

TOWN OF BROADALBIN

201 UNION MILLS RD
BROADALBIN, NY 12025
518-883-4657

REGULAR MONTHLY MEETING
May 14, 2024

TOWN OFFICIALS

- Deputy Supervisor – Lee Hollenbeck
- Board Member – Doug Kissinger
- Board Member – David Bardascini
- Board Member – David Bogardus
- Board Member – Mike Rorick

Call to Order –The meeting was called to order at 6:31 pm.

Pledge of Allegiance was said in unison along with a moment of silence for the passing of Mike Crispin’s Mother, Pat Crispin.

Roll Call – Town Clerk

-Acceptance of Minutes from March 12, 2024 and April 9, 2024.

On a motion made by Councilman Kissinger and seconded by Councilman Bogardus
RESOLUTION #2024-61 APPROVAL OF SUBMITTED MINUTES 3/12/24 and 4/9/24
BE IT RESOLVED that the Town of Broadalbin Town Board approved the above mentioned minutes.

No further discussion; Councilman Rorick stated he did not receive the minutes so he will abstain his vote.

VOTE: Hollenbeck-abstain Kissinger- aye Bardascini-aye Bogardus- aye Rorick-abstain

PUBLIC SESSION

-Councilman Mike Rorick introduced, Kimberly Scannell, who has been working on Solar Energy/Farms Regulations for the past year in the Town of Rotterdam. She is a paralegal who has been researching Solar Codes for thirty (30) different towns in the area. He invited her to speak this evening to address many “gray” areas in the Solar Farm Regulations that our Town has not yet listed.

On a motion made by Councilman Rorick and seconded by Councilman Bardascini
A motion to address and discuss Solar Energy/Farms at this time.

Roll call Vote : Kissinger-aye Bardascini-aye Boagrdu-aye Rorick-aye
(Deputy Hollenbeck was not allowed to vote because his is an appointed position not elected so said Councilman Bardascini.)

- Kimberly Scannell provided the Board with a zip drive containing information of the Town of Rotterdam Draft of their Solar Code to stop energy sprawl and the ORES regulations/ application items.
- Councilman Rorick also provided the Board with a 140 page report of the Regulations implementing Section 94-c of the Executive Law of the Office of Renewable Energy Siting.
- Some points of interest stated this evening were as follows:
 - The Office of Renewable Energy must check with Town Codes for modifications present.
 - Well testing for all neighbors of a solar farm will be performed periodically, at the cost of the developer. In the Town of Schoharie two (2) wells went dry after a Solar Co. drilled for posts.
 - Kimberly stated she thought our regulations in place is a good start but advises to discuss what is missing and possibly extend our moratorium, which many Towns are now doing.
 - Kimberly advised to know your Town to see how much land/acreage is available for any potential solar farms and if there is enough substation support.
 - A Decommissioning Plan for Lithium battery storage along with damaged panels should be in place.
 - Fire fighting is a major cause of concern with many volunteer companies not capable to distinguish a solar farm fire. She stated a fire company should know exactly where all solar farms are located in the Town.
 - Storm water management is a big concern. She stated she believes the Town should collect money prior to a solar farm construction to prevent any contamination with storm water. All testing should be done by the developer at their cost, periodically. The Town of Rotterdam has designated engineers to check on this and road agreements that are in place, along solar farms, which has a population of 30,000 people.
 - Kimberly stated once these solar farms are in place, many are sold for huge profits, or go "belly-up" which can result in the landowner having a Mechanics Lien placed on their property if the land owner leases, rather than sells it to the Solar Company.
 - Leasing your property to a solar farm can result in the company making @\$60 – 90 million over twenty years (20). All land owners thinking of leasing their property to a solar company should have a lawyer advise them prior to signing any lease.
 - Kimberly advises strongly to have a super strong decommissioning bond on place !
 - Moratoriums are in place nationwide but most solar farms are placed up in our area in the northern states, you don't see too many placed down south. Kimberly advised wind energy should be addressed also.

- Councilman Rorick thanked Kimberly for coming this evening and thanked the Board for allowing her to speak on Solar Energy Regulations.

DEPARTMENT REPORTS

- Deputy Supervisor Hollenbeck stated we received two (2) bids to replace the Town Hall front doors. At this time the Board agreed to wait to reward a bid until Supervisor DiGiacomo is present and to further discuss illustrations at next meeting.

Assessor - A written report was provided by Miriam Young stating the phone system to our office is up and working. We are now able to retrieve messages. The office has been fairly quiet now that the tentative tax roll has been completed. We've had quite a few building permits come in and we will be following up on them. We are also getting ready for Grievance Day on May 28th.

Building and Grounds –Councilman Rorick stated the highway crew did a good job removing the island in the Town Hall parking lot. Mike also stated he has had many complaints from Town Residents about speeding on Union Mills Rd. while the Town Park is in use and while people are using the Transfer Station.

