

Town Board Minutes
LL 3- 25 Public Hearing
July 8, 2025

The monthly town board meeting held on July 8, 2025 at 56 Geneva St. Dresden New York was called to order by Supervisor Peter Martini at 7:30PM.

Present: Supervisor Pete Martini, Council; Colby Petersen Grant Downs, Bruce Henderson, Kathleen McGrath

Others present: George Thompson, Richard Harper, -District II Legislator, Timothy Dennis, Gary McIntee, George Dowse, John Ghidui, George Thompson, Bob Miller, John Carpenter-Greenidge, Gwen Chamberlin- Chronicle Express, Dwight James-Code Officer, Tim Chambers, Highway.

Supervisor Martini led the pledge of allegiance.

Supervisor opened public hearing on Local Law 3-25 A Local Law Amending the Town of Torrey Zoning Law by adopting new definitions and regulations pertaining to solar energy systems at 7:32PM.

With no one desiring to speak on the local law Supervisor went on with business.

June Minutes Ms. McGrath made a motion 2nd Mr. Henderson to approve the minutes with minor name correction, Carried.

Abstract of vouchers - Supervisor Martini presented the abstracts for review.

Motion by Ms. McGrath 2nd Mr. Downs, that the bills on the General A & B Accounts in the amount of \$10,982.00 be paid carried by all.

Mr. Downs had questions on Hunt Engineering invoices. He requests clarification on amount agreed upon for the engineering on the two culvert projects on Perry Point.

Mr. Chambers will set up a meeting between Hunt Engineers, NYS DOT and town board representatives to discuss cost and plans, as he was informed last week that cost have increased on these projects.

Mr. Chambers communicated to Hunt Engineering to hold on any further work until this meeting with DOT.

Motion by Ms. McGrath, 2nd Mr. Henderson, that the bills on the Highway DB Accounts in the amount \$ 13,689.25 be paid carried by all.

Motion by Mr. Petersen 2nd Ms. McGrath that the bills on the Water District 1 in the amount of \$ 3,490.00 be paid, carried by all.

Mr. Downs reported the updates and corrections to the new format of website have been made. Discussion on adding section for the Water District 1 and local attractions.

Mr. Chambers reported highway activity. Mowing roadsides and cemeteries for 3rd time. Shim and patched Townline Road with the help of Town of Benton.

Reclamation work being performed on Serenity Road. Installed culvert pipes for dairy barn on Townline Road and Swarthout Road, and on Norris Road. Shared services: 2 trucks to Starkey for paving, 1 truck to Yates County for oil and stone. Perform temporary patch on Hopeton Road. Installed culvert on Swarthout Road. He presented three proposals for painting the garage. Discussion on when the board asked for paint quotes. No action on the paint quotes.

Clean up day went smoothly, steady flow of residents.

More road issues on East Leach Road, the landslide is in another area. Purchased gravel from Mike Morehouse for this repair and the repair to whole on Jensen Road.

Discussion on delivery date of 10-wheeler which was tentatively set for 2027 but now is expected in 2026.

Mr. Downs stated his concern over money being spent that does not agree with what was budgeted. A lot of money going out not budgeted (Hunt Engineering). Invoices from Hunt Engineering are being processed quickly upon receipt of cancelled check for town reimbursement, by NYS DOT in Hornell.

Dwight James gave the Code report. 2 C of O's issued, 1 steep slopes app, 1 sub division lot line adjustment, 11 meetings, 1 STR inspection, 3 fire inspections traveled 101 miles.

Water District 1 report submitted.

Water District 1, 10 properties have no water meter pits. Clerk will send out reminder letters on the 1-year grace period to have meter pit installed at no cost is closing September 1st.

Supervisor presented a contract with Municipal Solutions to work on WD # 2 (Perry Point Rd).

Motion by Mr. Petersen 2nd Ms. McGrath authorizing the Supervisor to sign contract with Municipal Solutions for WD # 2 carried by all.

Mr. Downs spoke of the sketch Bill Groves Engineering sent of lakefront redesign for the public beach. No action taken. The bath houses need new plumbing, highway worker Dekay has replaced valves temporary but are in need of total replacement.

Mr. Chambers reported someone backed into building, but it is now repaired.

John Carpenter of Greenidge Generations appeared to give update on the minor hydraulic spill which occurred on June 17. While on outage for the turbine work. the pressure dropped and inadvertently hydraulic oil spilled in the basement of the plant. Spill response action was activated, with the help of the Dresden Fire Department emergency response team with Hazmat trailer. Pig matts and blankets were immediately deployed. NYS DEC was also on the scene of which the spill was estimated to be less than 5 gallons and did not enter the lake at no point. Mr. Carpenter extended his gratitude to the Dresden Fire Department quick response. All emergency spill materials and supplies of DFD used on scene were replaced by Greenidge the next day with thanks.

