



**WORK SESSION**  
**FEBRUARY 11, 2025**

Dumian stated that February 18 will be the next inspection and it is the deadline for cleanup of the premises. He stated that Ms. Heath stated, "I want electricity and an extension." Mr. Dumian stated that there will be "no more extensions," adding that both Mr. Triolo and Ms. Heath were abrasive in conversations with him. "Nothing's been done," stated Mr. Dumian. Mr. Finch asked if the property had been sold to Ms. Heath and Mr. Dumian replied, "There's no Quit Claim Deed." Mr. Dumian stated Ms. Heath stated, "I want my yard," to which Mr. Dumian replied, "You had no yard." Mr. Dumian stated that the signs stating that the house is uninhabitable have been ripped off the doors, adding that the Town has been dealing with severe Code violations on this property since 2017.

**DELAWARE SOLAR**

Mr. Dumian stated that Delaware Solar will have to apply for two facilities on the same property for the proposed Fallbrook road site, but the Town Solar Law prohibits two solar facilities within one mile of each other, so the company will need a use variance. He stated that he also talked to Delaware Solar about putting a solar facility on the Town Landfill, which might help offset the cost of \$60,000 per year that the Town pays to Broome County for the Landfill. Mr. Dumian stated that he also talked to a second solar power company about utilizing the Landfill, but added that that possibility needs more discussion and research. Mr. Farley asked if Delaware Solar has submitted an application and Mr. Dumian replied that the company submitted an application, then withdrew it.



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**PROPOSED CEMETERY/SCOFIELD ROAD**

Robert Schilling, who owns a parcel of property on Scofield Road, stated that a church wants to purchase the property to use for a cemetery. Mr. Dumian stated that the parcel in question is zoned R-15 (Residential) and added that Mr. Schilling would have to apply to have the parcel re-zoned to Agricultural-Rural, since cemeteries are not an allowed use in an R-15 area. Mr. Dumian questioned whether this might be spot zoning, since the surrounding properties are R-15 not Agricultural-Rural. Town Attorney Mark Spinner stated that it would only benefit one person, the property owner. He added that a re-zoning must be for broad community benefit and must fit the Town's Comprehensive Plan. Mr. Schilling asked if the Town is "picking and choosing" what constitutes spot zoning, citing the recent approval of the solar facility on Hardie Road. Mr. Spinner explained that solar facilities are allowed in all zones. He stated that the process would be that the Town Board accepts the application for re-zoning, sends it to the Town Planning Board, which in turn sends it to Broome County Planning for a 239 Review. Mr. Dumian reiterated that no re-zoning was required for the Hardie Road solar farm. Mr. Francisco asked Mr. Schilling if he had contacted the New York State Division of Cemeteries to find out what is required for a cemetery, and provided Mr. Schilling with the name of a representative of that office. Mr. Dumian stated that the final decision about re-zoning rests with the Town Board. He stated that the Planning Board meets the third Monday of the month, and suggested that Mr. Schilling and a representative from the church that wants the cemetery attend the meeting to answer any questions. "I think it is spot zoning," stated Mr. Dumian.

Mr. Schilling had a question for the Dog Control Officer regarding dogs chasing deer. DCO Rick Murray stated that it is illegal to allow a dog to chase deer and it violates the Town's leash law.

**116 STILLWATER ROAD**

Norma Heath, who states she is purchasing 116 Stillwater Road from Robert Triolo, distributed to the Town Board a list of repairs that have been/will be made to the building.

**CONKLIN CEMETERY/DIGITAL MAPPING & ROAD IN CEMETERY**

Autumn Tompkins asked if the approval of digital mapping for Conklin Cemetery would mean that the Town will wait until the mapping is completed to finish the road in the cemetery. Mr. Dumian stated that the road is being marked out but asked that the Tompkins family make sure the ground is hard if they drive off the current road to get closer to Mrs. Tompkins' grave. Marshall Tompkins asked if the digital mapping records will be available to the public once they are completed, and Mr. Dumian replied that they will be available online.

