2.3 MW, with no variances requested, adding that the project is agrivoltaic in nature.

Derek Pavelski asked what Mr. McGregor's position is with his company and Mr. McGregor replied that he is the Vice President in charge of development. Mr. Pavelski asked about the timeline for the project application and Mr. McGregor stated that his company filed an application in August of 2025 and the Fallbrook Road solar project was approved November 13, 2025.

John Hellmers stated that if the project is approved, the 43 persons who signed the petition against the solar project will have legal representation and will take legal action. William Brodsky of the Zoning Board of Appeals asked if there is a request for a variance, where it occurs in the process. Mr. Dumian stated that it would be after the Town Board process. Town Attorney Mark Spinner explained that if the Board approves the project without variance, the Board then determines that the project being situated less than one mile from an already approved solar project (Fallbrook Road), which is in violation of the Town solar law, has no environmental impact. Mr. Pavelski asked if all Board members created the solar law and Mr. Dumian replied, "100%."

Joseph Senigla asked if the interconnection impacts the Town's right of way and Mr. Dumian stated that the Town would not approve use of the right of way, but he is unsure of the specifics. Nick Van DeWeert stated that the right of way in question was "not intended for commercial use." He brought up the question of Mr. Boyle's access to information before the application was submitted, citing ethical concerns.

Mr. Dumian stated that the Town has received extensive public comment over multiple meetings regarding this project and is still awaiting final comments under GML-239-m regarding the revised site plan and SWPPP materials. He therefore stated he believes the record is sufficient to close the public comment portion of the Public Hearing so the Board can continue its review of the application and SEQRA issues. Mr. Dumian stated, "I move to close the public comment portion of the public hearing, while keeping the administrative records open for additional agency comments, technical review materials, and other written materials related to the Board's ongoing SEQRA and application review." Mr. Dumian closed the public comment portion of the Public Hearing at 6:20 P.M.

.....

SEQRA/PROPOSED SOLAR PROJECT AT 50 BOYLE BOULEVARD

Mr. Dumian stated that the Town Comprehensive Plan approves responsible solar facilities. Mr. Boyle recused himself from the SEQRA Review since he is the property owner of the proposed solar facility site and it would be a conflict of interest. The Board worked through the SEQRA review as follows:

REGULAR TOWN BOARD MEETING
MAY 12, 2026

Question 1 – Impact on Land – Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. – The Board answered “Yes.”

- a.) The proposed action may involve construction on land where depth to water table is less than three feet – With guidance from Town Engineer John Mastronardi, who has thoroughly examined the site plan, the Board answered “No, or small impact.”
- b.) The proposed action may involve construction on slopes of 15% or greater – The Board answered, “No, or small impact.” Mr. Mastronardi stated that the SWPPP will handle any drainage issues.
- c.) The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface – The Board answered, “No, or small impact.”
- d.) The proposed action may involve the excavation and removal of more than 1,000 tons of natural material – The Board answered, “No, or small impact.”
- e.) The proposed action may involve construction that continues for more than one year or in multiple phases – The Board answered, “No, or small impact.”
- f.) The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides) – The Board answered, “No, or small impact.” Mr. Mastronardi stated that erosion issues are addressed by the SWPPP and the company will not be utilizing herbicides.
- g.) The proposed action is, or may be, located within a Coastal Erosion hazard area – The Board answered, “No, or small impact.”

Question 2 – Impact on Geological Features – The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves) – The Board answered, “No.”

Question 3 – Impact on Surface Water – The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes) – The Board answered, “Yes.”

- a.) The proposed action may create a new water body – The Board answered, “No, or small impact.”
- b.) The proposed action may result in an increase or decrease of over 10% or more than a 10-acre increase or decrease in the surface area of any body of water – The Board answered, “No, or small impact.”
- c.) The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body – The Board answered, “No, or small impact.”
- d.) The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body – The Board answered, “No, or small impact.”
- e.) The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments – The Board answered, “No, or small impact,” but concern was raised regarding nearby Little Snake Creek. Mr. Mastronardi stated that the SWPPP addresses runoff but he and Code Officer Nick Pappas must monitor the situation to make sure the SWPPP is followed properly.
- f.) The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water – The Board answered, “No, or small impact.”
- g.) The proposed action may include one or more outfall(s) for discharge of wastewater to surface water(s) – The Board answered, “No, or small impact.”
- h.) The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies – The Board answered, “No, or small impact.”

