

REGULAR MONTHLY MEETING

May 14, 2020

The regular monthly meeting was opened at 7:00 pm with the Pledge of Allegiance by Supervisor Dan Acton.

All Board members were present. Also, in attendance were Bill Dailey, Christel and Jason Rodd, Catherine Chambers, Brooke Harris, Mary and George Harris, Ryan Wight, James Basile, Bill Dibble, Phil Curran, Joe and Liz Menichino, Becky Graves, Eric Wies, Justin Henry, Fred Sinclair, Mary Stearns, Catherine Rees, Brent Reynolds, Cara Dobson, Mark Zupan, Paul Vecchio, Jason Amore, Tim Heckman, Jen and Todd Baker, and Blake Mayo. Also in attendance were Town Clerk Janice Burdick and Highway Superintendent Bob Halsey. Representing the Village of Alfred was Jim Ninos. All in attendance were via ZOOM. (Please note, there may have been others participating in this Zoom meeting that I did not catch.)

Alfred University Presentation on Proposed Expansion of Athletic Fields on County Road 12 (Jericho Hill)

Paul Vecchio, Athletic Director for Alfred University gave a brief history of the property there and what the future plans are. Mr. Vecchio explained that the property was purchased in the 1960's and used off and on. Approximately 40 acres. It has been used by various sports teams and for practices. The University is currently significantly short on team fields on the main campus. They are looking to see what can be done to resolve that problem. There have been a lot of plans and thoughts over the years. This plan is to assist AU's needs but also create additional space for town and Village residents. A facility like this" makes the Town and Village a better place to live". Mr. Vecchio went on to say that in these unprecedeted times need to attract students. Jason Amore, Vice-President at AU added that they are trying to put in place a plan to recruit and retain students. Stand out to other Universities. This presents an opportunity to attract more students, bring more people into the area and host summer events. Mr. Amore added that the amount of students using the turf field many nights until 10-12:00 midnight due to lack of field space. Feels this will help the Town and County and make a safer environment. Ryan Wight of Clark, Patterson and Lee Engineering Company presented a drawing of where the new fields will be located and what the buildings and looks like. Phase I: The front field (Rugby Field) will have drainage added and remain a grass field. There will also be field events for track added with 150 parking spaces on the corner of Kenyon Road and Jericho Hill. Entrance will be from Kenyon Road. The next field will have a track with an artificial turf field. Grandstand will hold about 500 people. Press box and facilities. Fully lighted and will be used for football. There will be a team room but no locker/shower room. Phase II: Back field will have a dome enclosed facility with permanent turf. This will be used for softball and soccer with a wood floor that can be laid down for basketball. Also 6 tennis courts. Will include full locker rooms. There will be paths for hiking through the wooded area between the front and back fields and fully lighted. Also additional parking at each site. Eventually this will connect to a cross country path and a walking area to be shared with the community. The dome will be able to host many different events such as high school sports, art shows, etc. that will support AU and the local region. Mark Zupan, President of AU, stated that this will attract and keep students. Need to balance academics and sports and currently a big constraint on available fields on campus. Very committed to athletics with about 60% of the Alumni being athletic supporters. Cost is estimated at \$8 million dollars – about \$2.25 per phase.

Tim Heckman, Assistant Facility Coordinator explained that they plan on incorporating the geothermal and renewable engineering programs by setting up an outdoor lab and address

5/14/2020

some of the issues with the surface water. Explained that lighting on Merrill Field has been reduced by 75% and lighting on new fields will also be environmentally friendly.

The following comments and concerns were made by community members:

