

**Town of Alfred
Public Hearings
Regular Monthly Meeting**

November 13, 2025

PUBLIC HEARING – TAX CAP OVERRIDE FOR 2026 BUDGET

PUBLIC HEARING – 2026 BUDGET

The Public Hearing for the Tax Cap override was opened by Supervisor Jesse Szalc with the Pledge at 7:00 pm. All Board members were present. Others present were Village Mayor Jim Ninos, , Tim Cochran, Megan Carlo, Kathy Benzaquin, Katie Rogers. Others present were Town Clerk Jan Burdick and Highway Superintendent Bob Halsey.

Kathy Benzaquin asked how the Tax Cap is figured out? Town Clerk Burdick explained that there is formula established by the State that you input your information into and that tells you what your levy can. If go over that then you have to override it with a Local Law. Matthew Snyder stated with the increases in payroll and health insurance, we are over the 2%.

The Public Hearing was closed at 7:07 by Jesse Szalc, seconded by Matthew Snyder and carried 5-0.

Public Hearing 2026 Budget. The Public Hearing was opened at 7:08 for the 2026 Budget.

Kathy Benzaquin asked about PILOTS for the Solar Projects and was given the information of how they are negotiated with the Allegany County IDA that uses a standard rate. The Public Hearing was closed at 7:11 with a motion by Jesse Szalc, seconded by Josh McGraw and carried 5-0.

Regular Monthly Meeting

The regular monthly meeting was opened at 7:12 with all present as listed above.

Local Law #3 – 2025 – A Local Law to Override the Tax Cap for the 2026 Budget. A motion was made by Matthew Snyder, seconded by Brad Burdick and carried 5-0.

2026 Budget – A motion to approve the 2026 Budget as presented was made by Jesse Szalc, seconded by Josh McGraw and carried 5-0.

Guests:

Mr. Giangi of DDS Management who owns Maple Apartment was present to discuss renewing the Tax Exemption that is currently on that property. The exemption expires in 2028. USDA and State rents are higher than can be allowed. The exemption would protect the property for many years to come. Jesse Szalc stated it was a 20-year exemption and there may have been some renovations to allow the Assessor to grant another 20-year exemption. Supervisor Szalc stated that he had done some research on if the Town can grant another exemption. In order to do that the property would have to meet state qualifications. If it is an affordable Housing Development Program, Town can give a partial or full exemption, per State Law. It was suggested Mr. Giangi contact the new Assessor and discuss this further with her.

Timothy Cochran, Chairman of the Planning Board, updated the Board on the Planning Boards work on the Solar Law Moratorium. Also, looking at the Comprehensive Plan as it refers to green space. Looking at adding developing sites with dual use into the Solar Law so the site could be used 2 ways. They don't feel there are any issues with the anti-glare glass fracturing with the current standards used for the solar panels. Concerned with possible battery storage at the Northland Project. Lithium batteries, may want to look at other types. Megan Carlo explained that she used to live in Colorado when there was a major storm and only one panel broke due to several stones hitting it at once. Jesse Szalc stated that the Town's Solar Attorney felt it was a good plan to have something in the Solar Law addressing this and the possible heavy metals that could be absorbed into the soil – treat it like any hazardous spill. Megan

November 13, 2025

Carlo suggested having Cornell Coop Ext. come in and test the soil to get a baseline. Matthew Snyder suggested it be written into the Solar Law that the Solar Company would be responsible for any testing. Tim Cochran asked who would enforce it and was told Shawn Grasby, our Solar Codes Enforcement Officer.

Police Report: Reviewed written report that showed an increase in calls for service and arrests from 2024. DWI arrests up 90%.

Highway Report: Reviewed monthly report. Equipment repairs and road work done.

MACE: Reviewed report.

Dog Control- reviewed report.

Monthly Reports. Reviewed and keeping an eye on all accounts.

Correspondence: Insurance Renewal Quotes

Chase Tascone, Gallagher Insurance, representing NYMIR suggested increasing the property deductible to \$2500 and increasing the coverage on the Town Building to \$1,271,293 for a total blanket limit of \$1,732,520. This would only increase the premium from last year by \$239.00. The Board agreed to these changes.

Aged Exemption – Motion by Matthew Snyder to keep the income at \$16,000, seconded by Brad Burdick and carried 5-0.

MACE Contract for 2026 – The contract adds \$1.00/parcel for Zoning Enforcement. Then goes up to \$2 in 2027 and \$3 in 2028. This would be an additional \$800 more for 2026. Matthew Snyder commented that the contract gets reviewed every year and suggested adding the Zoning for 1 year. A motion to accept the 2026 Contract was made by Jesse Szalc, seconded by Matthew and carried 5-0 contingent on actual cost.

General Abstract #11-2025 Vouchers #110-121 in the amount of \$3206.62 in the General A Fund; Voucher #13 in the amount of \$ 3602.58 in the B Fund, #11 in the SF Fund in the amount of \$3799.75 were approved with a motion by Matthew Snyder, seconded by Stefanie Burdick and carried 5-0. Vouchers 10 -11 in the amount of \$2807.50 in the Solar Fund were approved with a motion by Brad Burdick, seconded by Jesse Szalc and carried 5-0.

Highway Abstract #11-2025 Vouchers #133-145 in the DA Fund in the amount of \$20746.40 which includes the extended warranty on the new truck for \$9030.00 and Vouchers #38-40 in the DB Fund in the amount of \$13889.95 were approved with a motion by Jesse Szalc, seconded by Josh McGraw and carried 5-0.

Village Report- Mayor Jim Ninos reported that a new floor was put in the Courtroom with ARPA money. Money left over from the water project will be used to replace lines in the Village which when finished, the Village will have all new water lines.

Arriving at the meeting from the Alfred Station Volunteer Fire Department were Brian Dodge, Brian Goodridge and Ben Link.

A motion to go into Executive session at 8:20 pm to discuss Contracts was made Matthew Snyder, seconded by Jesse Szalc and carried 5-0. Executive Session ended at 9:30 pm with a motion by Matthew Snyder, seconded by Stephanie Burdick and carried 5-0.

A motion to adjourn was made at 9:32 by Jesse Szalc, seconded by Matthew Snyder and carried 5-0.

Respectfully submitted,

Janice L. Burdick,
Town Clerk