REGULAR TOWN BOARD MEETING
MAY 12, 2026

- i.) The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action – The Board answered, “No, or small impact.” The SWPPP addresses this issue.
- j.) The proposed action may involve the application of pesticides or herbicides in or around any water body – The Board answered, “No, or small impact.”
- k.) The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities – The Board answered, “No, or small impact.”

Question 4 – Impact on Groundwater – The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer – The Board answered, “No.”

Question 5 – Impact on Flooding – The proposed action may result in development on lands subject to flooding – The Board answered, “No.”

Question 6 – Impacts on Air – The proposed action may include a stated regulated air emission source – The Board answered, “No.”

Question 7 – Impact on Plants and Animals – The proposed action may result in a loss of flora or fauna – The Board answered, “Yes.”

- a.) The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site – The Board answered, “No, or small impact,” but it was noted that tree removal is restricted as it is home to the Northern long-eared bat. Other possible inhabitants are the green floater, which is found in water, and the Monarch butterfly, but the site is not a suitable habitat for the Monarch.
- b.) The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the Federal government – The Board answered, “No, or small impact.”
- c.) The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site – The Board answered, “No, or small impact.”
- d.) The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government – The Board answered, “No, or small impact.”
- e.) The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect – The Board answered, “No, or small impact.”
- f.) The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community – The Board answered, “No, or small impact.”
- g.) The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site – The Board answered, “No, or small impact.”
- h.) The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat – The Board answered, “No, or small impact,” noting that the site plan utilizes 9.7 acres.
- i.) Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides – The Board answered, “No, or small impact.”

Question 8 – Impact on Agricultural Resources – The proposed action may impact agricultural resources – The Board answered, “Yes.”

REGULAR TOWN BOARD MEETING

MAY 12, 2026

- a.) The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System – The Board answered, “No, or small impact.”
- b.) The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.) – The Board answered, “No, or small impact.”
- c.) The proposed action may result in the excavation or compaction of the soil profile of active agricultural land – The Board answered, “No, or small impact.”
- d.) The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District – The Board answered, “No, or small impact,” noting that the conversion is not irreversible.
- e.) The proposed action may disrupt or prevent installation of an agricultural land management system – The Board answered, “No, or small impact.”
- f.) The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland – The Board answered, “No, or small impact.”
- g.) The proposed project is not consistent with the adopted municipal Farmland Protection Plan – The Board answered, “No, or small impact,” with Mr. Mastronardi noting that it is a young growth forest.

Question 9 – Impact on Aesthetic Resources – The land use of the proposed action is obviously different from, or is in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource – The Board answered, “No.”

Question 10 – Impact on Historic and Archeological Resources – The proposed action may occur in or adjacent to a historic or archaeological resource – The Board answered, “No.”

Question 11 – Impact on Open Space and Recreation – The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan – The Board answered, “No,” noting that the proposed site is private property.

Question 12 – Impact on Critical Environmental Areas – The proposed action may be located within or adjacent to a critical environmental area (CEA) – The Board answered, “No.”

Question 13 – Impact on Transportation – The proposed action may result in a change to existing transportation systems – The Board answered, “No.”

Question 14 – Impact on Energy – The proposed action may cause an increase in the use of any form of energy – The Board answered, “No.”

Question 15 – Impact on Noise, Odor, and Light – The proposed action may result in an increase in noise, odors, or outdoor lighting – The Board answered, “Yes.”

