

A Work Session was held October 3, 2023 at Hutchinson Hall, Newark Valley at 7:00 P.M.

The following were

PRESENT:

Stuart Yetter, Jr., Supervisor
Joseph Tomazin, Jr. Councilmember
Warren Smith, Councilmember
Lucy Johnson, Councilmember
Brett Walter, Councilmember

Also Present: Joe Tennant, Highway Superintendent; Jared Martin; Dan Cheresnowski, Code Enforcement Officer, Hyde Clarke- TJA, Michael Fratesch- TJA, Dan Fratesch, Caleb Scott, Karen Gillow, Matt Diminich – Landowner, Emily Lurasik- LaBella Associates for Newark Valley Solar Farm: Jim Marzen, Nick & Jenna Gunther, Tim Lawton: Peter & Barbara Starko.

Meeting Called to Order

Supervisor Yetter called the meeting to order at 7:00 P.M.

Pledge of Allegiance

Supervisor Yetter led all in the Pledge of Allegiance.

Highway Report

Highway Superintendent Joe Tennant had paperwork from a Town Citizen about fixing Rd. on Howard Hill. Supervisor Yetter discussed that there had to be a Resolution to do this repair.

Presentation of Preliminary Budget

Supervisor Yetter discussed to the Town Board to look it all over and will discuss more at the next meeting. Also, that there is a 10% increase for the Ambulance Service, they want \$210,000.00. This will have to be discussed further.

Mobile Home Permit

Resolution #105-2023

Approve Permit # 41-23 for Replacing Mobile Home for Karen Gillow at 7020 West Creek Rd. Berkshire NY.

On a motion offered by Councilmember Tomazin, and seconded by Councilmember Smith, The Town Board Approved Permit #41-23 for replacing Mobile Home for Karen Gillow at 7020 West Creek Rd. Berkshire NY.

Councilmember Walter - AYE
Councilmember Tomazin - AYE
Councilmember Johnson- AYE
Councilmember Smith - AYE
Supervisor Yetter, Jr. – AYE

Motion Carried

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Old Business

Solar Farm

Supervisor Yetter discussed that this a rebuttal on the Solar Farm from the Public Hearing. There was a lengthy discussion on several things with the Solar Farm.

- ❖ The Landowner was in attendance
- ❖ The land is prime farm land
- ❖ There was a study done on a county level not Town, TJA had maps to show homes in areas
- ❖ Standards to follow with all electrical discussed how it is all broke down in parts
- ❖ Public Benefit there is a Tax benefit. There is the Pilot and there is a Host Agreement it is for 15years, \$10,000.00. TJA also stated that they would give a one-time donation of \$50,000.00 to do whatever we choose to do with it. He was saying \$225,000.00 and then the tax revenue
- ❖ TJA put profiles together – line of sight 12ft.
- ❖ There was concern for people’s quality, TJA stated they have them spread out so not to be seen
- ❖ TJA variability of landscaping that can be done but has not been proposed
- ❖ There is a Decomposition in place
- ❖ TJA the back fence is break away if there were to be flooding
- ❖ TJA, they have an action plan in place for sheep if it floods, they have a farmer in place if this were to happen as they wouldn’t want to affect their revenue
- ❖ Discussion on the flooding, the plans are not based on the old flood plans. Was asked that The Town Board balance it all out
- ❖ Concern from landowners on contamination of their well. TJA had stated that the holes are usually 8ft and no contaminants
- ❖ Tier 1 panel are the only ones accepted
- ❖ The Landowner spoke how he has worked with different companies and that TJA is very careful and through with what they do
- ❖ Landowner stated that it can continue to be used as grazing and corn
- ❖ Farm owner spoke of how crops are rotated every 4 years whether it be corn or hay. It was said that the landowner wanted a meadow mix on land which isn’t a crop a farmer can use
- ❖ Local Dairy Farmer he has been in our Town for 85 years as a family farm. He also stated he was on the AG & Farm Land Protection Board. He also said there have been widely held studies that doesn’t support sheep grazing, as sheep aren’t main stream in our country, taxes come back to a competing use. The Protection Board is a very fine line. We have to look at our future if we want agriculture to remain, need sources
- ❖ A couple from another town discussed how they have put up their own solar and their electric bill is \$19.00, you get a discount if you sign up for community solar it’s maybe 10% savings
- ❖ Landowner offering free use of crops, total of 38.5 acres and 22 acres left to use for crops, the farm owner had said it is flood land and drops off

Supervisor Yetter discussed that this a very difficult decision. We will discuss in our November Meeting. We are in the time frame from the Public Hearing.

Department & Council Reports

Code Enforcement Officer

Code Enforcement Officer Cheresnowki is working on another 239

Dog Control Officer

No report

Council Members and Committees

Planning Board

Supervisor Yetter sent them the Revisions Code

Highway Superintendent Joe Tennant asked about the lights as someone had come to Town Garage to inspect. Supervisor Yetter had done paperwork and hadn't heard back

Adjournment

On a motion offered by Councilmember Smith, the meeting was adjourned at 8:26 P.M.

The next scheduled meeting is a Regular Meeting to be held on October 17, 2023 at 7:00 P.M.

Respectfully submitted,

Lora L. Corson
Town Clerk

10/3/2023