Mr. Carpenter asked if high electric demand overrides the bit coin minors running. He stated the plant supplied 104 mw electricity to grid during this high demand period.

Richard Harper reported the Yates County building parking lot is being paved along with the church that leases the parking lot to the County. This to be done in three phases. At airport, the taxiway and de-icing matt areas have been repaved. Discussion on money spent and earned with the airport. Sales Tax in the County is improving.

Finally hooking up first customer to broadband.

Hiring construction manager for the public safety building project.

John Ghidiu complimented the drafters of the new Solar Regulations Law. He read the law and found only a couple editing errors. He feels that "Viewshed" should be clearly listed in the definitions as the comprehensive plan does not mention viewshed in the definitions.

With no others interested in commenting on the Solar Law 3-25 Supervisor closed the public hearing at 8:45pm and went into the SEQRA process declaring the Town of Torrey Board as lead agency on this review.

DETERMINATION OF SIGNIFICANCE LOCAL LAW NO. 3 OF 25

WHEREAS, the Town of Torrey Town Board, hereinafter referred to as Town Board, has determined Local Law No 3 of 2025 to be a Type I action under the State Environmental Quality Review (SEQR) Regulations, and,

WHEREAS, the Town Board has reviewed and accepted the Environmental Record prepared on said action, and

WHEREAS, the Town Board has considered the potential impacts associated with said action.

NOW, THEREFORE, BE IT RESOLVED THAT the Town Board makes this Determination of Non-Significance based upon: the Long Form Environmental Assessment Form, Parts 1 and 2, prepared for this action, Town Board Public Hearing Record on said action; and, the Environmental Record prepared on said action.

BE IT FURTHER RESOLVED THAT, the Town Board makes this Determination of Non-Significance based on the following reasons supporting this determination:

1. The Town Board considered the action as defined in subdivisions 617.2(b) and 617.3(g) of Part 617 of the SEQR Regulations; and,
2. The Town Board did review the EAF, the criteria contained in subdivision (c) of 617.7 and other supporting information to identify the relevant areas of environmental concern; and,
3. The Town Board did thoroughly analyze the identified relevant areas of environmental concern to determine if the action may have significant adverse impact on the environment; and
4. The Town Board did set forth its determination of

significance in written form containing a reasoned elaboration and providing reference to all supporting documentation.

By Roll Call Vote

Martini Aye, Petersen Aye, Downs Aye, Henderson Aye, McGrath Aye Adopted (5 Aye 0 Nays)

RESOLUTION AUTHORIZING ADOPTION OF LOCAL LAW NO. 3 OF 2025

WHEREAS, a resolution was duly adopted by the Town Board of the Town of Torrey for a public hearing to be held by said Town Board on July 8, 2025, at 7:30 p.m. at Torrey Town Hall, 56 Geneva Street, Dresden, New York, to hear all interested parties on a proposed Local Law entitled, "A Local Law to Amend the Town of Torrey Zoning Local Law to Amend Regulations Pertaining to Solar Energy Systems" and

WHEREAS, notice of said public hearing was duly advertised in the official newspaper of the Town of Torrey, on June 26 and July 3, 2025 and other notices required to be given by law were properly served, posted or given; and

WHEREAS, said public hearing was duly held on July 8, 2025, at 7:30 p.m. at the Torrey Town Hall, 56 Geneva Street, Dresden, New York, and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said Proposed Local Law, or any part thereof; and

WHEREAS, the Town Board of the Town of Torrey, after due deliberation, finds it in the best interest of the Town of Torrey to adopt said Local Law.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Torrey hereby adopts said Local Law No. 3 of 2025, entitled "A Local Law to Amend the Town of Torrey Zoning Local Law to Amend Regulations Pertaining to Solar Energy Systems", a copy of which is attached hereto and made a part of this resolution, and be it further

RESOLVED, that the Town Clerk be and she hereby is directed to enter said Local Law in the Local Law Book of the Town of Torrey, to give due notice of the adoption of said local law to the Secretary of State of New York, to publish an abstract of this local law in the Town's official

newspaper and to post a copy of this local law conspicuously at or near the main entrance to the office of the Town Clerk

This by Roll Call Vote

Martini Aye, Petersen Aye, Downs Aye, Henderson Aye, McGrath Aye LL 3-25 Adopted (5 Aye 0 Nays)

Motion to adjourn by Mr. Downs 2nd Ms. McGrath

Respectfully submitted

DRAFT