- a.) The proposed action may produce sound above noise levels established by local regulation – The Board answered, “No, or small impact,” noting that steps are being taken to insulate the noise created.
- b.) The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home – The Board answered, “No, or small impact.”
- c.) The proposed action may result in routine odors for more than one hour per day – The Board answered, “No, or small impact.”
- d.) The proposed action may result in light shining onto adjoining properties – The Board answered, “No, or small impact.”
- e.) The proposed action may result in lighting creating sky-glow brighter than existing area conditions – The Board answered, “No, or small impact.”

REGULAR TOWN BOARD MEETING

MAY 12, 2026

Question 16 – Impact on Human Health – The proposed action may have an impact on human health from exposure to new or existing sources of contaminants – The Board answered, “No.”

Question 17 – Consistency with Community Plans – The proposed action is not consistent with adopted land use plans – The Board answered, “Yes.”

Mr. Dumian stated that while individual impacts have been considered, the Board must consider the cumulative impacts and ask, “Is this responsible development?” He stated that evidence for the SEQRA include the Town’s Comprehensive Plan and the Town solar law. Mr. Dumian stated that the reduced scope of the proposed project is “well within one-half mile” of another previously approved solar project, in violation of the Town’s solar law, adding, “The property owner (a Town Board member) approved the law.”

- a.) The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s) – The Board answered, “Yes, moderate to large impact may occur.”
- b.) The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5% - The Board answered, “No, or small impact.”
- c.) The proposed action is inconsistent with local land use plans or zoning regulations – The Board answered, “Yes, moderate to large impact may occur,” noting that this use is inconsistent with the Town solar law.
- d.) The proposed action is inconsistent with any County plans, or other regional land use plans – The Board answered, “No, or small impact,” noting that the site is Agricultural land.
- e.) The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure – The Board answered, “No, or small impact.”
- f.) The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure – The Board answered, “No, or small impact.”
- g.) The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action) – The Board answered, “Yes, moderate to large impact may occur,” noting that allowing a waiving of the solar law would set an undesirable precedent. Mr. Dumian stated that this is a significant impact.

Question 18 – Consistency with Community Character – The proposed project is inconsistent with the existing community character – The Board answered, “Yes.”

- a.) The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community – The Board answered, “No, or small impact.”
- b.) The proposed action may create a demand for additional community services (e.g., schools, police and fire) – The Board answered, “No, or small impact.”
- c.) The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing – The Board answered, “No, or small impact.”
- d.) The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources – The Board answered, “No, or small impact.”
- e.) The proposed action is inconsistent with the predominant architectural scale and character – The Board answered, “Yes, moderate to large impact may occur,” noting that the solar project is “not in character” with the surrounding area.
- f.) Proposed action is inconsistent with the character of the existing natural landscape – The Board answered, “Yes, moderate to large impact may occur.” Mr. Dumian stated that allowing this facility to be built would lead to a “solar corridor,” which the Town

REGULAR TOWN BOARD MEETING

MAY 12, 2026

solar law was designed to prohibit. Mr. Francisco asked about the noise from the sheep on site and Town Attorney Mark Spinner explained that it is an Agricultural District, so sheep are allowed. “These are not insignificant impacts,” stated Mr. Dumian. “The issue is not whether impacts will definitely occur, but whether the project may result in potentially significant adverse environmental impacts requiring further study.”

**RESO 2026-55: ISSUE POSITIVE DECLARATION OF ENVIRONMENTAL IMPACT
UNDER SEQRA/PROPOSED SOLAR PROJECT AT 50 BOYLE BOULEVARD**

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

WHEREAS, the Town Board of the Town of Conklin (the “Town Board”) has received applications from Abundant Solar Power, Inc. (the “Applicant”) for Site Plan Approval and a Special Use Permit pursuant to Chapter 138 of the Town Code in connection with a proposed commercial solar energy system to be located at 50 Boyle Boulevard, Town of Conklin, Broome County, New York (the “Project”); and

WHEREAS, the Project involves the construction of a commercial solar energy system, associated access roads, utility infrastructure, grading, stormwater facilities, fencing, and related site improvements; and

