

## REGULAR MONTHLY BOARD MEETING SEPTEMBER 10<sup>TH</sup> 2024

The Town of Mayfield held a Regular Monthly Meeting on September 10<sup>th</sup> 2024 at 6:00 PM at the Mayfield Municipal Complex, 28 N. School St. Mayfield NY 12117. The meeting was opened by Supervisor Brandon Lehr with the Pledge of Allegiance.

PRESENT: Supervisor Brandon Lehr  
Councilman Ralph Desiderio  
Councilwoman Lesley Lanzi  
Councilman Jack Putman  
Councilman Thomas Ruliffson

ALSO PRESENT: Assessor Connie Henry, Historian Eric Close, Timothy Rizzo, Mark Deyle, Jon Close, Valerie Bochenek, Fred Bochenek, Dan Sardelli, Pete and Cathy Stearns, Bob Murphy, Jane Denning.

### PUBLIC COMMENTS:

Valerie Bochenek spoke of the condition of Tolmantown Rd as a property owner. She states she is unable to access her property with out a 4 wheel drive vehicle and expressed concern for emergency services being available while they are at their camp. The property is located past the Fairbanks camp.

### DEPARTMENT REPORTS:

Highway Superintendent Jeff Martin submitted his report stating that the CHIPS paperwork was handed in and there is nothing left in that account. Mowing is done for the year. Concerns about employer contributions to the insurance. Bradt Rd, Ferguson Rd and Griffis Rd are shouldered and 1 day is left for Griffis Rd to complete it. Work has started on the Salt Shed and truck # 2 is broken and needs to be sent to Albany. We installed two culverts and had to buy 32 more waste blocks for the salt shed and have installed and backfilled it. A lot of maintenance has been done to the trucks and equipment.

CEO/BI Norman Barbosa submitted his report stating that 27 permits were issued, 6 permits were closed, there were 6 complaints and 30 inspections were done. Final plans were received for the Woods Hollow Campground.

Historian Eric Close stated he is working on the Ray Tomlinson marker for Vail Mills Visitor Center.

Supervisor Brandon Lehr stated that he has spoke to DEC and others regarding the gates at Tolmantown Rd and Warner Hill Rd. Discussions are continuing. Liability Insurance through NYMIR has been renewed, with general liability increased \$2000.00. Sand Pit contract has been renewed. There has been an arrest in the ongoing Town Beach Vandalism.

Assessor Connie Henry stated that she is still working on the Codes/Building Inspector program that ties in with the Assessor software. Attended a Teams meeting regarding litigation, and will be attending a SCAR case. STAR, both basic and enhanced were lower this year resulting in a lot of phone calls. School taxes went up, but the major increase was due to STAR decrease. Several

Senior exemptions are now not eligible. Attending the NYSAA meeting in Rochester this year September 24<sup>th</sup> through the 26<sup>th</sup> and will return to the office on the 27<sup>th</sup>.

The Town Beach Report is complete with attendance being 4875 people, including 4 summer recreation programs. Day pass total was \$8,096.00, 82 resident passes for \$2,050.00, 12 non-resident passes for \$600.00. Gatekeepers totaled 397 hours and lifeguards totaled 2,114.5 hours. Still waiting to hear about the NYSWIMS grant (\$25,000) for next year.

#### OLD BUSINESS:

Salt Shed – Change order for salt shed, the end wall was not included in the original bid.

RES #98 On motion by Councilwoman Lanzi, seconded by Councilman Desiderio the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board approves the bid from Kimball Industries for the addition of an end wall on the salt shed.

Transfer Station Sticker price was discussed and there will be no changes to next years price.

Foothills Solar – in addition to the \$24,000 local agency funding for legal and engineering expenses, Councilman Desiderio has secured another \$32,000 in addition funding to be placed in an escrow

RES #99 On motion by Councilman Desiderio, seconded by Councilwoman Lanzi the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board approves the escrow for \$32,000 from Boralex/Foothills Solar as follows:

“The Company’s obligation to make escrow deposits shall be limited as follows: (i) SIXTEEN THOUSAND AND 00/100 DOLLARS (\$16,000.00) with 15 days of execution of this agreement and (ii) SIXTEEN THOUSAND AND 00/100 DOLLARS (\$16,000.00) upon receipt by the Company of the Siting Permit from ORES.

