

Town of Cohocton  
Minutes for the Regular Town Board Meeting  
of March 18, 2025

Public Hearing: The Public Hearing on Local Law #1 of 2025 for Battery Energy Storage Systems (BESS) was opened at 7:00pm by Town Supervisor Judith Hall. Town Supervisor Hall asked if anyone wished to speak; no one came forward. Planning Board Member Marty Ohlbeck summarized the proposed local law. The public hearing was closed by Town Supervisor Hall at 7:02pm after all in attendance were given the opportunity to be heard; no comments were received.

Call to Order: The meeting was called to order by Town Supervisor Judith Hall at 7:02pm

Pledge of Allegiance was said by all present

Present: Town Supervisor Hall, Councilmember Patricia Johnson, Councilmember Geraldine Deussenberg and Councilmember Peter Wallace. Councilmember James McCart was absent.

Also Present: Town Clerk Loraine Sanderson, Town Attorney David Miller, Planning Board Member Marty Ohlbeck, Zoning Board Member William Yanda, Deputy Town Clerk Jade Perkins and approximately thirteen members of the community.

Adjustments to Agenda: None

Correspondence:

1. Town Supervisor Hall shared an email from Councilmember Johnson requesting Town Supervisor Hall's bank statements and checkbook; Town Supervisor Hall explained that bank statements were available for review anytime but that she does not have a checkbook for the Town - all checks are processed by the Town's accounting firm, Baldwin's, and then sent to the Town Supervisor for signature. Councilmember Johnson inquired as to payment of the November vouchers as the Board's motion to pay them failed, and also asked about the payment made for a pipe ordered by the Highway Department; Town Supervisor Hall stated that the pipe was paid because it was an emergency need. Councilmember Johnson additionally inquired as to the status of auditing Town books by the full board.
2. Town Supervisor Hall shared a letter from the Wayland Little House inviting members of the Town Board to join the Wayland Little House board; Councilmember Deussenberg expressed interest.
3. A notice from Bishop Sheen Housing was received for available housing rehabilitation awards.
4. Town Clerk Sanderson let the Town Board know that a thank you note had been received from the Zion Church, thanking the Town for the cemetery money.

Acceptance of the Minutes: **Motion** was made by Councilmember Johnson to accept the minutes for the February 25, 2025 Regular Town Board Meeting, seconded by Councilmember Wallace; motion carried with all ayes.

Acceptance of Reports: **Motion** was made by Councilmember Wallace to accept the February reports from the Town Supervisor, Town Clerk, Dog Control, Justices, Code Office (emailed summary), and Ambulance, seconded by Councilmember Deusenbery; motion carried with all ayes. Councilmember Johnson expressed concern with use of CPAP by the Ambulance.

Approval of Abstract: Questions were asked by Town Board members regarding vouchers for Martin's Door Service, Roger's & Tenbrook, Interstate Chemical and George & Swede.

**Motion** was made by Councilmember Wallace to approve payment of the Abstract with adjustments, seconded by Councilmember Deusenbery; motion carried with all ayes.

#### *OLD BUSINESS*

Easements for Water Project: Town Supervisor Hall planned to file three of four water easements with the County the following day.

Pool Project Update: Discussion commenced. **Motion** was made by Councilmember Deusenbery to solicit construction bids for the new pool with a submission deadline of April 15, 2024 at 3:00pm and bid opening to be held at the April 15, 2024 Town Board meeting at 7:00pm, seconded by Councilmember Johnson; motion carried with all ayes.

Clearview Solar Host and Decommissioning Agreements: Town Supervisor Hall stated that Clearview Solar has agreed to increase the host agreement proposal from \$1,500/mw to \$1,650/mw. The Town will also be receiving PILOT money. **Motion** was made by Councilmember Deusenbery to accept Clearview Solar's Host Agreement proposal for \$1,650/mw, seconded by Councilmember Johnson; motion carried with all ayes.

Attorney Miller recommended that 'in accordance with the Town's Zoning ordinance' be removed from page 1 of the Decommissioning Agreement. **Motion** was made by Councilmember Deusenbery to accept the Decommissioning Agreement with Clearview Solar with correction, seconded by Town Supervisor Hall; motion carried with all ayes.

BESS Law: The Town Board completed Part II and III of the SEQR for the BESS Law. **Motion** was made by Councilmember Johnson to accept Part II and III of the SEQR which the Town Board reviewed, adopts the same and issues a negative declaration with respect to Local Law #1 of 2025, seconded by Councilmember Wallace; motion carried with all ayes. **Motion** was made by Councilmember Wallace to adopt Local Law #1 of 2025, seconded by Councilmember Johnson; motion carried with all ayes.

#### *NEW BUSINESS*

Planning Board Appointment: Zoning Board member William Yanda had expressed interest in obtaining a vacant position on the Planning Board. Concerns regarding a conflict of interest with Mr. Yanda holding positions on both boards was brought up. The matter was tabled for the next Town Board meeting.

**Motion** was made by Councilmember Johnson to advertise in the Pennysaver for all open Town positions, seconded by Councilmember Deusenbery; motion carried with all ayes.

Resolution to Approve Prattsburgh Wind Road Use Agreement: **Motion** was made by Councilmember Wallace to approve the Resolution for the Prattsburgh Wind Road Use Agreement, seconded by

Councilmember Deusenbery; Roll Call: Town Supervisor Hall *aye*, Councilmember Deusenbery *aye*, Councilmember Wallace *aye*, Councilmember Johnson *aye*, Councilmember McCart *absent*; motion carried.

AOT Finance School: Town Supervisor Hall has been invited to attend the Association of Towns (AOT) Finance School in Sarasota Springs. **Motion** was made by Councilmember Wallace to allow Town Supervisor Hall to attend AOT Finance School in Sarasota Springs for three days in April at a cost of \$250, seconded by Councilmember Deusenbery; motion carried with three ayes and Town Supervisor Hall abstaining.

Privilege of the Floor:

1. A town of Howard resident in attendance at the meeting wanted the Town to be aware of Resolution 575B being declared unconstitutional and provided flyer to pass on to the Town's Assessor.
2. Planning Board Member Ohlbeck addressed Local Law #1 of 2024 and also requested to attend the spring local government conference in Corning to be held in June. **Motion** was made by Councilmember Wallace to allow Planning Board Member Ohlbeck and Town Supervisor Hall to attend the spring local government conference at a cost of \$50/person, seconded by Councilmember Johnson; motion carried with all ayes.

Board Concerns:

1. Councilmember Deusenbery expressed concerns over both the Town's attorney and the Avoca attorney that was hired to represent the Zoning Board being in attendance at the recent ZBA Hearing and the necessity over the Town having to have two attorneys being legitimate.
2. Councilmember Johnson expressed concerns with the Code Enforcer.
3. Councilmember Wallace inquired with Planning Board Member Ohlbeck as to the status of the Potter Hill special use/building permits; Town Clerk Sanderson stated that payment for a building permit had been made but that the Code Enforcement Officer said the payment was for the incorrect amount.

Adjournment: **Motion** made by Councilmember Johnson to adjourn the meeting at 8:26pm, seconded by Councilmember Deusenbery; motion carried with all ayes.

Respectfully submitted,

Loraine Sanderson  
Town Clerk