WHEREAS, the Town Board, by prior Resolution, declared itself Lead Agency for coordinated environmental review pursuant to the State Environmental Quality Review Act (“SEQRA”) and determined the Project constitutes a Type I Action under 6 NYCRR Part 617; and

WHEREAS, the Applicant has submitted a Full Environmental Assessment Form (“FEAF”) Part 1, site plans, SWPPP materials, revised submissions, supporting reports, and related application materials; and

WHEREAS, the Town Board has reviewed and considered the application materials, revised submissions, engineering review comments, public comments and submissions, comments received pursuant to General Municipal Law 239-m, the Town Comprehensive Plan, Chapter 138 of the Town Code, and all other materials contained in the administrative record; and

WHEREAS, Chapter 138 of the Town Code specifically identifies concerns relating to the oversaturation and concentration of commercial solar energy systems within one area of the Town and provides that no commercial solar energy system shall be approved within one mile of an already approved commercial solar energy system unless the Board determines that it will not have a significant impact on the area of neighborhood character; and

WHEREAS, the proposed Project is located completely within one mile of an already approved commercial solar energy system, thereby implicating the cumulative neighborhood character and spacing considerations identified in Chapter 138; and

WHEREAS, the Town Comprehensive Plan supports responsible renewable energy development while also emphasizing protection of neighborhood character, land use compatibility, rural and open-space character, scenic resources, and related planning considerations; and

WHEREAS, upon review of the submissions and administrative record, the Town Board finds that the proposed Project may result in one or more potentially significant adverse environmental impacts, including but not limited to:

REGULAR TOWN BOARD MEETING
MAY 12, 2026

1. Potential cumulative neighborhood character and land use impacts arising from the concentration of multiple commercial solar facilities within the same geographic area and corridor;
2. Potential cumulative visual and corridor impacts associated with multiple commercial solar facilities viewed together rather than individually;
3. Potential impacts relating to consistency with the Town Comprehensive Plan and the siting and spacing considerations contained in Chapter 138 of the Town Code;
4. Potential alteration of existing rural, open-space, agricultural, and residential land use patterns within the surrounding areas;
5. Potential floodplain, drainage, stormwater, slope, runoff, and wetland impacts identified in application materials, SWPPP materials, engineering review comments, and related submissions including but not limited to specific impacts on Susquehanna River tributary, Little Snake Creek, which traverses the southern portion of the subject parcel;
6. Potential impacts associated with wooded clearing, wildlife habitat fragmentation, ecological corridors, bat habitat, pollinator habitat, and related environmental resources; and

WHEREAS, the Town Board has determined that these potential impacts may be significant and that preparation of an Environmental Impact Statement (“EIS”) is required;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Conklin, as Lead Agency under SEQRA, hereby issues a Positive Declaration for the proposed commercial solar energy system Project located at 50 Boyle Boulevard; and

BE IT FURTHER RESOLVED, that the Town Board directs that this Positive Declaration be filed, published, and circulated in accordance with 6 NYCRR Part 617, and that a Draft Environmental Impact Statement (“DEIS”) be prepared by the Applicant to address the potential significant adverse environmental impacts identified herein; and

BE IT FURTHER RESOLVED, that the Town Board further directs preparation of a detailed FEAF Part 3 narrative and draft scoping materials for consideration at a subsequent meeting; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

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 12th day of May, 2026. Said resolution was adopted by the following roll call vote:

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

Dated: May 12, 2026

Town of Conklin Seal

Sherrie L. Jacobs, Town Clerk

REGULAR TOWN BOARD MEETING

MAY 12, 2026

Mr. Spinner explained that this resolution is neither approval nor denial, but expresses a need for additional information for environmental review. Mr. Spinner and Mr. Mastronardi are requesting a detailed Part 3 of the Full Environmental Assessment Form.

PUBLIC COMMENTS:

IMPACTS OF SOLAR ENERGY SYSTEMS

Derek Pavelski commented that deforestation caused by the installation of solar energy systems would jeopardize existing Agricultural programs. Mr. Brodsky stated that there is a tax reduction for forest management, meaning agricultural tax benefits do not necessarily mean farming.