#### NEW BUSINESS

Board of Assessment Review Appointment

RES #100 On motion by Councilwoman Lanzi, seconded by Councilman Ruliffson the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board approves the appointment of Marilyn Salvione to the Board of Assessment Review for a 5 year term starting October 1<sup>st</sup> 2024.

Comprehensive Plan/Zoning Update Resolution

Lengthy discussion about the Comprehensive Plan and combining our plan with the village to facilitate shared services. The Village Comprehensive Plan is from 1985

RES #101 On motion by Councilwoman Lanzi, seconded by Councilman Putman the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the town of Mayfield adopts the following resolution.

WHEREAS The Town of Mayfield and Village of Mayfield already operate several shared services, including a shared town/village office, trash collection, and highway equipment as needed, and to continue being as efficient and productive as possible for the citizens of Mayfield, both municipalities seek to jointly update their Comprehensive Plan and Zoning, to help outline further shared services to be used in the future, providing the most cost effective and efficient government possible.

#### Upstate Ice Plex

Timothy Rizzo approached the Town Board stating that a resolution from the Town will help show that the town is in support of the Multiplex Facility.

RES #102 On motion by Councilman Desiderio, seconded by Councilwoman Lanzi the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board approves the following resolution:

WHEREAS the Upstate Ice Plex will enhance commerce, recreation, sports, and wellness for the area, and whereas, the multiplex will benefit the area economically, and whereas, the proposed build is esthetically pleasing, obtains renewal energy systems, greenspaces, LEED considerations with environmental integrity, now therefore be it resolved that the Mayfield Town Board supports the Upstate Ice Plex in its project to construct a multiples sports center serving our region and community within the town of Mayfield.

#### Battery Storage System Law

Lengthy discussion on battery energy storage with two options available. One is Construction of a Utility-Scale Battery Storage Systems (UBESS) with strict zoning requirements and limited to a single zoning district. Option 2 is Prohibiting the Construction of any Utility-Scale Battery storage systems. More discussions with Town attorneys and the Planning board are needed to proceed.

#### Set Budget Workshop

The Town Mayfield will hold a budget workshop meeting on September 24<sup>th</sup> at 3:30 PM.

#### COMMITTEE REPORTS

Planning board liaison – more battery storage discussion including accepting option #1 with modifications in wording by Town Attorney.

GSLA – no meetings since June

#### APPROVAL OF MINUTES FROM AUGUST 13<sup>TH</sup> 2024

RES #103 On motion by Councilman Desiderio, seconded by Councilman Putman the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board approves the minutes from August 13<sup>th</sup> 2024

#### TRANSFERS

RES #104 On motion by Councilman Ruliffson, seconded by Councilman Putman the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board approves the transfers in the following accounts:

\$4,500.00	To:	A8810.1 – Cemetery – Personal Services
	From:	A8810.4 – Cemetery - Contractual

#### APPROVAL OF VOUCHERS

RES # 105 On motion by Councilman Putman, seconded by Councilman Desiderio the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board approves the payment of vouchers in the following accounts for Abstract #9 of 2024.

A.	GENERAL TOWNWIDE	\$23,854.17
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B.	GENERAL OUTSIDE VILLAGE	\$ 3,765.53
DA.	HIGHWAY TOWNWIDE	\$60,282.46
DB.	HIGHWAY OUTSIDE VILLAGE	\$ 7,554.36

#### CLERK REPORT

The Town Clerks report was submitted with fees collected in the A Account of \$2,984.00 and the B Account of \$2,150.00

#### PUBLIC COMMENT:

It was stated that the governor did not sign the short term rental law as of yet.

Dan Sardelli stated that a lighthouse type structure could be put on an island to help people navigate at night.

#### EXECUTIVE SESSION

RES #106 On motion by Councilman Desiderio, seconded by Councilwoman Lanzi the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board entered Executive Session at 6:46 PM

RES #107 On motion by Councilwoman Lanzi, seconded by Councilman Desiderio the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board exited Executive Session at 7:00 PM

#### ADJOURNMENT

On motion by Councilman Ruliffson, seconded by Councilwoman Lanzi the meeting was adjourned at 7:02 PM.

Nancy Parker  
Town Clerk/RMO