

**WORK SESSION**  
**MARCH 11, 2025**

The Town Board of the Town of Conklin held a Work Session at 6:00 P.M. on March 11, 2025, at the Conklin Town Hall. Mr. Dumian, Supervisor, presided.

<b>PRESENT:</b>	Town Board Members	Finch, Boyle, Farley, Francisco, Dumian
	Town Counsel	Mark Spinner
	Town Clerk	Sherrie L. Jacobs
	Highway Superintendent	Jeff Hayes
	Secretary to the Supervisor	Teresa Bamber
	Administrative Clerk	Mary Plonski
	Zoning Board of Appeals	Elizabeth Einstein
	Zoning Board of Appeals	William Brodsky

<b>GUESTS:</b>	Laurie Francisco
	Ike Sturgeon
	Naomi VanHart
	Daniel VanHart

**LED LIGHTING/SCHNURBUSCH PARK**

Mr. Dumian stated that the Town will be able to use the existing light fixtures but it is awaiting pricing for the replacement bulbs. He added that it is likely the upgrade will proceed once the pricing for the bulbs has been established.

**1298 CONKLIN ROAD/CROSS**

Mr. Dumian stated that Mr. Cross has a deadline of March 31 in which to make significant progress on cleaning up his property at 1298 Conklin Road, adding that Code Officer Nick Pappas will be checking in with Mr. Cross next week to make sure he knows what is expected of him.

**TOWN HALL PARKING LOT**

Highway Superintendent Jeff Hayes stated that the Highway Department will be able to use the Town paver to re-pave the Town Hall parking lot this year.

**SOLAR ENERGY PARTNERS/930 CONKLIN ROAD**

Mr. Dumian explained that the area surrounding the wellhead, located in the area of 930 Conklin Road, is divided into Zones 1, 2, and 3, which are different distances from the wells. He stated that he had a meeting with Solar Energy Partners, the company that owns 930 Conklin Road, to discuss the construction of a solar energy facility on that property. He stated that the company has “done its homework,” and provided examples of sites where there are solar facilities near water facilities, with no adverse effects. Mr. Dumian stated that the closest site to us is in Cohoes, New York, but he has seen pictures of solar panels floating on one of the reservoirs that supplies drinking water to New York City.

Mr. Dumian stated that Solar Energy Partners wants to establish a facility of 2.7 to 2.8 megawatts and will make the facility “visually pleasing.” He stated that he believes the Town will see an application and renderings at some point from Solar Energy Partners. Mr. Dumian reiterated that it is “their right to build on their property.” Town Attorney Mark Spinner explained that the Board will need to conduct a SEQRA review, especially with concerns about the wellhead, and complete Part 2 of the EAF (Environmental Assessment Form). If the Board determines that there should be a Positive Declaration, meaning there would be significant

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environmental impact, then Solar Energy Partners would be required to provide an Environmental Impact Statement. If the Board determines it will be a Negative Declaration, with minimal environmental impact, the Town Board would review the site plan and make a decision whether or not to approve the permit for the proposed facility. If the Board refuses to issue the permit, Solar Energy Partners would have the option to file an Article 78 complaint citing “arbitrary and capricious” decision-making, and the case would be sent to a judge for determination.

Mr. Finch asked if the Town can drill a new well on that site and Mr. Dumian stated that the Town does not own the land in question and would only be able to obtain it through eminent domain.

Mr. Dumian read from Chapter 135 of the Town Code, “Wellhead Protection.” It identifies Zone 1 as being a 100-foot radius from the wellhead; Zone 2 as being a 300-foot radius; and Zone 3 as being a 2500-foot radius, and lists the prohibitions in each zone. The Code provides a list of prohibitions for these zones, which include cemeteries, chloride salt storage, herbicides and pesticides, human waste and sewage, radioactive material, sewage sludge, solid waste (junkyards or recycling), toxic chemicals, trespassing, and underground injection wells. The Code also provides requirements for special use permits or zoning variances within the area of the wellhead. Mr. Spinner stated that the information from the newly passed Solar Energy Law dovetails with the requirements of the Wellhead Protection chapter. Mr. Dumian reiterated that he believes the Board will see an application and renderings soon, adding that the company is amenable to the Town creating soccer or other sports fields on the areas of the property that they cannot use for solar panels because that part is in the floodway. Mr. Farley asked if the company read the Town Law and Mr. Dumian replied that the research would be their responsibility.

Mr. Dumian stressed that the Town needs to pursue the water connection with the City of Binghamton as an additional water source for the Town. Mr. Francisco asked about the possibility of flooding in the proposed solar facility area. Mr. Dumian stated that the units can be raised so they would not be flooded. Mr. Francisco asked if the fence around the facility would act as a dam if it floods and Mr. Dumian stated that Solar Energy Partners would work with the Town to make sure they are in compliance. Mr. Boyle suggested that the Town Landfill be offered as an alternative site to 930 Conklin Road and Mr. Dumian stated that several solar companies have shown interest in the Landfill.