Ed Russell, counsel to Abundant Solar Power, asked about the visual impact. Mr. Dumian asked if it would be visible from Boule Boulevard and the answer was “No.” Mr. Dumian asked if that is during all seasons or only in the summer, and the answer from Abundant Solar was that after 8 years it would not be visible at any time. John Hellmers stated that it “is all visible from Conklin Forks Road up to one-half or three-quarters of a mile away and from Calabrisi Road.” Mr. Spinner stated that this reinforces the idea of “cumulative effect” discussed earlier.

Mr. Dumian stated that 50 Boyle Boulevard is “not the only place this could have been placed,” since Mr. Boyle owns other property, which would have been compliant with the solar law. Mr. Van DeWeert stated that Abundant Solar had originally suggested the Scofield Road site before the Boyle Boulevard site was considered.

CORRESPONDENCE:

Mr. Dumian stated that he received correspondence opposing the closure of Spring Street in the Woodside Avenue/Edison Avenue area, as it would allow other area residents to use it for “storage.”

Mr. Dumian stated that Maria Fabrizi and a representative from BOCES will be at the June 9 meeting to discuss vaping issues at RTS Middle School.

REPORT: HIGHWAY SUPERINTENDENT

Highway Superintendent Jeff Hayes stated that the CHIPS paving is done for the year, and that his crew has been working on ditches and drainage repair, picking up brush and appliances, and patching potholes. He stated that there is more dirt than damage from the increased truck traffic. Mr. Dumian stated that for the safety of the personnel to make sure to put cones out in work areas.

REPORT: PARKS/WATER/SEWER DEPARTMENT

The Parks/Water/Sewer Department provided a written report listing their current projects, which include completion of filling in pool and chemical room with all pipes and equipment removed; daily mowing and ball field maintenance; starting the scraping of paint on the rear concession stand to ready it for painting; making sure fields were ready for Opening Day; resealing and mortaring 16 manholes in the Corporate Park; scheduling wet well cleaning for May 13; fixing and repairing meters after quarterly reads; fixing the chimney at the wellhouse; fixing the exhaust fan in the chemical room; repairing the generator after a coolant leak; running Well 5 monthly cycle and purge; scheduling wellhouse walk through and inspection for May 19; mowing and building maintenance at the Community Center; replacing flags and weeding the Conklin Veterans Memorial; mowing and weed whacking the cemeteries; fixing the air handler at the Town Hall; working on quotes and maintenance plan for AC and heating systems at Town Hall; and planning flushing and replacement of Glycol at Town Hall.

REGULAR TOWN BOARD MEETING
MAY 12, 2026

A quote from Wind River Pumping to pump the Town sewer pits stated that it will cost \$4,725.00 per day for 8 hours plus \$265.00 per yard of material.

REPORT: SUPERVISOR'S OFFICE

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

OLD BUSINESS:

JR SEWER STATION GENERATOR

Mr. Dumian stated that the Board will discuss the quote for the JR Sewer Station generator at the June 9 meeting and make a decision.

SOLAR MORATORIUM

Mr. Dumian stated that the Board must decide how it wants to modify the existing solar law in regard to zoning and the new fire safety regulations from New York State.

RESO 2026-56: RATIFY PAYMENT/PITNEY BOWES/POSTAGE METER REFILL

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 \$800.00 to Pitney Bowes for postage meter refill.

Seconded by Mr. Finch.

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

RESO 2026-57: APPROVE ENTERING ONE-YEAR AGREEMENT WITH MILTON CAT/PROVIDE MAINTENANCE ON GENERATORS & SEWER PUMPS/AT FOUR SEWER STATIONS AND WELLHOUSE

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves entering a one-year agreement with Milton Cat to provide maintenance on the generators and sewer pumps at the Town's four sewer stations and well house at a cost not to exceed \$7,748.81.

Seconded by Mr. Farley.