- Becky Graves – not into area being built up. People in neighborhood used to walk up there but currently there are drug deals going on there. Concerned with light pollution – can see lights from the Equestrian Center. Accidents on Jericho Hill every year and in the winter, close down the hill due to conditions and accidents. This will create more traffic. Concerned about watershed and how it is going to affect their water. AU students rides buses up there and through trash out. Concerned about bringing it into her backyard.
- Bill Dailey – have they done an impact study on traffic patterns? Road is narrow, any plans to add a turning lane? Dangerous road in the winter. Paul Vecchio responded that they are looking into that, possibly adding a blinking light on the corner and uses buses to transport students instead of individual cars.
- George Harris – All residents there on wells – is this going to increase water and sewer? Eric Wies responded they have looked into that. Possible connecting to the Village of Alfred system. There is capacity so running water up the hill is a possibility. If there is interest from the residents along the route connecting and if there is interest from the Town in getting funding to do this. Cost would be about \$1.4 million and \$1.2 million for wastewater. Town would be the lead agency with the vast majority of the cost picked up by AU.
- Justin Henry – Allegany County Highway Superintendent. The road is a County road. Proposing to put in lights and turning land. When were they planning on getting the County involved? Paul Vecchio responded that they didn't mean to overlook him – it has just been discussed internally right now. Mr. Henry stated he would be glad to give them any data they need and they should be talking to him.
- Catherine Chambers -Discussion about putting a flashing light in front of Mary and George Harris's house – have they talked to them? Paul Vecchio responded that all discussion has been internal with safety being something they have concerns about.
- Jim Burgess – has an environmental survey been done? Concerned with the amount of drainage that will go down Kenyon and down Jericho. James Basile responded that studies have been done and have looked at drainage. Jim Burgess then asked about the increase of traffic on Kenyon Road and asked how much money the Town is going to be willing to spend to fix that road? Volume is going to increase from Rt. 21 up Kenyon. Concerned about the amount of traffic and the cost to the Town.
- Eric Wies stated that there will be detailed discussions with DEC, Army Corps of Engineers and local concern and they consider the local concerns some of the most important.
- Blake Mayo – 1st Responders – that area is used for Mercy Flight which will be lost with this proposal. Paul Vecchio – aware of that. Grass field where current rugby field is won't change.
- Jason Rodd – Exciting project. An AU alumnus. Lives across from Merrill Field and there is a lot of light and noise pollution. If that stops by 11:00 pm will be glad. Dry wells work well. If plant pine trees would block a lot of the light and would help with the sound.

5/14/2020

Paul Vecchio – LED lighting also helps and will be using State of the Art lighting.

- Catherine Chambers – most residents have talked about this proposal. Reason they paid more to live up there was to get away from noise, lights and garbage pollution. Very dangerous road, safety is a huge issue. Have the wetlands, eagles, hawks, etc. Main concern is it changes their neighborhood. They can see the stars and not worry about noise. They have chosen to live here the rest of their lives, concerned how this will change things.
- Joe Menichino -love the rural area. Concerned with idle time lighting. Are the lights going to be on all the time? Tim Heckman (AU Trustee?) Lights don't have to be on all the time. They do create security but don't need to turn all the lights on all of the time. Parking lot lights could be sequined. Observatory on campus so very aware of light pollution and is a very important concern. Tim Heckman added that lights will be aimed down. Doesn't want lights on all the time but still need security. Can add security cameras to the lights and if lights aren't needed, they will be off.
- Catherine Chambers – not concerned about sustainability or saving AU money, concern is about how this is going to affect her. Becky Graves added that nothing has been done about the lighting at the Equestrian Center.
- Todd Baker – water is already running down his pasture and how are you going to get water lines up the road. What about trash and noise, picks up numerous piles of trash and garbage in his woods. What about the neighborhood and how it is going to affect them? Ruins his property for what he wants to use it for. James Basile responded that they are not changing the hydrology and Paul Vecchio agreed that there have been some issues.
- Jim Burgess – People moved to the country because they didn't want to live next to a sports complex. Ruining total look of neighborhood. What is this going to do to the value of the properties there.
- Catherine Chambers asked what the timeline for this is? Jason Amore answered that they are still \$4-5 million away from being able to start Phase I. Due to current situation with the Corona Virus, not sure.
- Supervisor Acton asked if they have looked at the Town's Zoning Laws and do they think they are compliant. James Basile responded that they have and it looks like they will need a Special Use Permit.
- Justin Henry – where will the utilities be run. James Basile stated they will be run in the right-of-way along the road. Mr. Henry asked when was the conversation going to start with the County and was told that AU will approach the County when it is time.
- Supervisor Acton stated that once a Zoning Permit is submitted and public hearing will be held and if a permit is issued it can include concerns. Mr. Acton thanks all from AU from presenting this.

Approval of Minutes: The minutes of 4/10/2020 were approved with a motion by Bill Cleveland seconded by Fion MacCrea and carried 5-0.

Police Report: Reviewed report. Wendy Dailey questioned about several calls to one address. Supervisor Acton explained that it was for a property check due to residents being out of Town.

Code Enforcement Officer: Mr. Acton reviewed the report. Cabin on Green Road which is a seasonal road. New owner of Old Mill working to bring it up to compliance.

Monthly Report: All ok.

5/14/2020

Correspondence: All correspondence has been forwarded electronically when received.

General Abstract #5-2020- Vouchers #53-64 in the amount of \$4431.43 in the General A Fund; Vouchers #7 in the amount of \$3328.16 and #5 in the SF Fund in the amount of \$3442.50. A motion to approve the bills was made by Matthew Snyder, seconded by Bill Cleveland and carried 5-0.