**MEALS ON WHEELS**

Mr. Dumian stated that he will meet with a representative from Meals on Wheels, who would like to expand its Binghamton site to the Community Center. He stated that the old Town Hall (“Castle”) could be used if needed. Mr. Dumian stated that the Meals on Wheels program will need more storage space if it expands at the Community Center. He stated that the representative has suggested installing a storage shed, but added that he is “not a fan” of that idea. Mr. Dumian stated that he will get more information for the Board regarding the proposed expansion.

**REGULAR TOWN BOARD MEETING**  
**MARCH 11, 2025**

The Town Board of the Town of Conklin held a Regular Town Board Meeting at 6:30 P.M. on March 11, 2025, at the Conklin Town Hall. Mr. Dumian, Supervisor, presided. The meeting opened with the Pledge of Allegiance.

<b>PRESENT:</b> Town Board Members	Finch, Boyle, Farley, Francisco, Dumian
Town Counsel	Mark Spinner
Town Clerk	Sherrie L. Jacobs
Highway Superintendent	Jeff Hayes
Secretary to the Supervisor	Teresa Bamber
Administrative Clerk	Mary Plonski
Zoning Board of Appeals	Elizabeth Einstein
Zoning Board of Appeals	William Brodsky

<b>GUESTS:</b>	Laurie Francisco
	Ike Sturgeon
	Naomi VanHart
	Daniel VanHart

**MINUTES: FEBRUARY 25, 2025 REGULAR TOWN BOARD MEETING**

Mr. Francisco moved to approve the February 25, 2025 Regular Town Board Meeting minutes as presented.

Seconded by Mr. Finch.

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

**PUBLIC COMMENTS:**

**930 CONKLIN ROAD**

William Brodsky of the Zoning Board of Appeals asked if the proposed solar facility would be in the floodway. Mr. Dumian stated that nothing can be built in the floodway, which includes the area of the property closest to Conklin Road and the Susquehanna River, so the company would be utilizing the back part of the property, which is in the floodplain but not in the floodway.

**CORRESPONDENCE:**

Mr. Dumian reiterated that he has received correspondence from Solar Energy Partners, which he discussed during the Work Session. He has also received complaints from a Woodside Avenue neighborhood dispute, in which he advised those involved that the Dog Control Officer will be called if dogs are allowed to run at large, in violation of the Town's leash laws.

**REPORT: HIGHWAY SUPERINTENDENT**

Mr. Hayes reported that his crew has been brooming the roads and cleaning up debris and branches. They have also been cold patching roads and they repaired a crossover pipe on Stillwater Road. Mr. Hayes stated that he has received two quotes to clean the oil and water separator, which is required by New York State.

**REPORT: CODE OFFICE**

Mr. Dumian stated that Abundant Solar Power will start clearing the property on Hardie Road where they will install their new solar facility. He added that all of the required permits, from

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the DEC and Army Corps of Engineers and the SWPPP (StormWater Pollution Prevention Plan), are in place and the Town is waiting for Broome County to finalize the PILOT and Host Community Agreements.

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

Mr. Dumian reported that the Parks/Water/Sewer Department is building the second batting cage at Schnurbusch Park near the Little League field, adding that the fields are in “great shape.” He stated that the department has also been busy replacing water meters.

**REPORT: SUPERVISOR’S OFFICE**

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

**OLD BUSINESS:**

**LED LIGHTING AT SCHNURBUSCH PARK**

Mr. Dumian reiterated that the Town is waiting for pricing on replacement bulbs before this project can move forward.

**1298 CONKLIN ROAD/CROSS**

Mr. Dumian reiterated that Mr. Cross has a deadline of March 31 to make significant progress on the cleanup of his property at 1298 Conklin Road and that Mr. Pappas will meet with Mr. Cross next week to confirm the Town’s expectations.

**COURT GRANT FUNDING**

Mr. Dumian stated that the grant applied for by the Town Court has been approved and upgrades to the Court should be completed this year.

**DELAWARE RIVER SOLAR**

Mr. Dumian stated that he had a meeting with representatives from Delaware River Solar and they will be moving forward with their proposed solar facility on Fallbrook Road, the question being whether it will be a 5 or 8 megawatt facility. Delaware River Solar has suggested it would seek to have two Tax Map Numbers for the property in question, and Town Assessor Joseph Cook has agreed to come to a meeting to talk to the Board about this process. Mr. Dumian stated that he expects the Board to receive an application very soon.

**DOG PARK**

Mr. Dumian stated that there have been multiple incidents at the Dog Park in recent days, adding that this is a “concerning liability” for the Town. He asked if there are different people or more dogs that are creating problems. Mr. Farley, who utilizes the Dog Park daily, stated that the same people are coming to the park in the morning, but new people are using the park later in the day. Mr. Dumian stated, “If this continues, we will need to have a different conversation” about the Dog Park. The Dog Park is officially closed from November 1 through April 1 and this is posted on the sign at the Dog Park. Mr. Dumian stated that this is costing the Town money and raising safety issues. Mr. Finch commented that it is “such a nice park that it is drawing newcomers.”

