

Public Hearing on Local Law #1 of 2023

David Miller, Esq., Supervisor Judith Hall, Councilmember Jan Kastberg, Councilmember Peter Wallace

Absent: Councilmember Jim McCart, Councilmember Nancy Levesque
April 18, 2023

Judith Hall called the Public Hearing on Local Law #1 of 2023 of the Town of Cohocton, a local law to establish a real property tax exemption for volunteer firefighters and volunteer ambulance workers to order at 7:00 p.m.

Judith Hall offered a sign-in sheet for anyone who wanted to speak. No one signed up and no one had any comments. Public Hearing was closed at 7:04 p.m.

Regular Meeting of the Cohocton Town Board

David Miller, Esq., Supervisor Judith Hall, Councilmember Jan Kastberg, Councilmember Peter Wallace

Absent: Councilmember Jim McCart, Councilmember Nancy Levesque
April 18, 2023

Judith Hall called the Regular Board Meeting to order at 7:04 p.m.

CORRESPONDENCE: None

Motion made by Peter Wallace and seconded by Jan Kastberg to accept the minutes from the March 21, 2023, board meeting. Ayes 3 Noes 0.

Motion made by Jan Kastberg and seconded by Peter Wallace to accept the receipt of reports. Ayes 3 Noes 0.

Motion made by Jan Kastberg and seconded by Peter Wallace to accept the abstract. Ayes 3 Noes 0.

OLD BUSINESS

TJA Solar-Mike Fratesci, Dan Fratesci from TJA Solar, Rob Panashi and Young Summers as legal counsel, Keiran, a former operator from Dimension Energy spoke with the board. Judith said she received a redacted lease from Young Summer which raised concerns. Dimension is now the owner of the project company. Ovan Capital owns the land. There are unpaid property taxes which Young Summers said will be paid. Judith said no one has come back to the planning board since all the change of company names. The board has received no assurance that the project will remain the same, and Judith stated the board should have something in writing signed by whomever owns the company now. The next step would be to get a building permit which the code enforcement officer will ensure the project is being designed in conformance with what was approved by the planning board. Peter Wallace asked the question of who owns the solar project and Mike Fratesci stated TJA New York Cohocton Solar Farm, LLC, is owned by Dimension. Summer said the law has changed regarding a pilot. Mike Fratesci asked Judith if she would join him in having a conversation with Jill Staats from the IDA, which she said she would do. David Miller requested a copy of the surety bond and was given one.

Website Upgrade-The town website has been upgraded with GoDaddy but Judith needs assistance to make it functional.

Salt Barn-The salt barn has been completed. Highway Superintendent Richie Schumacher received a quote for \$90,000 to put a floor in it. He wants to wait and see how it works without paving it.

Local Law #1 of 2023-David Miller said a short and simple SEQR process needs to take place before Local Law #1 of 2023 can be passed. He said he usually does this by resolution, with the town board declaring itself lead agency. Secondly, it involves the extension or provision of the tax exemption. The question was asked if a maximum amount of tax reduction was discussed and Judith stated 10%, and the state wants a minimum requirement of 2-5 years' service. The members of the board could not conceive of any environmental impacts of Local Law #1 of 2023. Part of the resolution would be for the board to declare this a Type 2 under SEQR which requires no review.

Motion made by Peter Wallace that The Town of Cohocton is the lead agency on a Type 2 action for Local Law #1 of 2023, and that Local Law #1 of 2023 is hereby adopted with a minimum of 2 years of service to qualify for the exemption. Jan Kastberg seconded the motion. Ayes 3 Noes 0.

Pool Repair-Judith received a quote for the pool repair. David Miller stated there needs to be a sealed bidding process for the pool repair. An ad will be placed in The Evening Tribune asking for bids and announcing the special meeting that will be held May 2, 2023, at 7:00 p.m. to open the bids.

NEW BUSINESS

Basement Repair-A problem was discovered in the hallway leading to the bathroom on the main floor of the town offices. Judith consulted with Peter Wallace and this repair was deemed an emergency. She received a quote from Kyle Drum Construction for \$1800.00 to do the repair.

Report from Training Conference-Several people attended the annual training at Corning Community College. Judith learned a town needs to either opt in or opt out of cannabis. If a town opts out, it will never receive any money. She said the only way a town would get any money is if it has a retail store, and the town would only receive a small portion of 3% of the sales tax. The Planning Board has defined an area where a retail store could be, which is on Jones Road. There will be a public hearing and the decision will be subject to the approval of the Cohocton Town Board.

Approval for the Town Clerk to order the training materials for Notary License-

Motion made by Peter Wallace and seconded by Jan Kastberg to approve the Town Clerk to order the Notary license training materials. Ayes 3 Noes 0.

284 Highway Agreement-Richie submitted his 284 Highway Agreement to Judith.

Motion made by Peter Wallace to approve the 284 Highway Agreement, seconded by Judith Hall. Ayes 3 Noes 0.

BOARD CONCERNS: none.

Motion made by Judith Hall and seconded by Jan Kastberg to adjourn. 3 Ayes 0 Noes.

Meeting adjourned at 8:34 p.m.

Respectfully submitted,

Carol M. Allen