Highway Abstract #5-2020 Vouchers #60-64 in the DA Highway Fund in the amount of \$4036.96 and Voucher #5-10 in the DB Fund in the amount of \$7486.24 were approved with a motion by Bill Cleveland, seconded by Dan Acton and carried 5-0.

Highway Report: Mr. Halsey reviewed the written report. Ram had a leak in the oil pan and needed to be repaired. Changed tires to summer tires. Swept Sugar Hill due to the State College farm leaving several clumps of mud in the road. They refused to take care of it so Mr. Halsey did it since there was report of heavy rain. Mr. Halsey called Craig Clark and he said if it happens again to let him know. New Grader is working out great.

Road plans – grind Randolph from Jerry Snyder's to Lake. Rebuild Burdick and top coat Waterwells.

Supervisor's Report:

- Mr. Acton reported he contacted Jack Jones who is in charge of the Building Trades program in Wellsville about the cold storage building. They would be interested but can't do it now. Asked to put the Town on their list for future projects.
- New custodian has started and building looks a lot better.
- Allegany County Emergency Services – weekly update on COVID19.
- Curt Crandall, Chairman Allegany County Legislators, our representative on the Regional Board for reopening. We will not be able to enter Phase I on Friday due to being part of Erie County which has not met the criteria to enter Phase I.
- Met with AU, ASC, Village of Alfred, Allegany Co. Health Dept and Emergency Services via Zoom regarding protocols for when students come back. Largest risk is to the faculty, staff and residents. There will be another meeting via Zoom on May 26th with the businesses and landlords. Catherine Chambers commented that they have maintained a sterile bubble up on the hill but on Hot Dog Day saw several parties in the Village. No masks. Called Village Police. How do we help our officers mandate this? Dan Acton stated that all requirements of part of the NY Pause. Mrs. Chambers added that she feels Police should be patrolling. Jim Ninos stated that he will talk with Chief of Police. Chief Griffith did respond to the complaint and noted that they cannot arrest people for not wearing masks and social distancing.
- Solar Law – the Planning Board submitted a draft Solar Law. Bill Dailey explained that after a certain size it becomes regulated by the State. Town still issues a Special Use Permit but State still oversees and has to approve. Proposed Solar farm on McHenry Valley Road is a Tier 3 but doesn't produce the number of kilowatts to trip State approval. Mr. Dailey also explained how they came up with the sq. ft. requirements. Proposed McHenry Valley site is 3800 sq. ft and 200 kilowatts. So, it is under the 4000 but over the kilowatt guidelines. If it is Tier 1 and 2 it is up to the Codes Enforcement Officer to make sure it is constructed and secured properly and properly wired. Tier 3 requires detailed plans by installer and SEQR review. Supervisor Acton sked about decommissioning requirements. Mr. Dailey stated that they will have to notify the

5/14/2020

Town that they are no longer producing electricity, if they don't they can lose their Surety Bond. Fion MacCrea asked if there is any mention regarding tax assessment. Mr. Dailey the improvements are tax exempt but can still negotiate a PILOT. Mr. Dailey added that based on information he has seen it is hard to see how they will make any money. Also, if Town is hoping to get a PILOT do not let the IDA get involved. Mr. Acton stated that the next step is to send it to the County Attorney for review and then the County Planning Board. Mr. Dailey added that it does require a Special Use Permit which is reviewed and approved by the ZBA.

- Catherine Chambers asked what the next step is to allow AU to get a permit for their proposal. Mr. Acton responded that he doesn't see anything happening before 2021. Once permit is received, goes to the ZBA and a public hearing. At that time residents will be able to express concerns and stipulations can be placed on the permit.
- Mary Stearns asked if there was any further action from NYSEG and was told no – still do not have a permit from them.
- Catherine Chambers asked when will AU have to submit a permit for 5G. Fion MacCrea responded that they would run it from their poles and that structure already exists into Wellsville.

Village of Alfred Report – Jim Ninos reported that four police officers have contracted the virus. Village Hall and Police department were all disinfected and using part time workers to fill in for those affected. The meeting was adjourned at 8:00 pm with a motion by Bill Cleveland, seconded by Matthew Snyder and carried 5-0.

Phil Curran – Allegany County Legislator – can expect about a 20-40% reduction in State Aid. County furloughed 53-58 people which will save the County about $\frac{1}{2}$ million dollars. Sales tax will also be affected by businesses being closed. Catherin Chambers asked who is leading the efforts to get Allegany County removed from the WNY Region and Mr. Curran explained that the regions were set up a long time ago and well before this pandemic.

The meeting was adjourned at 9:15 pm with a motion by Wendy Dailey, seconded by Bill Cleveland and carried 5-0.

Respectfully submitted,
Janice L. Burdick
Town Clerk