**NEW BUSINESS:**

**REGULAR TOWN BOARD MEETING**

**MARCH 11, 2025**

**BROOME COUNTY GRANT/CONKLIN CEMETERY**

Mr. Spinner stated that Broome County has \$600,000 in grant money to disperse and suggested that the Town apply for the Community Grant, noting that applications requesting between \$10,000 and \$30,000 are more likely to succeed, as are grants in which the municipality puts some money into the project. Mr. Dumian stated that the roads to be installed in the Conklin Cemetery would qualify and the grant, if received, would offset the costs. He stated that Broome County Legislator Kelly Wildoner has offered his assistance. Mr. Spinner stated that the deadline for the grant application is April 9, 2025. Mr. Dumian stated that he needs the numbers for the cost of the roads in order to move forward.

**MEALS ON WHEELS**

As discussed in the Work Session, Meals on Wheels is seeking to expand its program at the Community Center site. Mr. Dumian is gathering information regarding this possibility, adding that it is “a good service for people.”

**RESO 2025-72: APPROVE 2025 ANNUAL PARK PERMITS**

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the 2025 Annual Park Permits for the following Mobile Home Parks located in the Town of Conklin:

Blue Ridge Park, LLC	(Blue Ridge Mobile Home Park)
Pride Park Holdings, LLC	(Pride Manor Mobile Home Park)

Seconded by Mr. Francisco.

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

**RESO 2025-73: AUTHORIZE TOWN CLERK/ATTEND NYSTCA CONFERENCE**

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes Town Clerk Sherrie Jacobs to attend the annual New York State Town Clerks Association Conference from April 27 through 30, 2025, in Syracuse, New York, at a cost of \$185.00 registration fee, plus all necessary travel and lodging expenses, account code A1410.4.

Seconded by Mr. Finch.

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

**RESO 2025-74: AUTHORIZE DOG CONTROL OFFICER/ATTEND EDUCATIONAL SEMINAR**

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes Dog Control Officer Rick Murray to attend the 2025 Dog Control Officer Educational Seminar in Webster, New York, on May 14 and 15, 2025, at a cost of \$160.00 registration fee, plus all necessary travel and lodging expenses.

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Seconded by Mr. Finch.

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

**RESO 2025-75: ACCEPT JUSTICE COURT ASSISTANCE PROGRAM GRANT**

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin accepts the Justice Court Assistance Program grant in the amount of \$15,250.00 to revamp the existing courtroom.

Seconded by Mr. Francisco.

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

**RESO 2025-76: RATIFY PAYMENT/PITNEY BOWES/POSTAGE METER REFILL**

Mr. Farley 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. Boyle.

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

**RESO 2025-77: AUTHORIZE PAYMENT/CLAIMS #25-00190 - #25-00244/\$38,523.97**

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 #25-00190 through #25-00244, which have been audited and approved for payment, in the total amount of \$38,523.97:

General	\$ 20,577.09
Highway	5,499.10
Light Districts	1,781.21
Sewer District	2,187.53
Water District	5,514.04
Non-Budgeted	<u>2,965.00</u>
<b>Total</b>	<b>\$ 38,523.97</b>

Seconded by Mr. Finch.

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

**RESO 2025-78: AUTHORIZE MODIFICATION OF 2024 BUDGET**

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes modification of the following From and To lines of the 2024 Budget (see attached).

Seconded by Mr. Francisco.

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

**PUBLIC COMMENTS:** None.

**APPRECIATION FOR SWEEPING OF BACK ROADS**

Mr. Boyle expressed his appreciation for the Highway Department's recent sweeping of the back roads, adding that they are less dusty now.

**YOUTH SPORTS**

Mr. Farley stated that the Youth Wrestlers competed at the New York State Tournament and brought home two championship titles, two second place, one third place, one fifth place, one sixth place, plus nine other wrestlers. He stated that the Conklin club came in 21<sup>st</sup> out of 197 clubs.

**SUSPICIOUS ACTIVITY**

Mr. Farley stated that someone was walking through his neighborhood asking to see residents' electric bill to "see if they were qualified to use solar power," adding that it seemed very suspicious and likely a scam.

**2026 BASKETBALL SEASON**

Mr. Dumian stated that the 2026 Basketball season will see a change from the Bulldogs, adding that they are more advanced than a recreational league.

**GRANT FOR THE POOL**

Mr. Francisco stated that he called Senator Oberacker and there are no grants available for pool renovations since the State program was not extended to 2025. He stated he is doing more research. Mr. Boyle reasserted his idea that the pool should be decommissioned and filled in, and replaced with a pickleball court. Mr. Dumian commented that the Town needs to paint the lines for the pickleball court on Julius Rogers Park.

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