

Town of Alfred
PUBLIC HEARING
Regular Monthly Meeting

June 11, 2026

The Public Hearing on Local Law #4 to Modify the Requirements for Solar Energy Systems and Battery Energy Storage Systems was opened at 7:00 pm. All Board members were present along with Town Clerk Janice Burdick. Being there no comments from the Public the hearing was closed at 7:02 pm.

The monthly meeting of the Town Board was opened at 7:03 with the Pledge to the Flag. Board members present were: Supervisor Jesse Szalc, Brad Burdick, Kathleen Benzaquin, Kate Rogers, and Josh McGraw. Guests were Corry Burrows and Mike Unfus of MACE and Brent Reynolds representing Sugar Hill Corporation. Also present was Town Clerk Janice Burdick.

Approval of Local Law #4 – 2026 – A motion was made by Jesse Szalc to approve Local Law #4-2026 contingent on any comments from the Allegany County Planning Board, seconded by Kate Rogers and carried 5-0.

Guests: Mike Unfus and Cory Burrows of MACE were present to address any concerns the Town Board may have in regards to codes enforcement. Kathleen Benzaquin asked who to contact if they see something that appears to be in violation of codes? Cory Burrows responded they can contact one of them and they usually respond with 24 hours per Mike Unfus. Ms. Benzaquin then asked when they drive around what do they look for? Cory Burrows responded that they strictly act based on complaints. In regards to the property on Jericho Hill where there was a fire, Mr. Burrows stated that they have been on site many times and have told the owner they need an engineer before they can rebuild. Mike Unfus added that they have to do equal enforcement of the law and they do keep track of property maintenance. The consequences were explained by Mr. Burrows – a letter is sent requiring they remedy the violation, if that doesn't get results they could end up in court. Once it is in court it is up to the Court. In regards to Zoning, Mr. Unfus reminded the Board that all Planning Board members need to do their training as required by NYS. It can be done online. Mr. Unfus and Mr. Burrow were thanked for coming.

Brent Reynolds representing Sugar Hill Corporation: Mr. Reynolds explained why Sugar Hill Corporation was formed and why they are now dissolving. Mr. Reynolds then submitted a check for \$100,000 to the Town, the amount left in their account. One request of Sugar Hill was to rename the road Jessup Drive which will be done. Mr. Reynolds was thanked for the generous donation and the money will be used toward the new truck on order.

Approval of Minutes: The minutes of the May 14, 2026 were moved for approval with a motion by Kathleen Benzaquin, seconded by Brad Burdick and carried 5-0.

Highway Report: Reviewed monthly report. Roller is on Auctions International until June 19th. It is currently up to \$32,000. Won't let go for less than \$50,000.00 Noted that some of the Veteran Banners are in bad shape.

MACE: (Municipal Association of Code Enforcement). Reviewed report.

Correspondence: Report from NYMIR inspection with recommendations. Angelica 250th inviting Town Board to participate.

Monthly Report was reviewed. Bank statements were also reviewed and approved with a motion by Jesse Szalc, seconded by Brad Burdick and carried 5-0. Court audit will be done in July.

General Abstract #6-2026 Vouchers #63-71 in the amount of \$2843.28 in the General A Fund; Voucher #8-9 in the amount of \$3718.64 in the B Fund, #6 in the SF Fund in the amount of

\$4083.33. These were approved with a motion by Brad Burdick, seconded by Josh McGraw and carried 5-0.

Highway Abstract #6-2026 Vouchers #64-71 in the DA Fund in the amount of \$3542.34 Voucher #12--18 in the DB Fund in the amount of \$44129.91 were approved with a motion by Jess Szalc, seconded by Kate Rogers and carried 5-0.

Supervisor's Report: The roller sold on Auctions International for \$68,100 which was the highest bid. The new roller can be rented for 3-6 months. If rent for 6 months 90% of rental would go toward purchase price, if 3 months, 100% toward purchase price.

Check from Sugar Hill is going toward the plow equipment on the new truck that has been ordered. Southern Tier Concrete sent a check for \$26503.02 which is ½ of the payment for the land. Balance will be paid at the closing. \$71,000.00 is left over in CHIPS after road work is completed and roller could come out of that.

Budget Workshop will be July 16th at 6:00 pm.

Committee Reports: Minutes from ZBA meeting were reviewed for the signs at AU's sports complex.

Introduction of Local Law #5-2026 – To Impose a 12-month Moratorium on Large Battery Energy Storage Systems. Mike Unfus asked who would have jurisdiction over Battery Storage – would it be Shaun Grasby or MACE?

PILOTS – Mr. Szalc explained that Town Attorney Dwight Kanyuck stated that if a PILOT isn't negotiated and go with full assessment, due to the State regulating the assessment, it decreases every year so eventually the Town would get very little. Town is better with a PILOT and Host Community Agreement. IDA determines formula for PILOT.

Supervisor Szalc learned at Houghton Local Government Conference that with some of the Battery Storage may need waste water laws. Need regulations to protect the town. One way is to only allow in an Industrial District with 1000' set back. Also, this is where the Comprehensive Plan comes into play.

Public Hearing Scheduled for July 9th for the Moratorium on Large Battery Energy Storage Systems.

A motion to adjourn was made at 8:40 pm by Kathleen Benzaquin seconded by Kate Rogers and carried 5-0.

Respectfully submitted,

Janice L. Burdick
Town Clerk