-Highway Superintendent Sandy Thompson stated even with permanent signs placed people will speed, but she advised to place temporary orange caution signs out at busy times and see if that helps. She stated striping the area by the Town Park will be costly, but she will contact Fulton County Highway Superintendent, Mark Yost, to see if he has any suggestions. Speed limits are placed by the State/County and a speed survey would have to be done prior to reducing the speed.

-Deputy Supervisor Hollenbeck suggested the Town and Village hire a constable to patrol this area since the Fulton County Highway Dept. are short staffed and not always available to patrol for speeding. He stated at last week's opening on the Town Park on May 27th there were many kids riding their bikes to the Park, which is also a concern.

-Councilman Rorick stated the Town of Broadalbin has the reputation of being the rudest residents to their Transfer Station Attendants. If a resident is rude and a sheriff has to be contacted, that resident has his Transfer Station privileges revoked, at the digression of the Fulton County Dept. of Solid Waste.

Code Enforcer

-Tom DiCaprio, not present, no report at this time.

Committee Report- nothing at this time.

Community Report –Deputy Supervisor Hollenbeck stated the Memorial Day Parade will be held on May 27th at 9:30 a.m. asking if any Board members will be attending. Sandy Thompson said they usually have a Town Plow Truck in the parade driven by Highway Employee Chris Porter.

Dog Control Officer – not present this evening.

Highway Superintendent

–Sandy Thompson stated the Highway Crew have been trimming trees on Lampman Rd., they helped the Village, they attended training classes for lift operating and using a chipper for safety, removed the island of sidewalk in the Town Hall Parking Lot, fixing potholes, picking up garbage on Town Roads and are now mowing. Truck #5 has had to have three (3) injectors replaced. She hasn't heard anything on the new truck to be delivered this year.

Justice Court –no report this evening Court Clerk had been sick this past week.

Planning Board

-Chairman Mike Crispin not present but Jarrod Abrams, Vice Chairman, reported that at last month’s meeting they reviewed a lot line adjustment and Cowboy Up’s project. Jarrod stated he believes the Town Board and the Planning Board should hold off on setting a public hearing for our Solar Energy/Farm Moratorium until more research is done on tonight’s information.
-No action was taken this evening on setting a public hearing for our Solar Energy/Farm Law.

Town Clerk –nothing at this time.

Youth Commission Councilman Bogardus attended the last BYC meeting which was held on Saturday, May 11, 2024. At a previous Town Board meeting the Town Board agreed to have the Highway move some boulders that were in the middle of the park for safety and to have more parking available. Keith Buchanan stated, at the BYC meeting, since the boulders were moved, the parking at the park, has been congested in that area. He stated he would like to perhaps paint the area for designated parking spots.

-Deputy Supervisor Lee Hollenbeck suggested that the BYC, the liaison for Building and Grounds and the Highway Superintendent meet at the Town Park to address this concern. He also stated there are many places to park if people would walk a little. Sandy Thompson stated the Highway will do whatever the Board decides even if they want them moved back.

-Deputy Supervisor Hollenbeck stated the BYC Golf Tournament will be held on June 9th, 2024 at 9:00 a.m. with anyone able to get a team together and/or sponsor a team to support the BYC.

LEGISLATION nothing at this time.

OLD BUSINESS –the new phone system can now transfer calls but the Highway Dept. still is without a working phone. We have a discussion on going with Spectrum to fix soon.

NEW BUSINESS

Approval to pay vouchers (claim)

Prepaid	\$10,443.33
General	14,025.67
Gen OV	198.12
Highway	34,533.43
WD #1	4,486.23
Total	\$63,686.78

TOWN OF BROADALBIN

MAY 14, 2024

REGULAR MEETING

On a motion made by Councilman Bogardus and seconded by Councilman Bardascini

RESOLUTION #2024-61 APPROVAL TO PAY VOUCHERS (CLAIMS)

BE IT RESOLVED that the Town of Broadalbin Town Board authorizes the payment of the vouchers in the amount of \$63,686.78.

No further discussion;

VOTE: Hollenbeck- abstain Kissinger-aye Bogardus-aye Bardascini-aye Rorick-aye

Public Session

-Resident Paul W. asked what the set backs are for a new building since he has been getting conflicting information.

-Councilman Bogardus stated for a new building, code for a set back is 20 feet after 1997. Prior to 1997 the State Code would have to be checked due to the fact some properties are grandfathered in depending on lot size.

ADJOURNMENT 7:43 P.M.

On a motion made by Councilman Rorick and seconded by Councilman Bardascini
The May 14, 2024 Town of Broadalbin Town Board meeting was adjourned.

Respectfully Submitted

Cheryl Briggs