**CORRESPONDENCE:**

Mr. Dumian stated that the Board had just received a list of repairs to 116 Stillwater Road from Norma Heath.

Mr. Dumian stated that he had an inquiry regarding the Abundant Solar Power facility on Hardie Road and confirmed that the application has been approved.

**REPORT: HIGHWAY SUPERINTENDENT**

Highway Superintendent Jeff Hayes stated that his crew has been busy with plowing and truck maintenance. He stated that he attended a Zoom meeting with other New York State Highway Superintendents to discuss the salt shortage. The plan is to work with other towns and to take steps to obtain more salt.

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**REPORT: CODE OFFICER**

Mr. Dumian stated that a Public Hearing will be set for Nathan Cross, owner of 1298 Conklin Road, to address a timeline for remediation of the Code violations at his property. He added that this is the “quickest and least expensive way to address Code problems.”

**REPORT: PARKS/WATER/SEWER DEPARTMENT**

Mr. Dumian stated that the Board is considering a maintenance program for sewer and well house pumps, adding that discussion of this agreement will be held over until the February 25 meeting.

Mr. Dumian stated that the Town received a quote of \$69,205.68 for a Silverado work truck for Team Leader David Kilmer.

Mr. Finch asked about the light outside the Community Center and Mr. Dumian replied that installing a big outside light in that area is “an invitation to be in the dog park after hours.”

Mr. Dumian stated that service has been completed on Parks equipment.

**REPORT: SUPERVISOR’S OFFICE**

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

**OLD BUSINESS:**

**SERAFINI PROPERTY DONATION**

Mr. Spinner stated that the Town needs the abstracts for the property that the Serafini family wants to donate to the Town. Mr. Dumian stated that the Secretary to the Supervisor, Teresa Bamber, is reaching out to the family to obtain those documents. Mr. Dumian will sign the agreement accepting the donation.

**NEW BUSINESS:**

**RESO 2025-55: ADOPT PROPOSED LOCAL LAW 1, 2025/  
“A LOCAL LAW AMENDING CHAPTER 19 REGARDING TAX EXEMPTIONS FOR  
SENIOR CITIZENS”**

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 11th day of February, 2025, the following resolution was offered by Mr. Boyle and seconded by Mr. Finch:

**WHEREAS**, the Town Board scheduled a public hearing for February 11, 2025, at 6:30 p.m. for Local Law No. 1 of the Year 2025 entitled “A LOCAL LAW AMENDING CHAPTER 119 REGARDING TAX EXEMPTIONS FOR SENIOR CITIZENS”; 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 11th day of February, 2025, at 6:30 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

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**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. 1 of the Year 2025 entitled, "A LOCAL LAW AMENDING CHAPTER 119 REGARDING TAX EXEMPTIONS FOR SENIOR CITIZENS", 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 11th day of February, 2025. 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 11, 2025

Town of Conklin Seal

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Sherrie L. Jacobs, Town Clerk

**RESO 2025-56: AUTHORIZE SUPERVISOR/SIGN AGREEMENT/DONATION OF LAND/SERAFINI**

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes the Supervisor to sign an agreement accepting the donation of land from Nicholas Serafini and Joseph Serafini.

Seconded by Mr. Farley.

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

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**RESO 2025-57: SCHEDULE PUBLIC HEARING/NATHAN CROSS/  
1298 CONKLIN ROAD**

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin schedules a Public Hearing at 6:30 P.M. on February 25, 2025, for Nathan Cross regarding Code violations at his property at 1298 Conklin Road.

Seconded by Mr. Finch.

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

**RESO 2025-58: RATIFY PURCHASE ORDER TOTAL FOR NEW RAM  
5500/INCREASE OF \$1500.00 FOR STAINLESS STEEL J WING PLOW**

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies the Purchase Order total for the new RAM 5500 with an increase of \$1,500.00 for the Stainless Steel J Wing plow, with a new total cost of \$111,842.45.

Seconded by Mr. Francisco.