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

**RESO 2026-58: APPROVE QUOTE FROM WIND RIVER PUMPING/
PUMP TOWN SEWER PITS**

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the quote from Wind River Pumping to pump the Town sewer pits for a cost of \$4,725.00 per day for 8 hours plus \$265.00 per yard of material, not to exceed \$10,000.00.

Seconded by Mr. Francisco.

REGULAR TOWN BOARD MEETING
MAY 12, 2026

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

RESO 2026-59: APPROVE HIRING/MICHAEL PLATT/SEASONAL HIGHWAY LABORER/EFFECTIVE MAY 26, 2026

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the hiring of Michael Platt for the position of Seasonal Highway Laborer at a pay rate of \$20.00 per hour, effective May 26, 2026.

RESO 2026-60: APPROVE PAYMENT/CLAIMS #26-00444-#26-00488/\$46,735.61

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 #26-00444 through #26-00488, which have been audited and approved for payment, in the total amount of \$ 46,735.61:

General	\$ 23,006.85
Highway	2,033.14
Light Districts	2,026.96
Sewer District #1	4,055.23
Water District	5,311.82
Water District #6	<u>10,301.61</u>
Total	\$ 46,735.61

Seconded by Mr. Finch.

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

PUBLIC COMMENTS:

UPCOMING LEGISLATION

Mr. Brodsky mentioned two upcoming pieces of legislation. The first had to do with federal regulations regarding contaminants in Town water. Mr. Dumian replied that the Town will have to comply with whatever regulations are approved. The second piece of legislation was regarding short-term rental regulations. Mr. Dumian stated that he is not familiar with this proposed legislation and Mr. Spinner stated it would involve Home Rule.

ZONING & PLANNING BOARD MINUTES

Mr. Pavelski asked when the Planning and Zoning Board of Appeals minutes will be available and Mary Plonski, Secretary to both boards, stated that the March Planning Board meeting minutes will be available online soon.

BOYLE BOULEVARD SOLAR PROJECT

Mr. Hellmers asked if the Board will vote on the proposed solar project on Boyle Boulevard tonight and Mr. Dumian stated that it will not be voted on tonight, as next steps in acquiring more information are required.

REGULAR TOWN BOARD MEETING

MAY 12, 2026

REPORTING POLICY

Mr. Dumian asked the Board to read the Reporting Policy information he had dispersed and be ready to discuss it at the June 9 meeting, and to provide feedback to himself or to Teresa Bamber, Secretary to the Supervisor. The policy deals with background checks for coaches, among other items.

Mr. Dumian stated that health insurance for part-time elected officials will also be reviewed at the June 9 meeting.

CODE VIOLATION CASE ON CONKLIN ROAD

Mr. Spinner stated that the State Supreme Court case against Nathan Cross, who owns the property on Conklin Road that is the site of numerous Code violations, will be filed on May 13. Mr. Dumian stated that there have been law enforcement issues at the property and that the back of the property is currently flooded.

WATER CONNECTION WITH CITY OF BINGHAMTON

Mr. Boyle asked about the progress with the water connection with the City of Binghamton and Mr. Dumian stated that Mr. Mastronardi is working on that project. Mr. Boyle stated that he needs the numbers to try to obtain infrastructure funding from New York State. Mr. Mastronardi stated that a flow study needs to be done.

TRAILERS ON TERRACE DRIVE

Mr. Finch stated that only the non-road-worthy trailers had been moved from Terrace Drive, stating that the trailers there are junk and are hazardous.

CEMETERIES

Mr. Francisco stated that there is an issue with items being stolen from the Town cemeteries.

YOUTH SPORTS

Mr. Farley stated that the baseball and softball season is going well when the weather cooperates, adding that "the fields look great!" Town Clerk Sherrie Jacobs reminded the Board that the Kiwanis Playground Celebration and Pitch, Hit, and Run Competition will take place on June 7, beginning at 1:00 P.M.

There being no further business to come before the Board, Mr. Farley moved for adjournment, seconded by Mr. Francisco. The meeting adjourned at 7:23 P.M.

Respectfully submitted,

Sherrie L. Jacobs
Town Clerk