

Town of Alfred
***Public Hearing – Local Law #2-2025 Repeal and Replace Local Law #1-2006 for
the Administration and Enforcement of the New York State Uniform Code and
Energy Code***
Regular Monthly Meeting
June 12, 2025

The regular monthly meeting was opened at 7:00 pm with the following Board members present: Supervisor Fion MacCrea, Jesse Szalc, Matthew Snyder, and Brad Burdick and Stefanie Burdick. Also present were: Malcolm Lane, Kathy Benzaquin, Josh McGraw, Catherine Chambers, Chris Peckham and Mayor Jim Ninos, Town Clerk Jan Burdick and Highway Superintendent Bob Halsey. VIA Zoom: Katie Rogers.

The Public Hearing for Local Law #2-2025 to Repeal and Replace Town Code Administration and Enforcement was opened with Supervisor Fion MacCrea explaining the reason for it. MACE is using the NYS Uniform Code which was changed and now needs to be adopted. This will be sent to the County Planning Board and public comment will remain open until the July meeting. Public Hearing was closed at 7:10 pm with a motion by Jesse Szalc, seconded by Matthew Snyder and carried 5-0.

The regular monthly meeting was opened at 7:10 pm with all of the above present.

Guests: Malcolm Lane was present to discuss his proposed project on McAndrews Road. He owns a little under 100 acres and has divided a part of it into 15 lots with each being around 5 acres and two a little over 2 acres. Mr. Lane reviewed the site plan and explained that all lots have over 200' road frontage and electric along the road. Mr. Lane explained that this will be done in 2 phases with the 2nd phase having a proposed private gated road. There will be restrictions and covenants that will run with the lots. No mobile homes or splitting the property further. Mr. Lane may build some small homes – 900-1000 sq. ft. at a value with the land of between \$150,000-\$200,000. Motor homes will be allowed short term no longer than 18 months. Mr. Lane added that there is nothing like this in the area with deed restrictions. Each lot will be sold and they will then need to apply for Zoning and Building permits, plus septic and wells. Mr. MacCrea asked about the one lot that is 26 acres and Mr. Lane stated he wasn't sure what he is going to do with that yet. Stefanie Burdick asked about the sq. ft. of the buildings and Mr. Lane stated a minimum of 800-900 sq. ft, 2 story built by the Amish. Mr. MacCrea stated they will review this with MACE and the Town Attorney. Section of the Zoning that might apply is a Cluster Development or the Town uses State Sub division laws. Phase 2 would be a private, gated road. Mr. MacCrea explained that the private road could only be used if there are no residents on it. Must be built to Town specs due to Fire and Ambulance, and deeded to the Town. Mr. Lane expressed his concern with that that if it is a public road and build to state standards the price becomes prohibitive. If public road, will have traffic. That's why it would be gated but unlocked so emergency vehicles could get in and out. Mr. Lane thanked the Board for their time.

Mayor Jim Ninos: Mr. Ninos expressed his concern with the Jake Braking on Jericho Hill coming into the Village. Number of concerned residents in the Village they want to know what can be done about it. Village is trying to resolve this and would like a sign that says "No Jake Braking in the Village". This started with the Delaware River Solar Project, now AU Saxon Hill Project and next will be the Northland Solar Project. It was noted that this is a County Road. The police department met with the contractors and explained to them that this is a major problem in the Village. Village Attorney suggested enforcing the Noise Ordinance. Contractor stated they only have about 3 weeks left of hauling. Mr. Ninos added that if a resolution can't be found he will

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contact the County. In regards to the Northland Solar project, Mr. Nino would like to come up with a traffic pattern for that – he knows it isn't acceptable to the Kenyon Road residents but it is not acceptable for the Village residents either. Supervisor MacCrea stated that next time the Town meets with Northland, they will include Mr. Ninos.

Mr. Ninos then expressed his concern with the Econ Lodge – police average calls there three times a day. Concerns are health conditions, garbage piled up and alleged use of drugs. Mr. MacCrea suggested MACE be involved and do an inspection and Matthew Snyder asked if there has been anything reported to the agencies placing people there.

Catherine Chambers: Asked when trees will be planted at the Saxon Hill Project? Special Use Permits states they have to be installed prior to construction. Also, questioning what time they are allowed to start in the morning.

Approval of Minutes: The minutes of May 8, 2025 Regular Meeting and Public Hearing were approved with a motion by Matthew Snyder, seconded by Jesse Szalc and carried 5-0.

Highway Report: Reviewed monthly report. Beer mowing, graded Terbury skid pave shoulders on Moland, Pleasant Valley and Lake Roads. and general road work. Noted repairs to 2010 Mack – new radiator.

CHIPS projects for 2025 – 1.49 miles McAndrews one layer of oil and stone. Randolph – 1-mile cold mix pave and one layer of oil and stone

MACE: Report was reviewed. Inspections at AU Saxon Hill project and new Dunkin.

Monthly Reports – a motion was made by Jesse Szalc, seconded by Brad Burdick and carried 5-0 to make the following Budget Modifications:

Transfer from A1990.4 Contingency	\$67.00
Transfer to A7550.4 Celebrations	\$67.00
Transfer From DA9785.6 Dept Principal DA Unexpended Balance	\$2791.00 \$2750.00
Transfer To: DA5130.2 Machinery, Equip DA9785.7 Debt Interest	\$2750.00 \$2791.00

Correspondence: Crown Castle – changes to tower. Request for requirements. Will refer to MACE and Town Attorney.

Governor's Office – money for Rural and small sewer projects.

General Abstract #6-2025 Vouchers #61-70 in the amount of \$4110.51 in the General A Fund; Voucher #7-8 in the amount of \$7211.58 the B Fund, #6 in the SF Fund in the amount of \$3799.75 were approved with a motion by Jesse Szalc, seconded by Matthew Snyder and carried 5-0.

Highway Abstract #6-2025 Vouchers #83-95 in the DA Fund in the amount of \$8398.24, Voucher #10-15 in the DB Fund in the amount of \$9456.67 were approved with a motion by Fion MacCrea, seconded by Brad Burdick and carried 5-0.

Supervisors Report:

Western Star – Truck door repair -going back and forth of who is going to fix the door. Bob Halsey thinks they will split the cost.

Assessor – appointment is up in September. None of other options have paned out.

Matthew – reached out to Jason at Landbank. Nothing can be done until the Tax Sale, Alfred Station Fire Dept – will be making a request in the 2026 Budget.

Host Community Agreement for Water Chestnut: 3 4 MW. \$2500 per MW. 1st year \$8500.00 PILOT is determined by IDA and they have started that discussion. Supervisor MacCrea asked the Board to review the Host Community Agreement and discuss at the July meeting. Town Attorney Dwight Kanyuck states that it is consistent with others in the County.

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Dog Control Officer - submitted monthly report. Issued tickets to Barrett's on Rt. 244. Has spent a lot of time on this issue and the Greenthal's have called and complained again. Discussed dog enumeration – hasn't been done in many years.

A motion to adjourn at 8:30 pm was made by Jesse Szalc, seconded by Stefanie Burdick and carried 5-0.

Respectfully submitted,

Janice L. Burdick, Town Clerk