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

**RESO 2025-59: RATIFY PAYMENT/RICK KEISER/CEMETERY DIG AT CONKLIN  
CEMETERY**

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 \$650.00 to Rick Keiser for a cemetery dig at Conklin Cemetery on February 1, 2025.

Seconded by Mr. Farley.

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

**RESO 2025-60: AUTHORIZE PAYMENT/CLAIM #24-01370/\$8.76**

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes payment of the following Claim #24-01370, which has been audited and approved for payment, in the total amount of \$8.76:

Water District	<u>\$8.76</u>
<b>Total</b>	<b>\$8.76</b>

Seconded by Mr. Francisco.

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

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**RESO 2025-61: AUTHORIZE PAYMENT/CLAIMS #25-00079 - #25-00135/\$595,487.47**

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes payment of the following Claims #25-00079 through #25-00135, which have been audited and approved for payment, in the total amount of \$595,487.47:

General	\$ 140,222.96
Highway	45,906.90
Fire Protection District	315,550.00
Sewer District #1	80,758.77
Water District	3,656.04
Non-Budgeted	<u>9,392.80</u>
<b>Total</b>	<b>\$ 595,487.47</b>

Seconded by Mr. Finch.

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

**RESO 2025-62: ACCEPT PROPOSAL/VIAVISTA/DIGITAL MAPPING/  
CONKLIN CEMETERY & SHAWSVILLE CEMETERY**

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin accepts the proposal from ViaVista Mapping to digitally map both Conklin Cemetery and Shawsville Cemetery and to create an online tool for a cost not to exceed \$35,600.00.

Seconded by Mr. Farley.

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

**RESO 2025-63: APPROVE PURCHASE/2025 CHEVROLET SILVERADO**

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the purchase of a 2025 Chevrolet Silverado from Joe Basil Chevrolet, Inc., for a price not to exceed \$69,205.68.

Seconded by Mr. Farley.

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

**116 STILLWATER ROAD**

Mr. Dumian read through the document regarding repairs made at 116 Stillwater Road, adding that the document was filled with “false statements, trying to prove the Town of Conklin wrong.” He added that the Town has spent at least \$30,000 on this case. Mr. Dumian stated that the Town needs to “verify that these repairs are real.” Mr. Hayes stated that the Highway Department removed 42 bags of garbage that had been sitting in the lawn for two months.

Mr. Dumian stated that Mr. Triolo was served Court papers regarding his dog, Aslan, who has been deemed a dangerous dog, adding that Mr. Triolo must follow the Town Court requirements



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within 30 days or face Contempt of Court charges. Among those requirements are current rabies vaccination and microchipping.

Mr. Dumian stated that Code Officer Nick Pappas and another Code Officer or law enforcement officer will make the inspection on February 18 and “keep the Town Board out of the mix.”

**PUBLIC COMMENTS:**

**116 STILLWATER ROAD**

Planning Board member Sandra Beam asked if the building at 116 Stillwater Road will be boarded up if the Town’s requirements are not met at the February 18 inspection. Mr. Dumian confirmed that this will happen to ensure health and safety of any First Responders. Mr. Spinner stated that a letter was sent to Mr. Triolo with the Town’s exact expectations.

**SUSPEND BURIALS UNTIL MARCH 15 OR APRIL 1**

Mr. Francisco stated that he would like the Town to suspend burials in Conklin Cemetery and Shawsville Cemetery until either March 15 or April 1, stating that the frost is more than 12 inches deep and the ground is too hard to dig. He added that New York State states that if a family member insists on a burial during the time when the ground is deeply frozen, the family must incur the extra costs.

**ICE RINK**

Mr. Francisco stated that the recent cold weather would have been ideal for setting up the Town’s ice rink. Mr. Dumian agreed, but added that the warm weather following makes it tricky. He suggested the Town look at an area of Schnurbusch Park to flood to make a skating pond, adding that the Town will have to check the liability of such a venture.

There being no further business to come before the Board, Mr. Finch moved for adjournment, seconded by Mr. Francisco. The meeting adjourned at 7:35 P.M.

Respectfully submitted,

Sherrie L. Jacobs  
Town Clerk